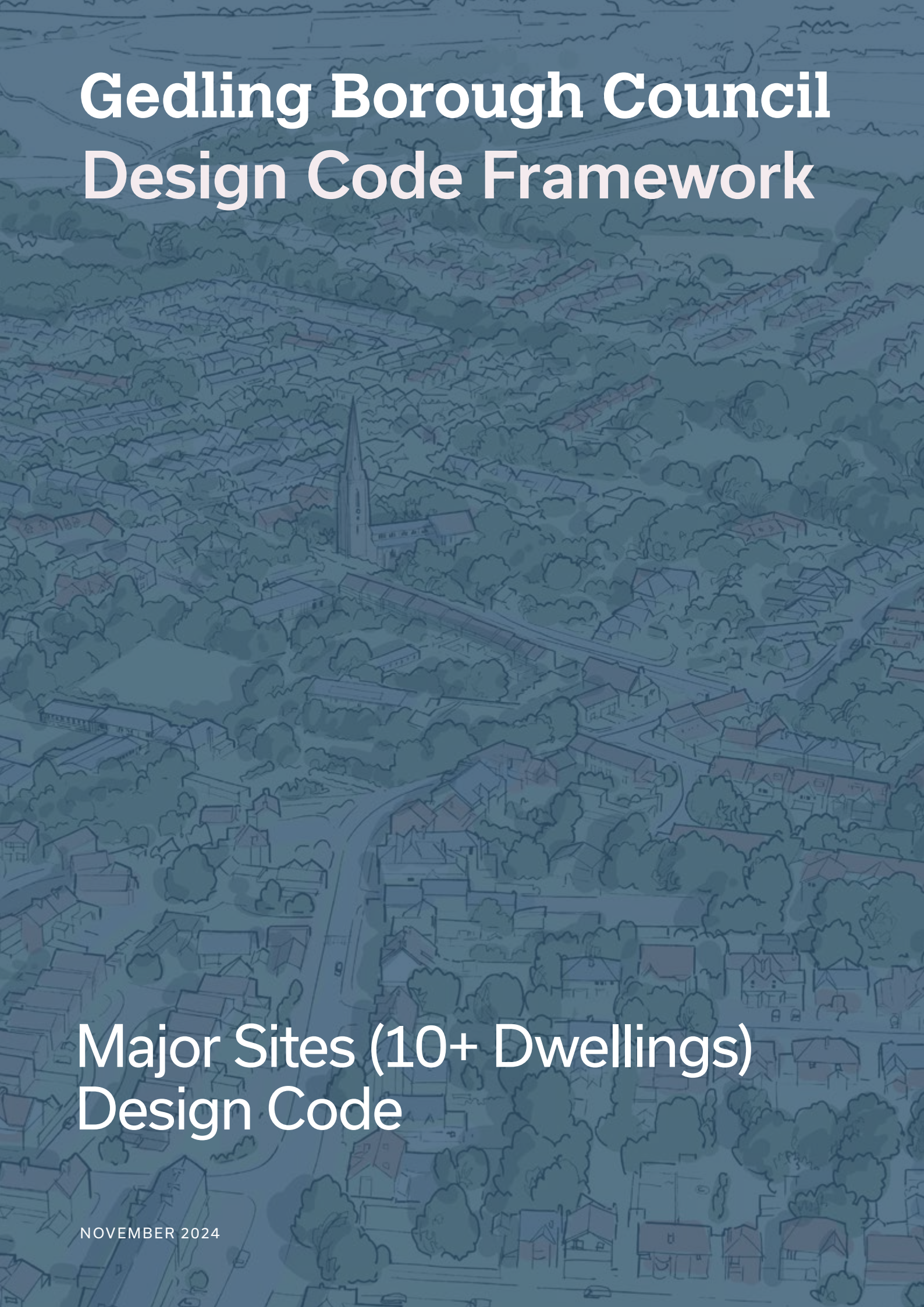
Gedling Borough Council Design Code Framework



Major Sites (10+ Dwellings) Design Code

NOVEMBER 2024

Contents

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Introduction

This document forms part of Gedling Borough Council's Design Code Framework. It encourages exemplar and innovative designs that align with the Framework Principles. It sets out the Council's ambitions to improve the quality of design in the Borough and provides guidance on how to achieve good design to realise the Vision for the Borough.

For major sites the document will support the preparation of:

- masterplans, key parameter plans and design principles for major development sites;
- site specific design codes; and
- detailed designs which may support full or reserved matters applications.

A Design Code Compliance Checklist must be completed to support a design proposal. Figure 1 shows how the Design Code Framework is structured and shows that this document should be read alongside the following:

- Core Document, which sets out the context to the Design Code, including a Vision for the Borough, supporting Themes, Settlement Visions and Placemaking Strategies; and
- Observation Library, which contains valuable background information to support applicants in understanding their sites and their contexts.

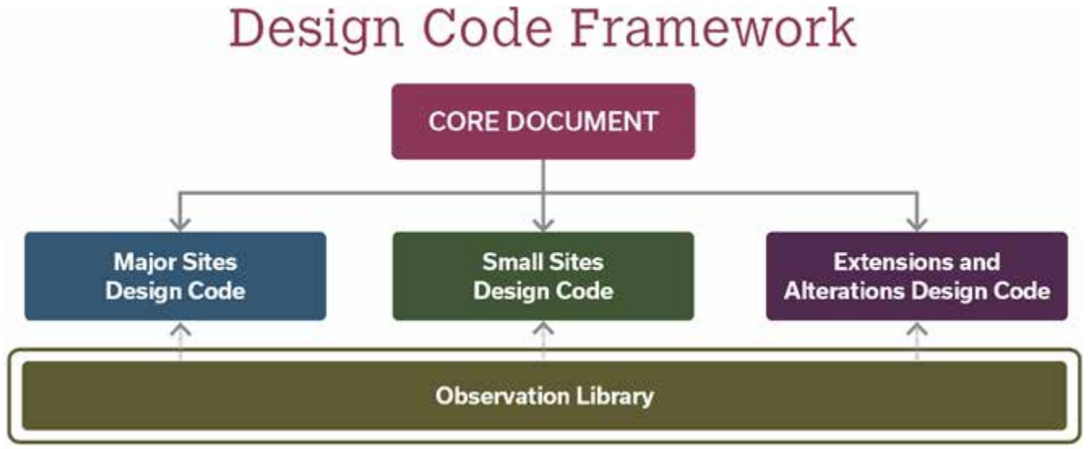


Figure 1: The Design Code Framework

How to use this Document

The following steps shown in Figure 2 are encouraged to be followed to prepare Design Code compliant proposals for major sites. Details of each step are set out in the Core Document.

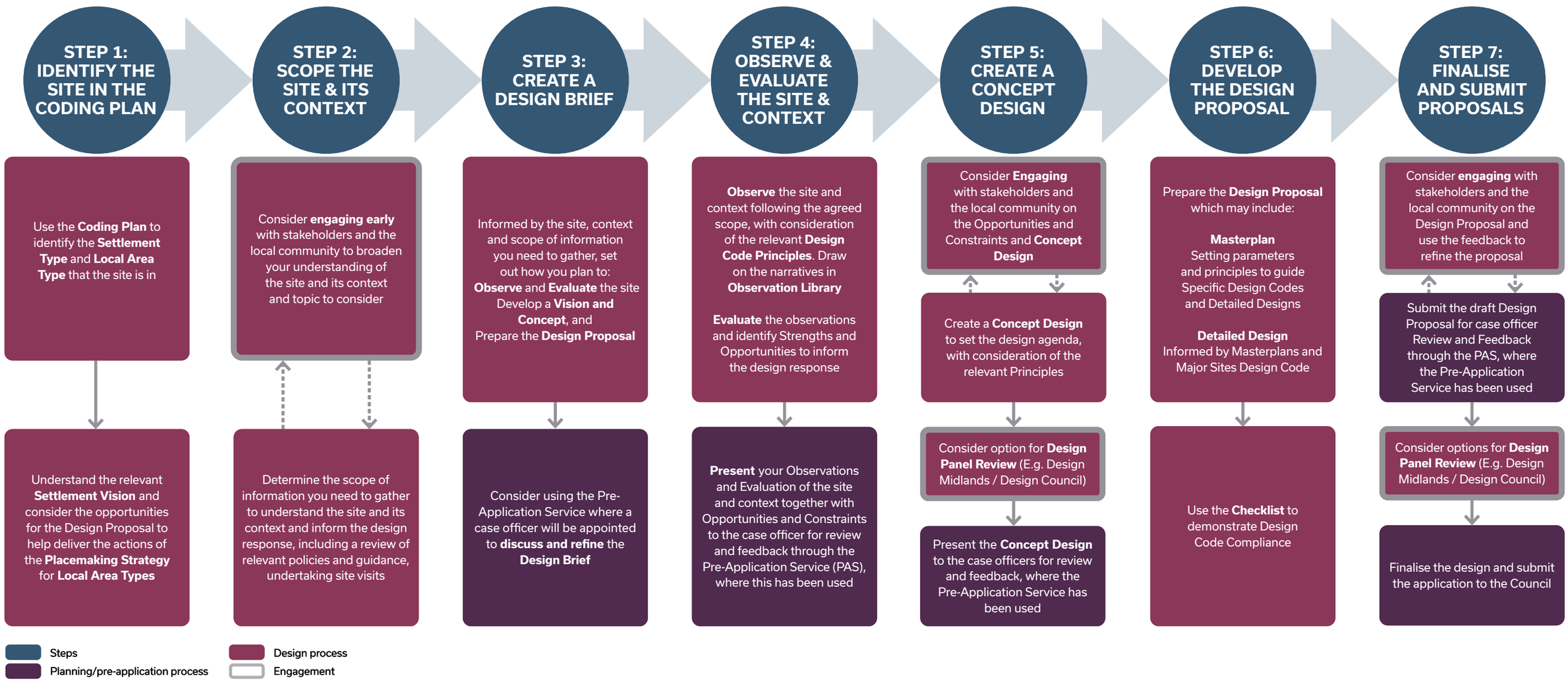


Figure 2: Design Process Flowchart

The Coding Plan

The **Coding Plan** is a key component of the Design Code. It structures the Borough into distinctive **Settlement Types** that reflect their overall character and identity. **Local Area Types** identify how the character within these settlements differ in relation to their patterns of growth.

Use the **Coding Plan** to:

1. identify the relevant Settlement Type and Local Area Type your site is located in;
2. be familiar with the **Settlement Vision** and **Placemaking Strategy** that applies to the Settlement Type which your site is located in;
3. from the summary of design issues and actions set out in the **Placemaking Strategy**, consider whether your development can play a role in delivering the key actions that will help realise the Settlement Vision.

The **Observation Library** provides further information on the character of the local area to help you reflect the local context in your proposal.

Settlement Types	Summary
Urban Area	Includes Arnold, Gedling village, Carlton and Netherfield and planned growth north of Hucknall
Historic Villages	Includes Linby, Papplewick, Calverton, Woodborough, Lambley, Burton Joyce and Stoke Bardolph
Former Colliery Villages	Includes Bestwood and Newstead
Ravenshead Village	Includes Ravenshead
Rural Area	Includes the rural areas outside of the settlements within the Green Belt
Local Area Types	**Summary**
Suburbs	Forms much of the urban area, reflecting periods of residential expansion
Mature Suburbs	The most attractive suburbs with individually developed plots, mature landscaping, tree lined streets and hilly terrain
Suburban Rural Interface	Where the Urban Area meets the Rural Area
Historic Village Core	The core of Historic Villages with features that influence their overall identity
Former Colliery Village Core	The core of Former Colliery Villages with features that influence their overall identity
Former Colliery Suburbs	Residential estates originally built to support coal mining at Gedling and Calverton
Village Suburban	Formed around Calverton, Burton Joyce and Ravenshead as locations for planned growth
Woodland Residential	Forms part of Ravenshead where the remaining parts of Sherwood Forest have a considerable influence on character

Table 1: Summary of Settlement Types and Local Area Types

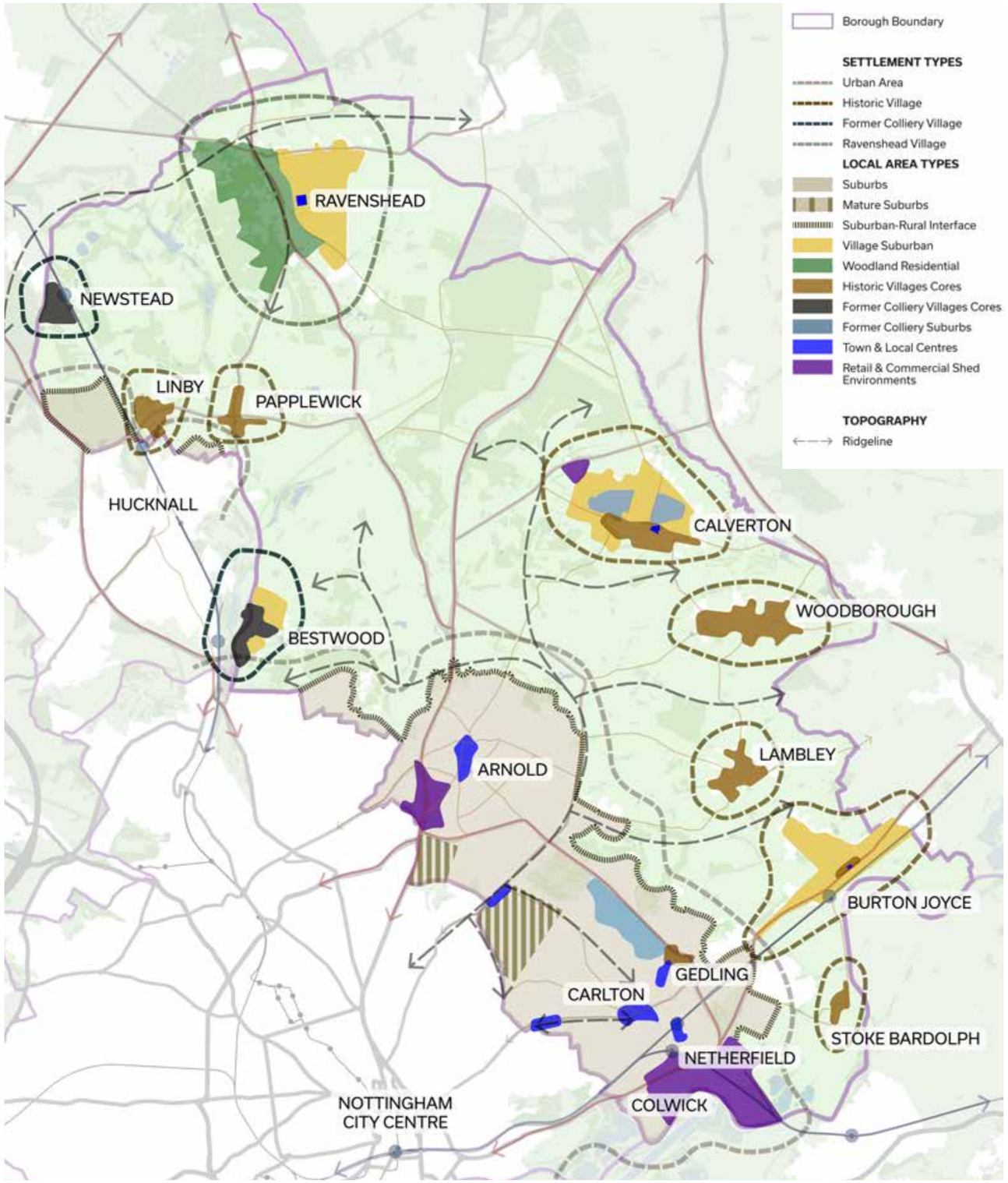


Figure 3: Coding Plan

Design Code Principles

The Design Code Principles are structured under three Themes explained in the Core Document that support the Vision of the Design Code, to create: a Characterful Gedling; Greener Gedling; and Connected and Healthy Gedling. These Themes respond to the Council's corporate priorities.

For each principle, there are three important components to consider to demonstrate compliance.

Observe the application site and the surrounding area to identify any features and **evaluate** how they will influence the design response.

In applying your findings from observing and evaluating the site and surrounding area to create your design proposal, you **'must'** meet any **Mandatory Requirements** for each design principle.

You **'should'** also consider any **Desirable Requirements** for each design principle, which could enhance the overall assessment of the design proposal.

Characterful Gedling Principles

C1 - Development Patterns
C2 - Characterful Homes
C3 - Densities
C4 - Boundaries and Thresholds
C5 - Materials

Greener Gedling Principles

G1 - Topography
G2 - Green and Blue Infrastructure
G3 - Interfaces
G4 - Micro-climate
G5 - Low Carbon Homes
G6 - Water
G7 - Biodiversity & Ecology
G8 - Open Space

Connected & Healthy Gedling Principles

C+H1 - 20-Minute Neighbourhoods
C+H2 - Legibility
C+H3 - Liveable Homes
C+H4 - Street Design
C+H5 - Cycle Parking
C+H6 - Parking
C+H7 - Waste Storage & Collection

Characterful Gedling

Development Patterns

The Borough's settlements are characterised as Settlement Types and include Local Area Types which further differentiate their character. They are shown in the Coding Plan. Their key features are summarised in the Settlement Visions.

Within these settlements the most distinctive key character features have been identified and recorded in more detail with Spatial Typologies as shown in the Core Document and summarised in Figure 4. They provide good examples of how the key features of settlement can be recorded to support design responses.

By observing the site and context you must consider whether there are any opportunities to reflect the patterns and forms of existing developments that are distinct and characterful.

Example of Toft and Croft in Woodborough

Observe and Evaluate:

Applicants must Observe the site and context to identify patterns of development and key spaces and places which define character and local distinction.

In the Core Document, use the Coding Plan to identify the Settlement and Local Area Types that the site is located in.

Understand the Settlement Vision that best applies to the site and context, including the key features, design issues and the actions to be followed to ensure that proposals will enhance the quality of design.

Explore the Spatial Typologies identified in the Observation Library.

Visit and consider in more detail features of the site and its context, including:

- street and block patterns (including their size);
- gateways and key spaces where streets meet;
- green corridors, spaces and landscaping; and
- prominent built edges that address streets, spaces and rural areas.

If the surrounding context is generic in character, look more widely to the most characterful areas to inspire a locally distinctive response. In the existing suburbs, there may be intrinsic and positive design features in the immediate context that should be explored and recorded. There is an opportunity for designs to strengthen these features and prevent any further erosion of character caused by incremental change.

C1

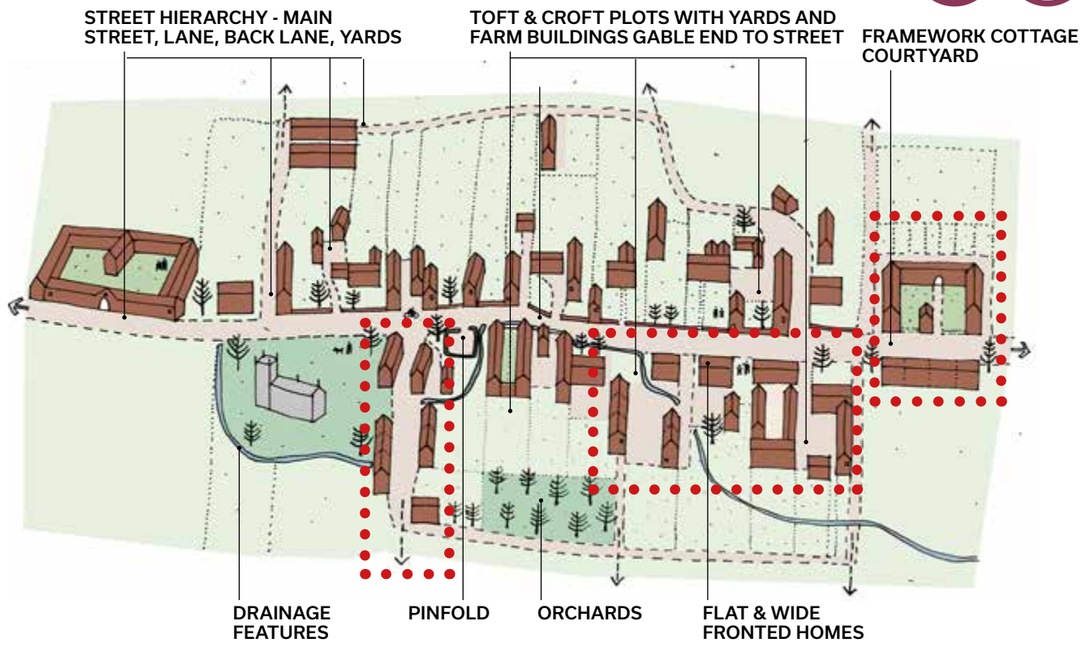
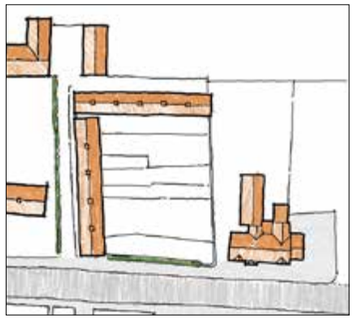
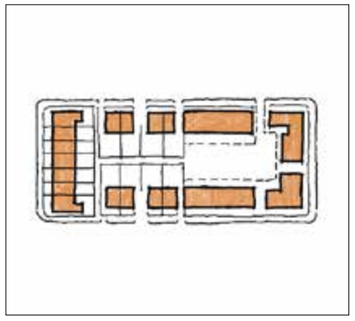


Figure 4: Historic Village Spatial Typologies © Proctor & Matthews

Patterns of tofts and crofts in the Historic Villages

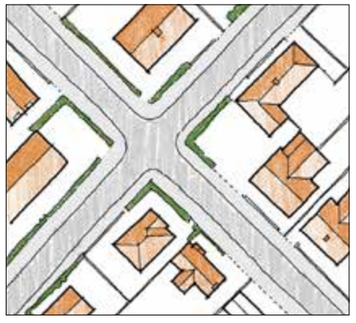


Framework knitters cottages arranged around a courtyard

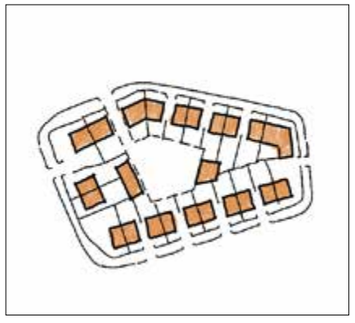


Perimeter block in higher density Urban Areas

Rows of terraces in the Former Colliery Villages



Variety of dwelling plots in the Mature Suburbs



Informal blocks in the Urban Area and Village Suburbs

Figure 5: Examples of changing development patterns across Gedling Borough

Characterful Gedling

Development Patterns

C1

Mandatory Requirements:

Design proposals **must**:

a) align with the Settlement Vision, Placemaking Strategy and Actions identified for relevant Settlement and Local Area Types in the Core Document; and

b) demonstrate that they have drawn on distinctive development patterns in the settlements, as shown with the Spatial Typologies in the Observation Library.

In the **Urban Area**:
- at the **Suburban-Rural Interface**, consider the character of adjacent rural landscapes and adjacent settlements, and other local distinctive features.
- in the **Suburbs**, including the **Former Colliery Suburbs** demonstrate how the development pattern has drawn on other local distinctive features.
- in or adjacent to the **Mature Suburbs**, draw on the unique features that contribute to the character of Woodthorpe and Porchester.

In the **Historic Villages** (and including the Historic Core of Gedling Village):
- draw on the design principles established in the Spatial Typologies in the Observation Library for:
  1) **Toft and Croft**.
  2) **Lanes**.
  3) **Communal Living Courtyard**.

In the **Former Colliery Villages**
- draw on the design principles established in the Spatial Typologies in the Observation Library for:
  4) **Compact Housing**.

In **Ravenshead Village**
- draw on the unique features of character, particularly in the **Woodland Residential** Local Area Type.

In the **Rural Areas**
- retain and enhance the character of landscapes with designs that are inspired by the character of existing buildings in the countryside.

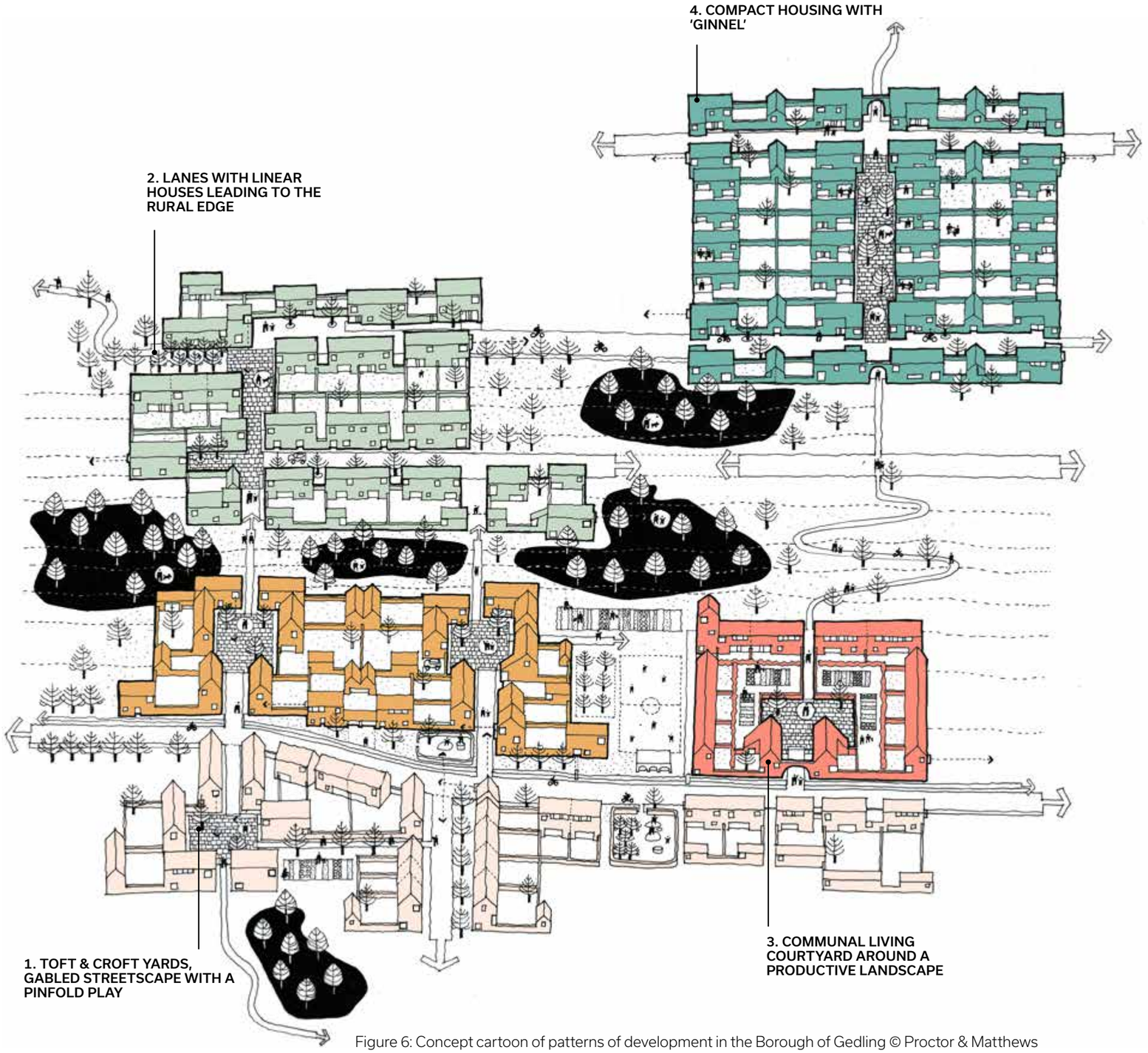


Figure 6: Concept cartoon of patterns of development in the Borough of Gedling © Proctor & Matthews

Characterful Gedling

Characterful Homes

C2

Designing houses which are locally distinctive plays a key role in creating a characterful development. Existing forms of residential development provide important reference points for creating characterful designs.

The character of an area is also influenced by the size and configuration of plots and their relationship with streets and spaces. Design proposals need to reflect the plot structure of the development that adds to the character and distinctiveness of the Borough. The design of new homes need to be influenced by the surrounding architectural character.

An understanding of the local character and history of the surrounding context should be demonstrated with plans that show a survey of buildings of interest and supported with photographs.

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the types of homes that contribute to the character of the area and identity of the settlement;
- patterns of height, scale, massing, setbacks, plot depth, separation between dwellings and building lines.
- the relationship between frontages and the street; and
- identify attractive architectural features such as materials, canopies, porches, bay windows, gables and brick detailing that contribute positively to the character of the area.

Refer to the Observation Library, which sets out an appraisal of buildings of character across Gedling Borough. Visit the site and its context and record features using maps, plans and images.

Be prepared to consider neighbouring Local Area Types if characterful examples in the immediate Local Area cannot be found.

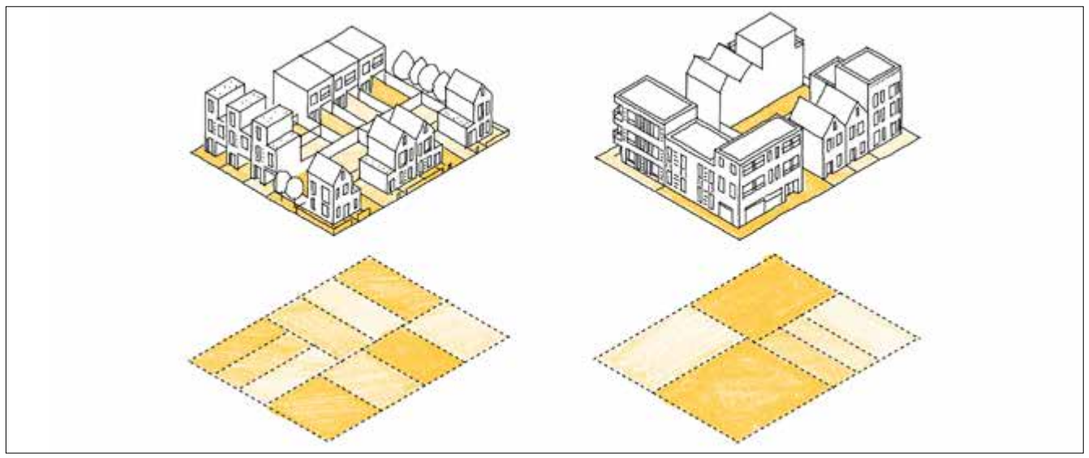


Figure 7: The size and configuration of plots contribute to the overall plot structure or "urban grain" and affects the size of buildings that are developed on them

Figure 8: Examples of the architectural details that can be found at a traditional terraced house in Bestwood and framework knitter's cottage in Woodborough

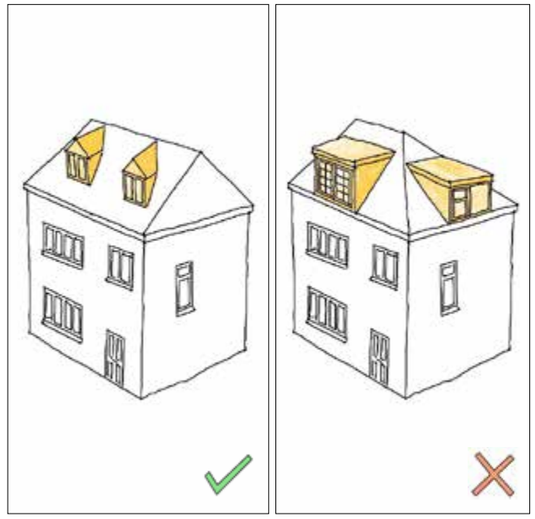


Figure 9: Getting the architectural detail right will be critical for features such as dormer windows

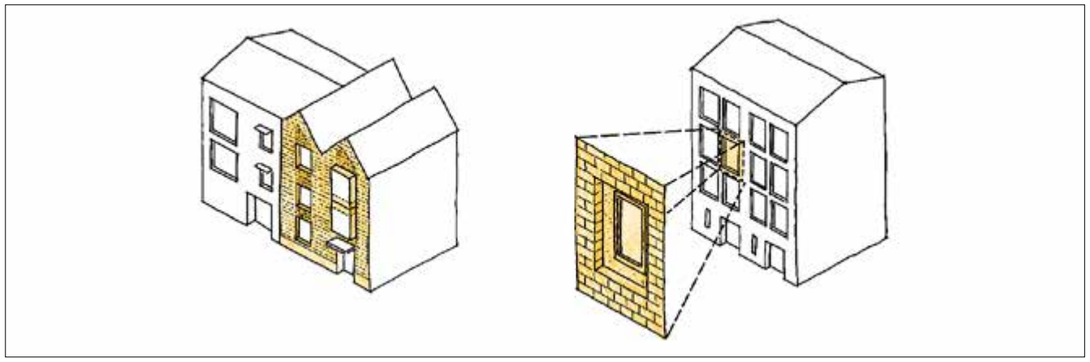


Figure 10: Including interesting details will ensure that buildings are attractive from a distance and close up

Toft and croft, with gable , Woodborough

Terrace, with front gardens at Bestwood

Characterful Gedling

Characterful Homes

C2

Mandatory Requirements:

New design proposals **must**:

a) demonstrate how they reference the design detail of characterful housing from within the Borough including:
- the **Historic Villages**, where homes are formed with an irregular pattern of farmsteads, linear houses and framework knitters cottages.
- the **Former Colliery Village**s, where terraces create consistent set backs and are built symmetrically with architectural features and window openings that enhance their local distinctiveness.
- the **Mature Suburb**s, where there are homes with a variety of individual designs. Detached homes in large plots in Woodthorpe are consistently spaced and have a variety of architectural features. In Porchester, within its grid of streets, there is a wider mix of types of individual designs on plots layout that create interest.
- in **Ravenshead Village** homes are mainly detached on generous deep plots with mature landscapes that are well enclosed.

b) demonstrate how designs have considered features that contribute to the character of the local area, as identified when observing and evaluating the site and context in STEP4.

c) demonstrate that the design is sympathetic to its neighbours in terms of size, proportion and form.

d) reflect existing patterns of spacings and maintain an appropriate distance between neighbouring dwellings.

e) avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.

f) ensure that architectural features such as canopies, porches, bay windows, gables, brick detailing, eaves, window and door styles, and roof forms and pitches reflect the character of the local area and create variety and interest.

Desirable Requirements:

Design proposals for ancillary buildings such as cycle and bin storage **should**:

a) reflect historic forms of storage provision such as accessible outhouse or coal houses, if this is characteristic of local context.

It is important for new designs to demonstrate clear connections with the most characterful examples of existing homes, including:

- arrangement - in relation to identified development patterns;
- forms;
- patterns of sets backs
- building lines;
- separation;
- plot depths;
- architectural features;
- relationship to amenity landscape;
- height and massing; and
- relationship between frontages and streets.

At sites where the surrounding character is dominated by generic designs, you must not use this context to justify standard design. Applicants should consider the wider context, particularly features offered in neighbouring Local Area Types. The Observation Library offers local examples to consider.

Bay windows and canopy details

Variety between canopies

Gable frontages and varied fenestration add interest

Linked terrace with a cohesive fenestration and canopies.

Elaborate detailing of windows, canopy and gabling

Canopies and window highlights

Examples of new homes of varying characters, enhanced with the addition of features of detail

Characterful Gedling

Densities

Densities vary across the Borough, reflecting a range of influences such as location, history, context, topography and access. They play an important role in defining settlement character and are affected by a set of features such as built forms, plot patterns and setbacks..

Policy LPD 33 of the Part 2 Local Plan identifies density ranges for new developments and makes distinctions between minimum densities for different settlements. The policy also sets out exceptions where development of a lower density may be acceptable.

Observe and Evaluate:

Applicants must observe the surrounding context and demonstrate a clear understanding of:

- typical density ranges (to be provided as dwellings per hectare);
- patterns of density across settlements; and
- key features that influence local densities such as plot depths and patterns, built forms, dwelling types, spacing and setbacks and levels of car parking provision.

Illustrate your findings with surveys, drawings, surveys, plans and include photographs.

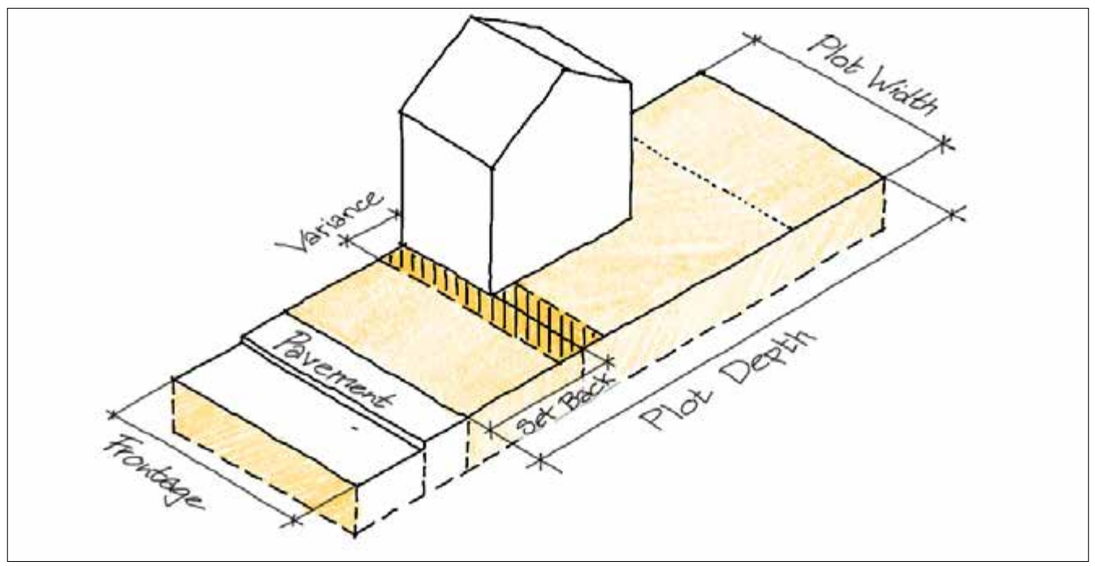


Figure 11: Key features of a plot that can affect density of development

When creating design proposals, reference the patterns of density that support the character of settlements.

Mandatory Requirements:

Design proposals must demonstrate how they will make the most efficient use of land with regard to Policy LPD33 whilst taking account of other key requirements, as follows:

a) focusing areas of higher density housing around local facilities and services and public transport connections;
b) reflecting plot ratios of the local area;
c) avoiding tandem/backland developments;
d) avoiding interrupting clear patterns in the heights, scale and massing of buildings and the spacing between them;
e) using a range of densities where appropriate to contribute to the creation of a legible environment; and
f) when redeveloping sites, considering the role that dwelling types may have in promoting higher densities without having an impact on existing development patterns. In this instance, plot ratios - the proportion of a plot that is built on, relative to neighbouring plots should be calculated to assess the impacts of increasing density.

Calverton - despite the tightly enclosed main street, the large deep plots they occupy reduce density

Woodthorpe - low density semi detached houses on large plots

Calverton - large detached house on a generous plot contributing to a low density pattern

Characterful Gedling

Boundaries and Thresholds

C4

Boundaries and thresholds play an important role in defining the character of streets and spaces. They also define the distinction between private spaces (front gardens and drives) and public spaces (streets and pavements) and can help to create a high quality environment. Attractive streets and other public spaces are defined by the frontages of buildings around their edges. A consistent approach to building lines in an Area Type help gives a coherent identity.

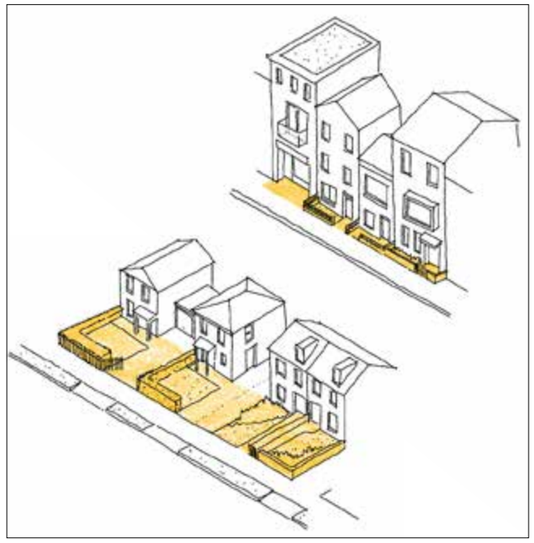


Figure 12: How frontages with consistent building lines, thresholds and boundaries can provide a coherent identity

Continuous front boundary wall treatments in Bestwood, with distinctive gate pillars

Observe and Evaluate:

Applicants must observe the surrounding context and demonstrate a clear understanding of:

- whether boundaries are generally open or closed and the proportion of each;
- the height, width and depth of common boundary treatments;
- whether boundaries are hard or soft (planted) and the proportion of each;
- how access is provided for pedestrians and vehicles; and
- how patterns of boundary treatments impact on the character of an area.

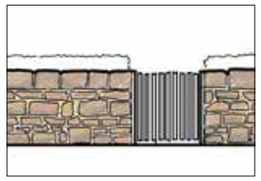
Illustrate your findings with surveys, plans, drawings and include photographs.

Stone boundary wall enclosing a garden in Woodborough contributes to street character

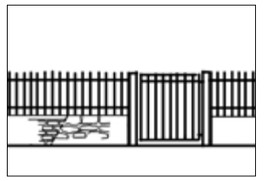
Soft boundary treatments in Ravenshead

In preparing boundary treatments there will be opportunities to consider how boundary treatments can best contribute to biodiversity net gain.

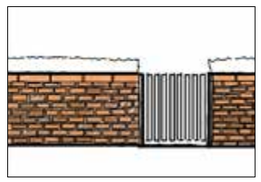
This may be through the use of native species for soft, landscape, treatments and integrating features such as hedgehog holes and insect hotels.



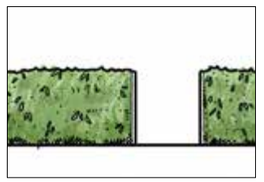
Limestone boundary wall reflecting treatments found in Linby and Papplewick and mature suburb of Woodthorpe



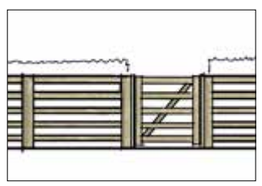
Low walls of brick or stone, sometimes with metal railings found in older parts of the urban area, particularly in the Mature Suburbs



Red brick boundary wall reflecting treatments found in Bestwood and some of the Historic Villages



Hedgerows reflect many boundaries in the Historic Villages and older Suburban areas



Timber rail fencing reflecting treatments found at Ravenshead

Figure 13: Boundary Types that can be applied in Local Area Types in the Borough

Mandatory Requirements:

Design proposals must:

a) establish a clear rationale for the proposed boundary and threshold treatments that are locally specific;
b) use boundary treatment design and materials which reflect local character;
c) use boundary treatments to clearly distinguish between public and private areas;
d) include boundary treatments that are of an appropriate type and height which do not create streets and spaces that lack natural surveillance;
e) minimise the extents of rear or side boundaries that are exposed to streets or other public places;
f) use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG), such as with native hedgerows, timber fencing between gardens and treatments that integrate features such as hedgehog holes; and
g) avoid close boarded fencing on boundaries facing the public realm and open spaces and car parking courts.

Characterful Gedling

Materials

C5

Building materials used in historic forms of development are closely linked to the availability of resources within the surrounding landscape and local manufacturing expertise.

Locally sourced materials used for buildings and some surface treatments can be seen in the historic settlements and neighbourhoods within the Borough where character and distinctiveness are strongest. Over time the connection between the local area and local materials has been lost, leading to the erosion of local character.

Red-brown coloured pantile roof

Limestone roof tiles

Keuper marl brick

Limestone wall

Keuper marl brick

Limestone paving

Examples of the varied historic materials used across Gedling Borough

Observe and Evaluate:

Applicants must observe the surrounding context and demonstrate a clear understanding of:

- changes in the use of building materials over time;
- the range of building materials for walls, roofs, boundaries and architectural features; and
- the range of materials found the public realm in the local area.

Illustrate your findings with surveys, drawings, surveys, plans and include photographs.

The Observation Library provides more information on materials that are distinctive to different parts of the Borough.

Develop design proposals using materials which clearly reflect and reinforce local character, identity and distinctiveness.

Mandatory Requirements:

Design proposals **must**:

a) identify building materials palettes for walls, roofs, boundaries, architectural details and public and private external areas;
b) use locally distinctive materials where relevant and appropriate; and
c) draw colour, finish and detailing from the surrounding context.

Other Historic Villages feature red keuper marl brick with the use of render and with some brick walls painted, creating some variety in Calverton. Pantiles remain dominant

Locally distinctive surface materials include Staffordshire blue diamond pavers in Woodborough and granite setts. In Linby Limestone is used more extensively for paving slabs, setts and kerbs

Greener Gedling

Topography

G1

Topography, soils and geology play a vital role in shaping and defining the landscape, vegetation, hydrology and land uses.

The Borough is characterised by a varied topography. Combined with geology and soils this creates characterful and distinctive contexts for settlements, directly shaping how the Borough has evolved to the present day.

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the general landform;
- direction of falls;
- slope / gradients;
- ground conditions; and
- opportunities for locating Sustainable Drainage Systems (SuDS) and landscaping in response to ground conditions.

An understanding of topography should be shown on plans and through survey work, which may also include photographs.

For steep sites, include the sections. The Observation Library provides further information on how topography varies across the Borough.

Mandatory Requirements:

Design proposals must:

a) work positively with the existing landform and avoid or minimise the reprofiling of (or any need for engineered approaches - e.g. excessive or unsightly retaining walls to) the landform. Use bespoke building designs (such as split level properties) that respond to site levels rather than standard house types that may require more significant and intrusive land reprofiling and retaining structures;
b) respond positively to the topography to minimise impacts on accessibility;
c) avoid or minimise the need for engineered approaches to landform retention, such as through the use of more modest and regular retaining walls within rear gardens (rather than a larger retaining wall within the public realm); and
d) where changes in levels need to be managed with retaining structures, use appropriate materials such as timber, gabion walls or brick terracing integrated with landscaping to create attractive retaining structures - concrete structures may be used if over-clad with an appropriate material.

Residential development on a steep slope at Standhill Avenue

Housing with narrow frontages on Green Lane, Lambley

Desirable Requirements:

Design proposals **should**:

a) consider the configuration of rooms between floors, locating living rooms on upper floors for instance, where they can make the most of views offered by changes in topography, including opportunities for balconies and upper terraces.

Example of a gabion retaining wall to manage changes in levels.

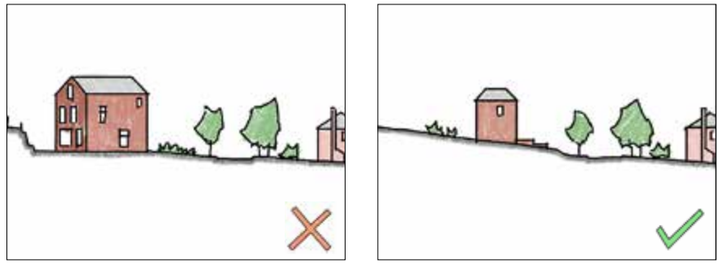


Figure 14: Illustration of how the scale, height and massing of development can affect the changes to the landform and need for banking or retaining walls

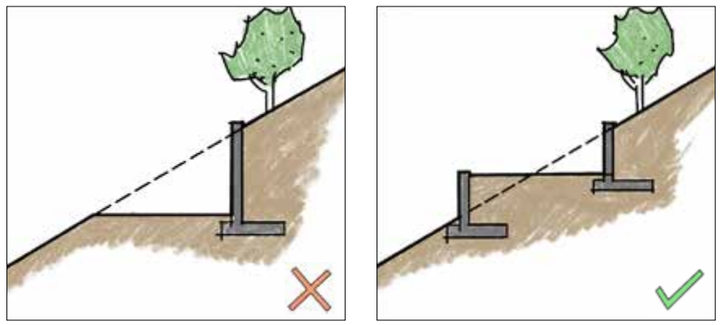


Figure 15: Minimise the need for overbearing retaining walls with more modest and regular retaining walls.

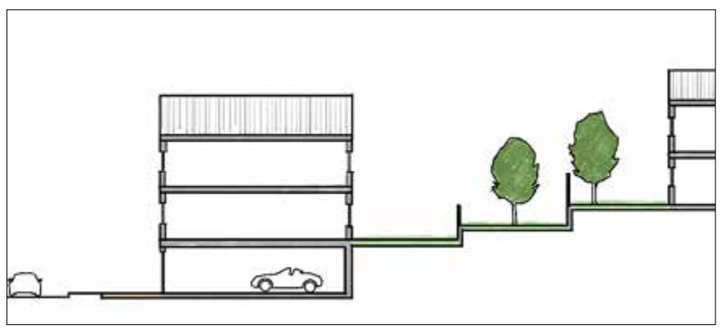


Figure 16: Steeper sites are more likely to require bespoke housing designs that can respond to challenging gradients, and reduce the height of retaining structures that can have high quality and natural finishes.

Greener Gedling

Green and Blue Infrastructure

G2

There are a wide variety of landscapes and water features across the Borough, shaped over time by natural conditions and man-made interventions including coal mining and quarrying activity.

Country Parks have also been created at former collieries at Bestwood and Gedling. At Dorket Head Quarry, restoration is proposed to recreate the characteristic rolling landscape (known locally as Dumbles).

Wildflower meadow near Calverton

Hedgerows and trees are valuable ecological features to protect and enhance

Observe and Evaluate:

Applicants must identify and assess any green and blue infrastructure features on the site and in the wider context and demonstrate a clear understanding of opportunities for integrating:

- landscape character;
- distinctive green and blue infrastructure features;
- watercourses;
- existing hedgerows, trees and woodland;
- nature conservation designations;
- field patterns and historic land uses;
- connectivity between existing green and blue infrastructure assets;
- habitats to secure Biodiversity Net Gain; and
- opportunities for amenity and recreational value.

Identify opportunities for responding positively to constraints, utilising existing features identified to support landscape character, amenity, biodiversity and managing flood risk.

An understanding of green and blue infrastructure features should be identified on plans and through survey work, which may also include photographs, to include areas that need to be protected from development as well as where new provision can add amenity value.

Illustrate your findings with drawings, surveys, plans and site photographs.

Also refer to:

- National Character Area profiles (DEFRA);
- Greater Nottingham Blue-Green Infrastructure Strategy (January, 2022); and
- Extract of Greater Nottingham Landscape Character Assessment as it relates to Gedling Borough (GBC, December 2016).

Further information is offered in the Observation Library.

Create design proposals which respond positively to the landscape and green infrastructure.

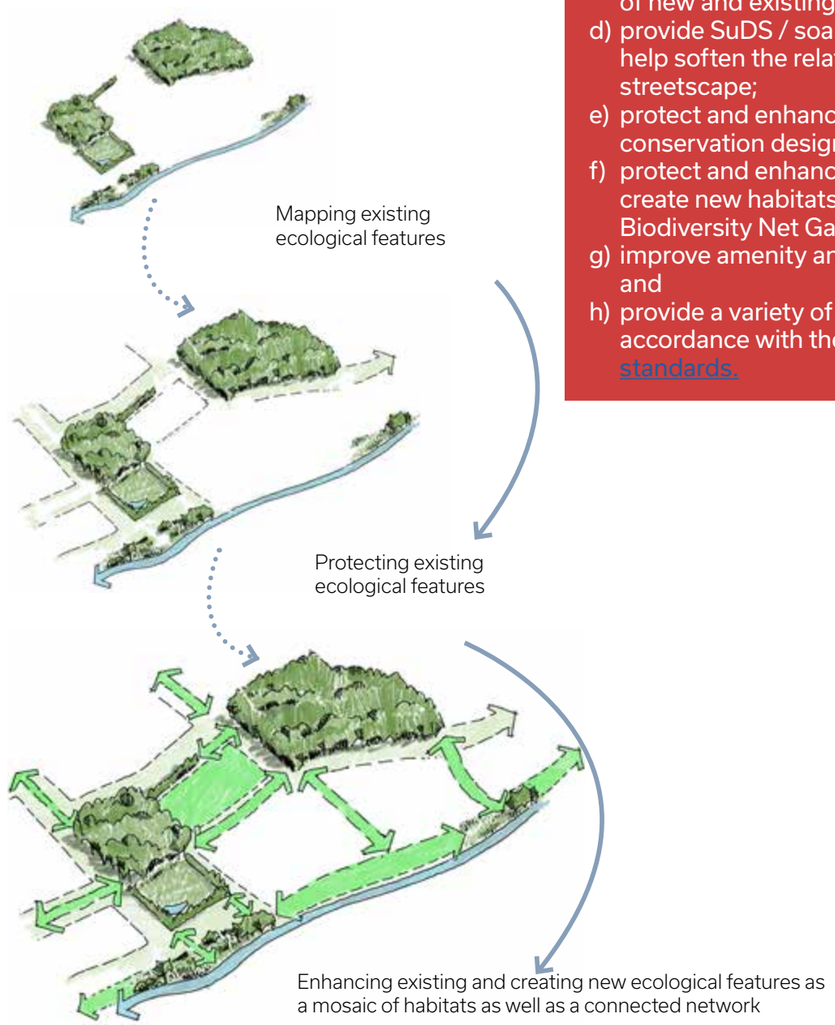


Figure 17: Connecting green and blue infrastructure features can deliver wide benefits

Mandatory Requirements:

Design proposals **must**:

a) protect and enhance existing distinctive features of Green and Blue Infrastructure and integrate them into open space proposals;
b) create links to adjoining Green and Blue infrastructure (if any);
c) include planting to improve the amenity of new and existing dwellings;
d) provide SuDS / soakaways to help soften the relationship to the streetscape;
e) protect and enhance existing nature conservation designations;
f) protect and enhance existing habitats, create new habitats and contribute to Biodiversity Net Gain;
g) improve amenity and recreational value; and
h) provide a variety of open spaces in accordance with the Borough Councils standards.

Greener Gedling

Interfaces

Interfaces describe the physical relationship between a site and its surroundings. They play an important role in how a development can respond positively to neighbouring uses.

Interfaces can cover a variety of forms, depending on whether a site addresses other buildings, transport infrastructure, open spaces, rural areas or combination of these.

Observe and Evaluate:

Applicants must observe the edge conditions of the site and its relationship with the surrounding context and demonstrate a clear understanding of:

- neighbouring land uses and compatibility;
- topography and level changes;
- access and connectivity;
- ecological, green infrastructure and landscape characteristics;
- watercourses and waterbodies;
- air quality, noise and vibrations; and
- proposed changes in neighbouring land uses.

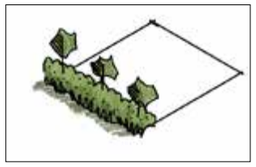
Illustrate your findings with surveys, drawings, plans and site photographs.

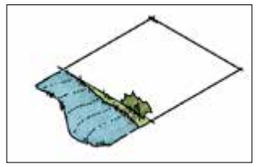
From your findings, identify opportunities and constraints and consider how the design can:

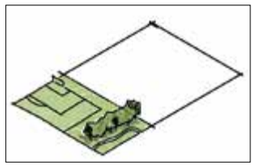
- respond to existing abrupt developed edges; and
- create permeable edges to allow green spaces and corridors to be connected thereby improving access and connectivity for nature, walking and cycling.

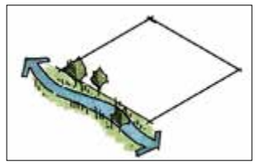
See the Observation Library for examples of how developments interact in different ways with the edges of settlements.

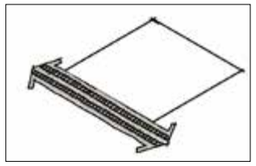
They should not only be considered as constraints but as opportunities to create a positive design response.

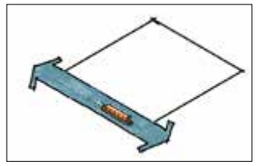

Hedgerows

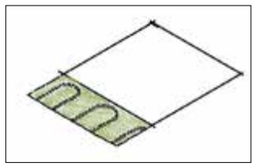

Waterbodies

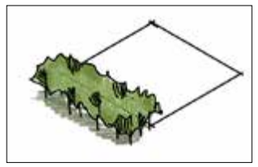

Recreation areas

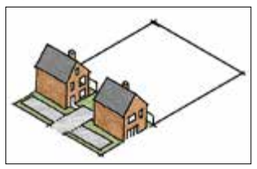

Watercourses

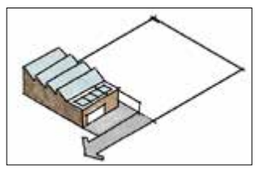

Railways

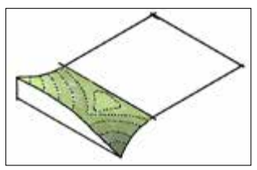

Canals


Open fields


Woodland


Existing residential areas


Employment areas


Hillsides

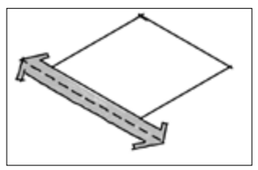

Streets and highways

Figure 18: Examples of the variety of ways that sites interface with existing natural and built features

Mandatory Requirements:

Design proposals **must**:

a) address ecological sensitivities with appropriate protection;
b) in locations adjacent to town centres or retail, commercial and employment uses, create designs that protect future occupants amenity;
c) avoid development with abrupt edges that lack connectivity and preclude views from the site into the countryside or of designated heritage assets;
d) arrange land uses to ensure suitability for co-location;
e) provide for connectivity which promotes active and sustainable modes of travel and opportunities for recreation;
f) address visual sensitivities such as views with high quality design responses; and
g) respond positively to their interfaces with surrounding existing and changing environments.


Historical example where development, streets, open space and drainage positively relate to each other

Greener Gedling

Micro-climate

Exposure to micro-climates, created by wind, rain and sun, and influenced by the changing topography and landscapes has shaped the Borough as it exists today, in terms of both the landscape and the built environment.

Applicants must develop design proposals which respond positively to prevailing micro-climates.

Observe and Evaluate:

Applicants must observe the micro-climate of the site and its context and demonstrate a clear understanding of:

- the sun path;
- exposure to easterly and northerly winds; and
- micro-climatic conditions.

Illustrate your findings with surveys, plans, drawings and include photographs.

Identify opportunities to respond appropriately to physical exposure to mitigate negative impacts and capitalise on benefits. Consider the layout and arrangement of:

- streets and spaces to avoid the creation of inhospitable environments; and
- buildings to maximise the benefits of solar gain.

Mandatory Requirements:

Design proposals **must:**

a) mitigate negative impacts such as winds and shadows of any existing large buildings;
b) avoid creating inhospitable environments by considering the layout and arrangement of streets and spaces position of large buildings and how they will impact on wind and daylight penetration to amenity spaces;
c) contribute to climate resilience, passive energy gains and energy efficiency, such as with south facing elevations with larger windows; and
d) include tree planting which can assist in reducing wind exposure and urban heat island effects.

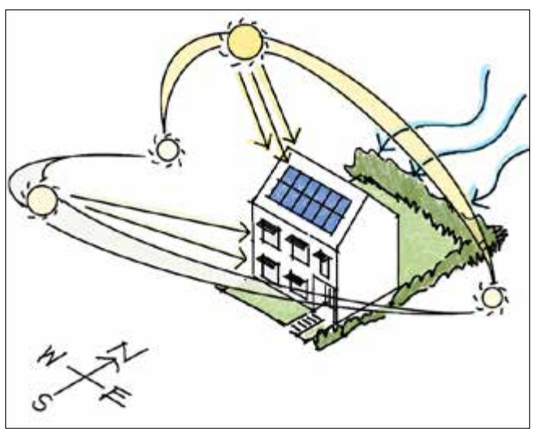


Figure 19: Example of how a development may be able to respond to micro climates with the siting and orientation of buildings and how the built form can be designed to integrate opportunities for photovoltaics

Greener Gedling

Low Carbon Homes

Requirements for new developments to meet increasing standards of sustainable design and construction are being introduced through interim changes to Part L of the Building Regulations and The Future Homes and Buildings Standards alongside other benchmarks for achieving sustainable design and construction (e.g. Building for a Healthy Life and Passivhaus).

The Borough Council, in declaring a Climate Emergency published its corporate Carbon Management Strategy in 2021 and adopted its Low Carbon Planning Guidance (May, 2021). These apply to developments of 10 dwellings or more. The guidance is linked to policies in the Local Plan, in Part 1: The Aligned Core Strategy and Part 2: Local Planning Document for Gedling Borough.

Proposals must meet the requirements of the Borough Council's Low Carbon Planning Guidance for Gedling Borough SPD (May, 2021).

Observe and Evaluate:

Applicants must identify opportunities to optimise features that will minimise the carbon intensity of new development, including:

- renewable or low carbon forms of energy such as photovoltaics and heat pumps;
- recycling and reusing construction materials; and
- electric vehicle charging.

Mandatory Requirements:

Design proposals **must**:

a) use locally sourced materials;
b) include rainwater harvesting;
c) integrate permeable surfaces;
d) integrate renewable or lower carbon technologies for heat and power such as photovoltaics and heat pumps; and
e) integrate electric vehicle charging for off street car parking.

Desirable Requirements:

Design proposals **should**:

a) minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable) to minimise material leaving the site; and
b) minimise non-material construction waste (e.g. packaging, timber, plastics) on site.

Home electric vehicle charging

Example of a heat pump installation

Greener Gedling

Water

Water plays an important role in shaping the natural and built environment. Whether as flowing water courses, static water bodies or surface water drainage, the impact of water is evident across the Borough and should be integrated in new development.

Observe and Evaluate:

Applicants must observe water networks on/near the site and demonstrate a clear understanding of:

- the presence of water courses and bodies;
- drainage patterns;
- patterns of fluvial and surface water flooding;
- how historic settlements have worked with and/or integrated water into streets and spaces;
- ecological value and sensitivities; and
- recreational amenity value.

Illustrate your findings with surveys, drawings, plans, sections and include site photographs.

Further information is set out in the Observation Library to show how existing settlement patterns and streetscapes interact with water features.

Also, refer to the Greater Nottingham Blue-Green Infrastructure Strategy (January, 2022).

There is scope for development to integrate features, inspired by watercourse features in existing developments (left) or new features such as rain gardens (right).

Create design proposals which capitalise on the opportunities and address the constraints posed by water. Positively integrate water into development proposals, reflecting high quality examples from within the Borough as well as best practice from further afield.

Mandatory Requirements:

Design proposals **must**:

a) protect and enhance existing water courses and bodies and proactively incorporate them into new developments within open spaces and streets as placemaking features;
b) carefully consider how to site buildings on sites where fluvial and surface water flooding patterns are found, to avoid areas of flood risk and manage surface water flooding;
c) integrate SuDS into landscaping features that allow developments to provide effective resilience against future storm events whilst enhancing biodiversity and creating characterful streets; and
d) advocate nature-based solutions to drainage, avoiding or minimising the need for engineered drainage infrastructure.

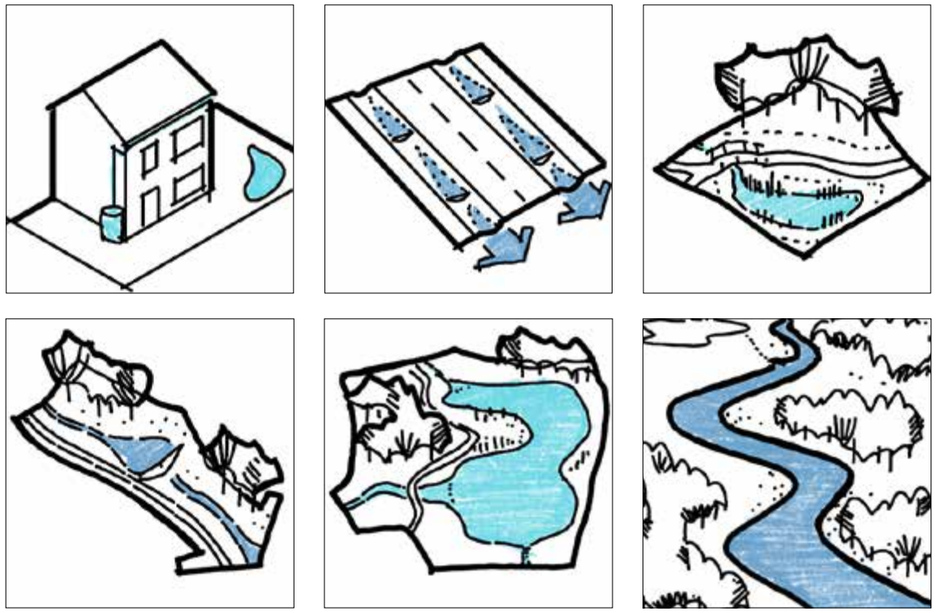


Figure 20: Integrating opportunities to manage surface water flooding across new developments

Greener Gedling

Biodiversity and Ecology

G7

Biodiversity and ecology assets are important components of Gedling that new developments must protect and enhance and meet Biodiversity Net Gain obligations.

The existing biodiversity and ecological value of sites must first be identified and understood in order for design proposals to be appropriately developed and accord with the Council's Biodiversity Net Gain Guidance (April 2024)

Examples of natural features that provide natural habitat

Observe and Evaluate:

Applicants must observe the biodiversity and ecology of the site and its context and demonstrate a clear understanding of:

- habitat types and quality;
- connectivity of habitats on site and beyond;
- presence of key and/or protected/ endangered species;
- key Biodiversity Areas; and
- opportunities for increasing Biodiversity Net Gain across the site.

Illustrate your findings with surveys, drawings, plans and include site photographs.

Also, refer to the:

- Gedling Borough Council Biodiversity Net Gain Guidance (April 2024);
- Greater Nottingham Blue-Green Infrastructure Strategy (January, 2022); and
- Biodiversity Opportunity Mapping Project, prepared by the Nottinghamshire Biodiversity Action Group (April 2021).

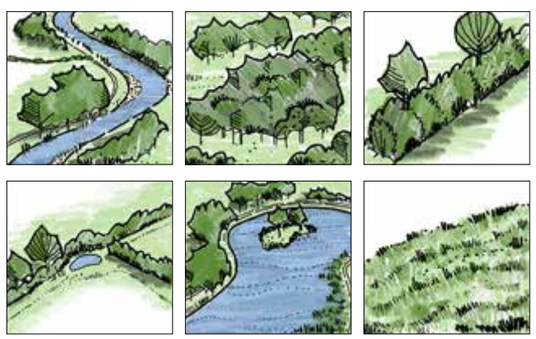


Figure 21: Possible ecology features include woodland, hedgerows, grassland, watercourses and water bodies

Create design proposals which respond positively to biodiversity and ecology.

Mandatory Requirements:

Design proposals **must**:

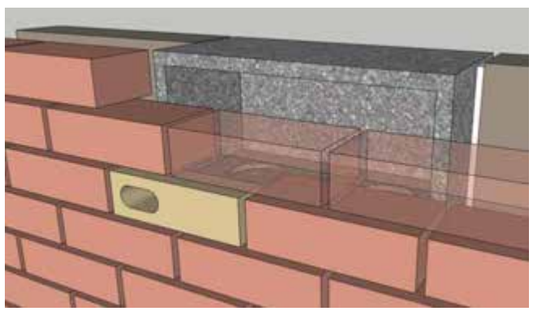
a) provide connections between ecology habitats within and adjoining the site;
b) protect and enhance existing features of ecology and biodiversity value; and
c) avoid the use of artificial grass.

Desirable Requirements:

Design proposals **should**:

a) consider additional features that can support biodiversity and ecology such as rain gardens, green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.

Image © Dick Newell



Options for protecting and enhancing biodiversity and ecology

Greener Gedling

Open Space

G8

Open space has played an important role in the evolution of the Borough's settlements and in defining their character. Understanding how and why these open spaces have evolved over time is important in order for proposals to reflect Gedling-specific patterns of development. Consideration is also required of the influence of the patterns of growth and its effect on the structure and provision of open spaces and links to wider green and blue infrastructure networks.

Example of a historic Pinfold in Calverton which is an enclosure in which cattle and other animals would be detained

Open space in Calverton

Observe and Evaluate:

Applicants must understand the layout, arrangement and character of open spaces on your site and in the wider context and demonstrate a clear understanding of:

- the location and layout of open space within developments;
- the relationship of open space with existing built development;
- the character of open space;
- the relationship of open space with the surrounding landscape; and
- opportunities to improve access to existing open space facilities and use open space to structure development proposals on site.

Illustrate your findings with surveys, drawings, plans, sections and include site photographs.

Identify other parts of the Borough where open spaces share similar characteristics in order to establish patterns which may be referred when you evaluate your site and create your design. Further information is set out in the Observation Library.

Applicants must also refer to the standards for open space provision set out the Council's: Open Space Provision for new Housing Development SPD (2001).

Create design proposals which work with the opportunities and constraints on the site and reflect distinctive characteristics of open space within the Borough.

Children's play space overlooked by existing homes in Bestwood

Mandatory Requirements:

New design proposals **must**:

a) create a high quality, connected network of open spaces;
b) respond positively to topography and existing site features and conditions;
c) ensure all new developments face onto spaces – no back fences onto open spaces will be permitted;
d) provide a variety of open space types that reflect historic forms;
e) take a holistic approach to Biodiversity Net Gain so it aligns with achieving good design in terms of high quality streets, open spaces, Green Infrastructure and soft landscaping;
f) make connections to the surrounding landscape and open spaces; and
g) integrate SuDS features to create multifunctional spaces.

Figure 22: Types of open and public spaces that reflect those found in Gedling's settlements

Connected and Healthy Gedling

20-Minute Neighbourhoods

C+H1

The '20-minute Neighbourhood' approach seeks to create complete, compact and connected neighbourhoods, where people can meet the majority of their everyday needs within a short walk or cycle ride (within a 20-minute return distance).

The approach follows the principles set out in Town and Country Planning Association's Guide to 20 Minute Neighbourhoods and forms part of the emerging Greater Nottingham Strategic Plan's Vision and Proposed Planning Strategy which is being prepared to replace the adopted Aligned Core Strategy.

Observe and Evaluate:

Applicants must observe the site and its context to understand:

- the location and proximity of shops, services, community facilities and green spaces;
- desire lines – routes that people will use to walk and cycle;
- the quality and distance of walking and cycling routes; and
- the availability of bus routes and bus stops within 400m of the site.

Illustrate your findings with maps and drawings to show locations of facilities within 400m (5-minute walk), 800m (10-minute walk) and 1,600m (10-minute cycling distance) together with walking and cycling isochrones.

Figure 23: Features of a 20-minute neighbourhood set out by the Town and Country Planning Association

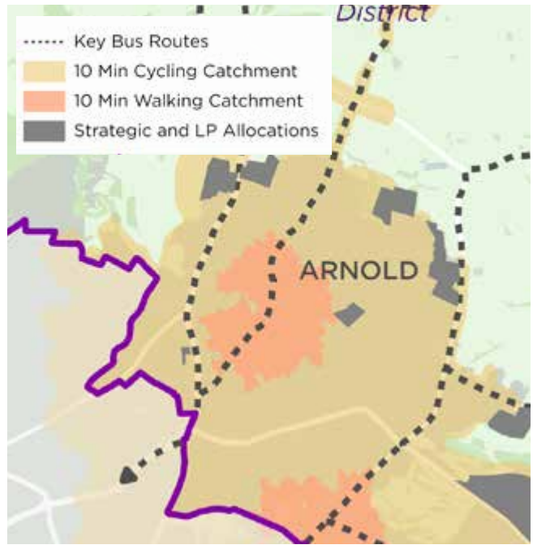


Figure 24: Example of a plan that shows 10 minute walking and cycling distances from Arnold Town Centre

Create design proposals which will support the creation of 20-minute neighbourhoods.

Infrastructure to encourage local cycle journeys

Making provision for bus services

Mandatory Requirements:

Design proposals **must**:

a) maximise the accessibility to existing local facilities and bus stops within walking and cycling catchments of the site with direct and attractive cycle and pedestrian connections;
b) facilitate desire lines across the site between existing homes and local facilities;
c) when local centres or other local facilities are required, be accessible with direct, convenient and attractive walking and cycling links that maximise their catchments;
d) design local centres in major sites to enclose streets and spaces with active frontages and include convenient, covered and attractive cycle parking facilities that are safe and secure; and
e) ensure that when integrating proposed bus services, allowing for routes that avoid the need for turning facilities and ensuring that all new homes are within a reasonable walking distance from bus stops.

Local retail units in Calverton

Connected and Healthy Gedling

Legibility

Legibility relates to how easy it is for people to find their way around a neighbourhood. The most legible places in Gedling are well connected, permeable with a clear hierarchy of streets that promote a choice of routes and contribute to the identities of settlements.

In the Historic Villages for instance, main streets are clearly recognised as are the yards and lanes, some of which still play a role in connecting to the wider countryside. In the Former Colliery Villages streets include rows, grids or geometric street patterns with terraced forms.

Landmarks also create visual cues. They include buildings, points where streets meet, open space, landscape and water features. Combinations of these features help people build 'mental maps' of places and help them to "navigate" an area.

Observe and Evaluate:

Applicants must observe the site and its context to understand:

- patterns of streets, cycle routes and footpaths;
- focal points where streets meet, which may be the focus for local facilities, public and green spaces;
- landmarks - these may be local facilities that people will want to find easily, other recognisable buildings (e.g. church) or other features such as landscape or water features;
- edges, which may be busy roads, watercourses, or large blocks that lack any streets or footpaths to cross them;
- adjacent areas which may be recognisable due to differing built forms, street patterns and landscapes;
- clear distinctions between public and private realms; and
- opportunities to maximise connectivity and visual cues.

The most effective way of making these observations is by exploring the site and context and creating a 'mental map.'

Illustrate your findings with surveys, drawings plans and include photographs to record these features.

Type of streets and their patterns, key spaces, landmarks and wayfinding all play a part in creating legible places

Create design proposals which respond positively to existing networks of streets, adjacent areas and edges to create developments that are easy to navigate without getting lost.

Local facilities such as shops or public houses are often used as visual navigation cues

Terraced residential developed with contrasting brick creates a focal point in this new development at Mapperley Plains

Mandatory Requirements:

Design proposals **must**:

a) maximise connections to existing neighbouring developments, streets and spaces, especially those that lead to local facilities and bus stops;
b) create a hierarchy of streets that have their own character and can be easily recognised and followed when walking and cycling;
c) enhance legibility by using three and two-dimensional cues such as landmarks, key buildings, other townscape measures, landscape and water features or streets that frame views towards visible landmarks; and
d) locate open spaces and key landmark buildings such as taller buildings (e.g. three storeys or more) or those with more elaborate architectural features and details where they can play a role in helping people to navigate through an area.

Connected and Healthy Gedling

Liveable Homes

Well-designed residential developments are essential for the wellbeing of residents. The Local Plan and supporting evidence such as the Strategic Housing Needs Assessment set out requirements for affordable housing, the type, size and tenure of homes, and is supported with other requirements in national policy. The Government's Technical Housing Standards - Nationally Described Space Standards (March, 2015) This sets out internal space for new homes.

New homes must also be able to offer good levels of amenity and comfort both internally and externally and ensure they do not adversely impact on the amenity and comfort enjoyed by neighbouring residents.

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the housing sub-market the site is located in;
- the mix of sizes, types and tenure of homes in the locality;
- the proximity of existing homes to the site and whether / how the site boundary is defined with the front, rear or sides of existing dwellings and avoidance of overshadowing and overlooking;
- plot sizes relative to the size of existing dwellings and the amount of amenity space provided in the form of gardens, communal spaces and balconies; and
- the relationship of existing homes and other buildings with the site, including their scale, height, distance and windows.

Create design proposals for liveable homes that reflect a good range of sizes, types and tenures, include accessible and specialist forms of accommodation and achieve good standards of space and amenity.

Mandatory Requirements:

Design proposals **must**:

a) create plot ratios and retain outdoor amenity areas that reflect the character of the local area; and
b) achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed to avoid creating a terracing effect.

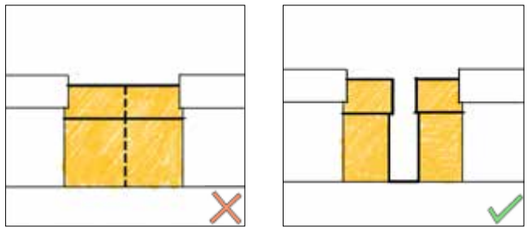


Figure 25: Avoid building up to boundaries where this is likely to cause a terracing effect

Mandatory Requirements:

Design proposals **must**:

c) ensure that dwellings do not overshadow neighbouring properties through applying the "45 degree" test. The 45-degree line should be drawn from the centre of the ground floor window for a single-storey extension and from the inner edge of the ground floor window for a two-storey extension.

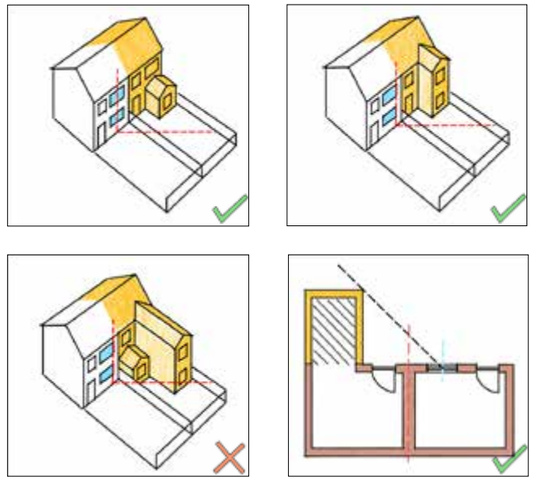


Figure 26: How to apply the "45 degree test" for single storey and two storey extensions

Mandatory Requirements:

Design proposals **must**:

d) achieve a minimum back-to-back distance of 21 metres between homes up to two-storeys, avoiding interruptions in existing patterns of dwellings in how they are grouped and spaced. This distance must be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites lead to height differences between dwellings of at least one storey or more.

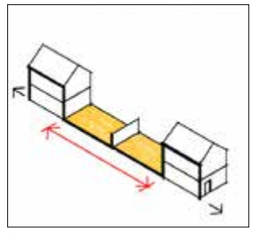


Figure 27: Houses that overlook each other require a minimum back to back distance of 21 metres

Mandatory Requirements:

Design proposals **must**:

e) achieve a minimum back-to-side distances of 11 metres between homes up to two storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more; and
f) ensure that any windows on the gable end walls (except on corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

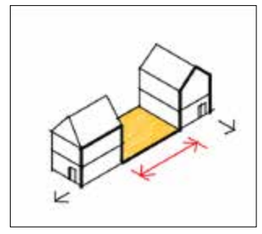


Figure 28: Side gable elevations opposing rear elevations require a minimum back-to-side distance of 11 metres

Desirable Requirements:

Design proposals **should**:

a) ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.

Connected and Healthy Gedling

Street Design

Streets play a key role in structuring developments and their design requires careful consideration. Connected streets that are attractive for walking and cycling are vital in creating well designed places that are compact and walkable. Their design is also important for supporting places that are distinctive, greener and characterful.

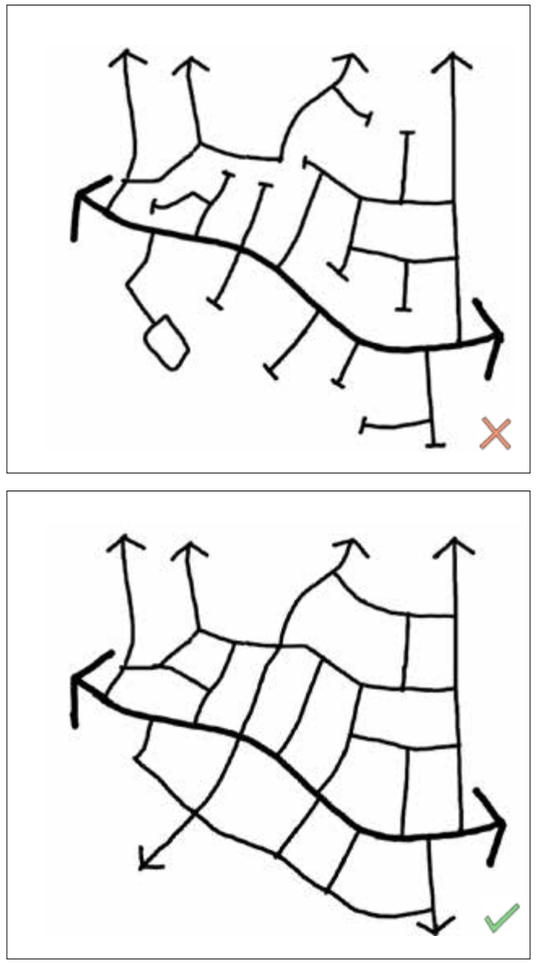


Figure 29: Compared layouts with cul-de-sac, those with connected streets are more attractive for legible, short and direct walking and cycling journeys

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- street hierarchies, including main streets and local residential streets;
- key features that make streets attractive, characterful and safe, such as surface materials, landscaping, water features, boundaries, street furniture and signage;
- the number and quality of connections with local facilities and green spaces; and
- opportunities to connect new streets with wider networks.

Illustrate your observations, mapping the hierarchy of streets, creating street sections and with photos, recording key features supporting local street function and character.

Also, refer to the following sources to understand requirements for designing safe, attractive and characterful streets:

- Nottingham Country Council's Highway Design Guide;
- Manual for Streets I and II;
- Local Transport Note 1/20; and
- Streets for a Healthy Life.

Engage early with Nottinghamshire County Council and Borough Council Officers to explore adoptable designs. As part of this, consider how streets can integrate elements, such as street trees and SuDS, to be adopted by statutory undertakers (i.e. Severn Trent).

The Observation Library sets out existing street types distinctive to their localities which can be referenced to create more locally distinctive street designs that can meet design requirements.

Create design proposals for streets which are reflective of the local character within the Borough.

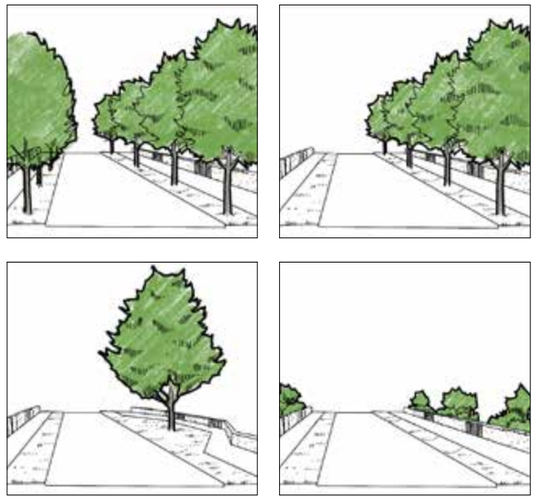


Figure 30: Integrating landscape features into streets

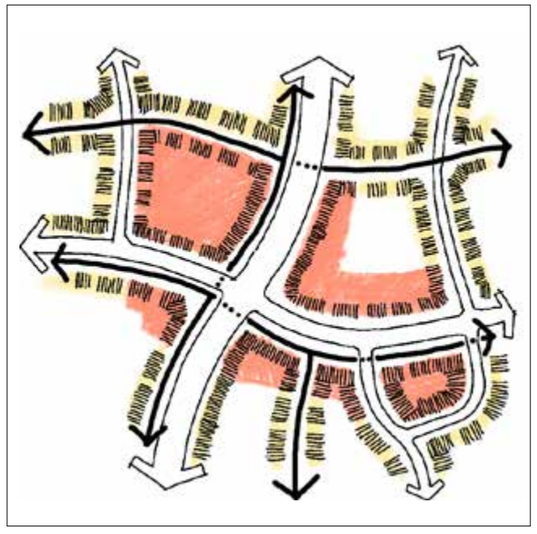


Figure 31: Creating a well-connected street network with a hierarchy of connected streets provides an opportunity to structure other key design elements - locating focal points, community facilities and structuring development densities.

Mandatory Requirements:

Design proposals **must**:

a) create street hierarchies with streets that reflect the character of places and afford priority to walking, cycling and accommodate bus services;
b) maximise the mobility needs of different people and retain or enhance the permeability and connectivity with the existing movement network and avoid severing existing connections;
c) minimise cul-de-sacs, which, must only be used where there are demonstrable constraints;
d) where separate pedestrian and cycle links are to be provided between streets, create well lit and overlooked corridors, as wide as smaller residential streets - avoid lengthy narrow pedestrian and cycle links and passageways;
e) maximise natural surveillance through the siting and orientation of buildings with ground floor windows;
f) provide appropriate and non-obtrusive lighting;
g) allow for future direct and ransom free connections to adjacent land; and
h) integrate SuDS, landscaping and biodiversity features that can be adopted and managed.

Street design must meet technical highway standards if they are to be adopted. However, they must also be able to integrate features of the most characterful streets.

At the earliest stage in the design process, liaise with Nottinghamshire County Council's Highways to ensure that proposed streets meet adoption standards.

Connected and Healthy Gedling

Cycle Parking

As an active, healthy and sustainable form of transport for local journeys, cycling has huge potential to become a mode of choice if good quality provision is integrated into the design. A key aspect of this is the integration of cycle parking and storage.

Cycle parking provision must meet the standards set out in the Nottinghamshire County Council Highway Design Guide (2021)

When preparing design proposals, careful design and integration of cycle parking is equally important as being compliant with NCC's standards to ensure that parking is well integrated and convenient to use.

You must therefore, consider relevant guidance to ensure provision is well designed and integrated, including:

- Manual for Streets I and II.
- Building for a Healthy Life.
- Streets for a Healthy Life.
- The Government's Vision for Walking and Cycling: Gear Change.
- Local Transport Note 1/20.

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the types of cycle parking provision provided in the locality such as garages or cycle stores for residential and non-residential uses and cycle parking to facilitate cycle journeys to shops and other local services and facilities;
- whether existing residential layouts successfully accommodate cycle parking, this may be achieved through local engagement with officers but site visits must be undertaken to observe any issues that you can learn from; and
- identify opportunities for attractive, convenient located and well integrated forms of cycle parking.

Mandatory Requirements:

Design proposals **must**:

a) provide cycle parking either within garages or in a secure covered storage. They must be convenient to access to encourage regular use; and
b) for non-residential uses, include cycle storage for operational users and parking with cycle hoops for visitors, which will be covered and located where they can be overlooked, close to the entrances of buildings.

Desirable requirements:

Design proposals **should**:

a) take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.

Example of residential cycle parking at the front of a residential property

Example of communal cycle parking

Example of cycle parking stands in a residential street

Example of covered cycle parking outside a local retail unit

Connected and Healthy Gedling

Parking

C+H6

Car parking affects the quality of life of a lace and how it is used, particularly by pedestrians. Careful design and integration of car parking is important to ensure tat it will contribute positively to the character if new developments, encourage the efficient use of space and avoid inappropriately parked vehicles.

Car parking standards are currently set by the Council's Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD) (February, 2022). Standards for motorcycle parking are set out in the Nottinghamshire County Council Highway Design Guide (2021).

When creating design proposals, careful design and integration of parking is equally important to meeting standards to ensure that it will contribute positively to the quality and character of new developments, encourage efficient use and avoid inappropriately parked vehicles which can often arise when provision is inadequate or poorly designed.

You must therefore also consider relevant design guidance to ensure provision is well designed and integrated, including:

- Manual for Streets I and II
- Building for a Healthy Life
- Streets for a Healthy Life

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- provision for electric vehicle parking both on and off street;
- whether car parking is subject to any Traffic Regulation Orders (TROs) or local restrictions to manage limited supply (e.g. through residential permits or similar);
- opportunities for forms of provision that can be well integrated into the proposed development; and
- whether existing residential layouts and levels of provision are successfully accommodating car parking.

Cars parked on front driveways in Newstead

Parking bays integrated into the verge and separated with street trees help to integrate car parking

Mandatory Requirements:

Design proposals **must**, as permitted by standards:

a) be well-integrated into streets, blocks and plots;
b) not dominate the local environment;
c) provide landscaped boundaries and tree planting to help soften the relationship to the streetscape;
d) be designed to form part of the street's character with similar surface treatments and landscaping; and
e) only include residential parking courts if they are enclosed by homes on at least two sides with ground floor frontages and benefit from suitable landscape surface and boundary treatments.

Create design proposals for car and motorcycle parking that are designed to meet the Borough Council's standards for car parking provision and standards for motorcycle parking set out in Nottinghamshire County Council's Highway Design Guide.

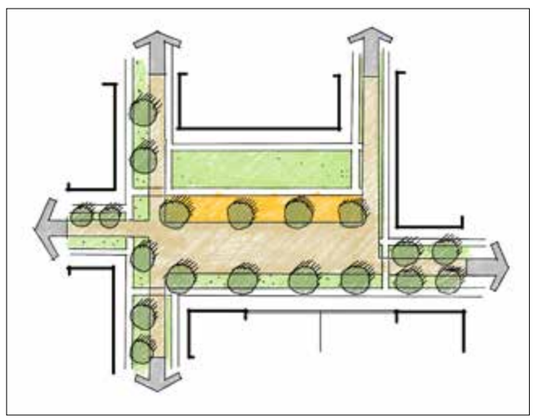


Figure 32: Integrating front of plot car parking to create a square or form part of a court or mews street

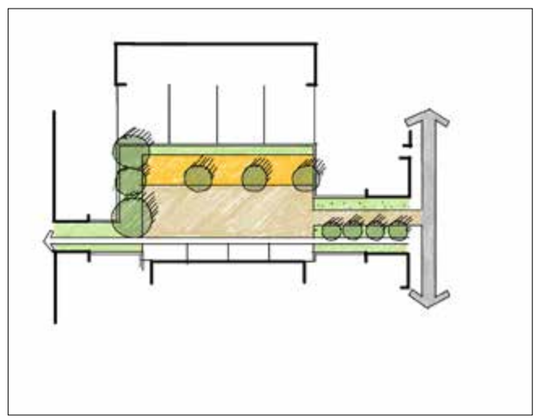


Figure 33: Residential parking courts will only be permitted if they are enclosed by homes with ground floor frontages on at least two sides

Connected and Healthy Gedling

Waste Storage and Collection

C+H7

Domestic waste in Gedling is collected in three wheeled bins for general, recycling and garden waste and a glass recycling box, which has implications for design in identifying suitable locations for storing bins and ensuring that routes to collection points are convenient and meet standards.

Understanding suitable locations for bin storage and creating short convenient routes to connection points is important to avoid the impacts of poor provision

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the capacity of existing streets to accommodate waste vehicles and how they can access bin collections and understand the types of waste vehicles used;
- arrangements for waste collection and recycling from individual homes, apartments, local services and facilities; and
- opportunities for individual and communal bin storage and collection that can best serve different types of housing.

Create design proposals that successfully integrate bin storage and allow for convenient access to collection points that are accessible for refuse vehicles.

Providing ginnels in a terraced row is a traditional alternative to long narrow passageways around the rear of plots

Example of bin store integrated into an open front porch

Example of a communal bin store serving apartments

Mandatory Requirements:

Design proposals **must**:

a) ensure that streets, in meeting wider Design Code principles, are able to accommodate refuse vehicles;
b) identify forms of bin storage that have adequate capacity for the number of wheeled bins;
c) for terraced homes, create waste storage solutions that are convenient for residents to use and do not involve carrying bins any further than 25m to the waste collection point. This may be achieved with ginnels or by integrating storage at the front of dwellings; and
d) for communal waste, provide communal forms of storage as an integral part of the wider building or as separate and bounded covered accommodation that is landscaped and easily accessible for residents and refuse collection crews.

Sometimes a combination of approaches needs to be considered depending on the site size and mix of housing.

Desirable requirements:

Design proposals **should**:

a) take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.

Appendix A:
Design Code Compliance Checklists

Major Sites (10+ dwellings)

Planning Application Details

Applicant: .....

Description: .....

Site Location (Settlement Type + Local Area Type): .....

Read and referenced the Design Code: YES / NO

Instructions: You MUST comply with the Mandatory Requirements (shown in red) for each design principle set out in the Design Code. The information provided in support of the planning application MUST clearly explain how each design principle has been met. In terms of demonstrating compliance, it is the wording of the Design Code itself that takes precedence over the summary in this checklist.

If the application does not comply with one of the principles, applicants MUST submit sufficient justification and evidence, or your application may be refused. You should cross refer to the precise section of document submitted in support of the planning application which justify any non-compliance. Where any outputs are not applicable to your application site, you must indicate this in the table below, and provide justification if requested by your Case Officer.

Design proposals need to refer to the wording of the mandatory requirements. The checklist provides a summary for ease of reference.

Characterful Gedling

C1 - Development Patterns	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Align with the Settlement Vision, Placemaking Strategy and Actions identified for relevant Settlement and Local Area Types.				
b) Reflect distinctive development patterns in the local area.				

C2 - Characterful Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Demonstrate how they reference the design detail of characterful housing from within the Borough.				
b) Have regard to features that contribute to the character of the local area, as identified through the Observation Stage.				
c) Demonstrate that the development is sympathetic to its neighbours in terms of size, proportion and form.				
d) Reflect existing patterns of spacings and maintain an appropriate distance between neighbouring dwellings.				
e) Avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.				
f) Ensure that architectural features such as canopies, porches, bay windows, gables, brick detailing, eaves, window and door styles, and roof forms and pitches reflect the character of the local area and create variety and interest.				
Design proposals **should**:				
a) Reflect historic forms of storage provision such as accessible outhouses or coal stores, if this is characteristic of the local context.				

Characterful Gedling

C3 - Densities	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Focus areas of higher density housing around local facilities and services and public transport connections.				
b) Reflect plot ratios of the local area.				
c) Avoid tandem/backland developments.				
d) Avoid interrupting clear patterns in the heights, scale and massing of buildings and the spacing between them.				
e) Use a range of densities where appropriate to contribute to the creation of a legible environment.				
f) Use dwelling types that are appropriate to the context and adjoining density.				

C4 - Boundaries and Thresholds	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Establish a clear rationale for the proposed boundary and threshold treatments that are locally specific.				
b) Use boundary treatment design and materials which reflect local character.				
c) Use boundary treatments to clearly distinguish between public and private areas.				
d) Include boundary treatments that are of an appropriate type and height which do not create streets and spaces that lack natural surveillance.				
e) Minimise the extent of rear or side boundaries that are exposed to streets or other public places.				
f) Use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG).				
g) Avoid close boarded fencing on boundaries facing the public realm and open spaces and car parking courts.				

Characterful Gedling

C5 - Materials	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Identify building materials palettes for walls, roofs, boundaries, architectural details and public and private external areas.				
b) Use locally distinctive materials where relevant and appropriate.				
c) Draw colour, finish and detailing from the surrounding context.				

Greener Gedling

G1 – Topography	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Work positively with the existing landform and use bespoke building designs to avoid or minimise the re-profiling of the landform.				
b) Respond positively to the topography to minimise impacts on accessibility.				
c) Avoid or minimise the need for engineered approaches to landform retention.				
d) Use appropriate materials integrated with landscaping for retaining structures – concrete may be used if overclad.				
Design proposals **should**:				
a) Consider the configuration of rooms between floors, locating living rooms on upper floors for instance, where they can make the most of views offered by changes in topography, including opportunities for balconies and upper terraces.				

G2 - Green and Blue Infrastructure	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Protect and enhance existing distinctive features of Green and Blue Infrastructure.				
b) Create links to adjoining Green and Blue Infrastructure.				
c) Include planting to improve the amenity of new and existing dwellings.				
d) Provide SuDS/soakaways to help soften the relationship to the streetscape.				
e) Protect and enhance existing nature conservation designations.				
f) Protect and enhance existing habitats, create new habitats and contribute to Biodiversity Net Gain.				
g) Improve amenity and recreational value.				
h) Provide a variety of open spaces.				

Greener Gedling

G3 – Interfaces	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Address ecological sensitivities with appropriate protection.				
b) Create designs that protect future occupants' amenity in locations adjacent to town centres or other retail, commercial and employment uses .				
c) Avoid development with abrupt edges that lacks connectivity and precludes views from the site into the countryside or of designated heritage assets.				
d) Arrange land uses to ensure suitability for co-location.				
e) Provide for connectivity.				
f) Address visual sensitivities.				
g) Respond positively to the interfaces with surrounding environments.				

G4 - Micro-climate	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Mitigate negative impacts such as winds and shadows of any existing large buildings.				
b) Avoid the creation of inhospitable environments.				
c) Contribute to climate resilience, passive energy gains and energy efficiency.				
d) Include tree planting.				

Greener Gedling

G5 - Low Carbon Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use locally sourced materials.				
b) Include rainwater harvesting.				
c) Integrate permeable surfaces.				
d) Integrate renewable or lower carbon technologies for heat and power.				
e) Integrate electric vehicle charging for off-street car parking.				
Design proposals **should**:				
a) Minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable).				
b) Minimise non-mineral construction waste on site.				

G6 - Water	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Protect and enhance existing water courses and bodies and proactively incorporate them into new developments.				
b) Avoid areas of flood risk and manage surface water flooding by carefully considering how to site buildings.				
c) Integrate SuDS into landscaping features to provide effective resilience against future storm events.				
d) Advocate nature-based solutions to drainage.				

Greener Gedling

G7 - Biodiversity and Ecology	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Provide connections between ecology habitats within and adjoining the site.				
b) Protect and enhance existing features of ecology and biodiversity value.				
c) Avoid the use of artificial grass.				
Design proposals **should**:				
a) Consider additional features that can support biodiversity and ecology such as rain gardens, green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.				

G8 – Open Space	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Create a high quality, connected network of open spaces.				
b) Respond positively to topography and existing site features and conditions.				
c) Face onto open spaces.				
d) Provide a variety of open space types that reflect historic forms.				
e) Take a holistic approach to Biodiversity Net Gain.				
f) Make connections to the surrounding landscape and open spaces.				
g) Integrate SuDS features to create multifunctional spaces.				

Connected and Healthy Gedling

C+H1 - 20-Minute Neighbourhoods	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Maximise the accessibility to existing local facilities and bus stops within walking and cycling catchments.				
b) Facilitate desire lines across the site.				
c) Provide direct, convenient and attractive walking and cycling links that maximise their catchments.				
d) Design local centres in major sites to enclose streets and spaces with active frontages, and include convenient cycle parking facilities.				
e) Integrate proposed bus services avoiding the need for turning facilities and ensuring that all new homes are within a reasonable catchment of bus stops.				

C+H2 - Legibility	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Maximise connections to existing neighbouring developments, streets and spaces.				
b) Create a hierarchy of streets that can be easily recognised and followed.				
c) Enhance legibility by using three and two-dimensional cues.				
d) Locate open spaces and key landmark buildings where they can play a role in helping people navigate through an area.				

Connected and Healthy Gedling

C+H3 - Liveable Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Create plot ratios and retain outdoor amenity areas that reflect the character of the local area.				
b) Achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed.				
c) Ensure that dwellings do not overshadow neighbouring properties through applying the "45 degree" test.				
d) Achieve a minimum back-to-back distance of 21 metres between homes up to two-storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites lead to height differences between dwellings of at least one storey or more.				
e) Achieve a minimum back-to-side distances of 11 metres between homes up to two-storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more.				
f) Ensure that any windows on the gable end walls (except corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.				
Design proposals **should**:				
a) Ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.				

Connected and Healthy Gedling

C+H4 - Street Design	Yes	No	N/A	If 'No', justify
Design proposals **must:**				
a) Create street hierarchies reflecting local character and afford priority to walking, cycling and accommodate bus services.				
b) Maximise the mobility needs of different people and retain or enhance the permeability and connectivity.				
c) Avoid or minimise cul-de-sacs unless there are demonstrable constraints.				
d) Ensure separate pedestrian and cycle links between streets are well lit and overlooked, and as wide as smaller residential streets.				
e) Maximise natural surveillance.				
f) Provide appropriate lighting.				
g) Allow for future direct and ransom free connections.				
h) Integrate SuDS, landscaping and biodiversity features that can be adopted and managed.				

C+H5 - Cycle Parking	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Provide convenient cycle parking which encourage regular use.				
b) Include covered cycle storage for operational users and visitors, which can be overlooked.				
Design proposals **should**:				
a) Take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.				

Connected and Healthy Gedling

C+H6 - Parking	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Be well-integrated into streets, blocks and plots.				
b) Not dominate the local environment.				
c) Provide landscaped boundaries with tree planting.				
d) Be designed to form part of the street's character with similar surface treatments and landscaping.				
e) Only include residential parking courts if they are enclosed by homes on at least two sides with ground floor frontages.				

C+H7 - Waste Storage & Collection	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Ensure that streets are able to accommodate refuse vehicles.				
b) Identify forms of bin storage that have adequate capacity.				
c) For terraced homes, create waste storage solutions that are convenient to use and do not involve carrying bins any further than 25m to the waste collection point.				
d) For communal waste, forms of storage must be an integral part or designed as separate and bounded covered accommodation that is landscaped and accessible.				
Design proposals **should**:				
a) Take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.