Gedling Borough Council Design Code Framework

Small Sites (1 to 9 dwellings) Design Code

NOVEMBER 2024

Contents

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Introduction

This document forms part of the Gedling Design Code Framework which sets out the Council's expectations for good design in the Borough. It encourages exemplar and innovative designs that align with the Framework Principles. The Framework comprises five documents:

- a Core Design Code Document which applies to all development and provides useful background information;
- a standalone Design Code for alterations and extensions;
- a standalone Design Code for small sites (1-9 dwellings) (this document);
- a standalone Design Code for major sites (10 dwellings and greater); and
- an Observation Library which contains valuable background information to support applicants in understanding sites and their contexts.

The Gedling Design Code must be taken into account when submitting a planning application for one to nine dwellings.

How to use this Document

Step 1
Establish if the site:
- is in a conservation area;
- affects a listed building; or
- affects a non-designated heritage asset.

Step 2
Identify your site on the Coding Plan
Use the **Coding Plan** in the **Core Design Code Document** to identify the relevant Settlement Type and Local Area Type that the site is located in. The Core Design Code Document also provides helpful information on the character of the local area so you can ensure your proposal reflects the local context.

Step 3
Make sure your proposals accord with the Design Code requirements set out in the following pages. You will need to ensure that you have carefully observed the area around the application site.

Step 4
Complete the **checklist**, to show that all elements of the design code have been addressed. The case officer who assesses the planning application will use the same checklist to see if it complies with the design code. There may be valid grounds for not fully complying with the code(s) for reasons specific to a particular site or application, in which case any non-compliance should be fully justified.

Step 5
Submit the completed checklist with sufficient information to show how each Design Code requirement has been met, alongside other documents required as part of your planning application.

Design Code Principles

The Design Code addresses three themes, a **Characterful Gedling**, a **Greener Gedling** and a **Connected and Healthy Gedling**. Listed below are Design Principles that are relevant to proposals for developments of 1-9 dwellings. For each principle, applicants must observe the area around the application site to consider the local context and then be able to show that the proposal meets the design requirements for that principle. The reference (e.g. 'C1') for each principle cross refers to the Core Design Code Document which provides more detailed information.

For each principle, **observation** is important in order to consider the local context before demonstrating how each design requirement is met. For each principle there are requirements that **must** be met and requirements that **should** be met.

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
G7 - Biodiversity & Ecology

Connected & Healthy Gedling Principles

C+H3 - Liveable Homes
C+H7 - Waste Storage & Collection

Characterful Gedling

Development Patterns

C1

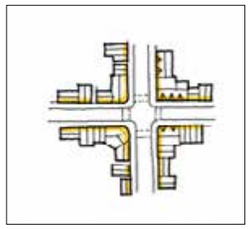
Settlements across Gedling Borough include key spaces and places, streets and built forms which are locally distinctive and characterful. How buildings are aligned, and the arrangement of streets and spaces will contribute to the character of the area. Orthogonal arrangements (Figure 1: Left) are more likely to be found in urban areas while curved streets with detached building forms (Figure 1: Centre) are more suburban. Irregular layouts (Figure 1: Right) can be seen in historic urban areas and villages.

Observe and Evaluate:

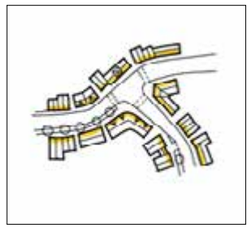
Applicants must observe the site and its context to identify patterns of development and key places and spaces adding character and local distinction. Applicants must demonstrate a clear understanding of the following:

- street and block patterns (including their size); and
- gateways and key spaces where streets meet.

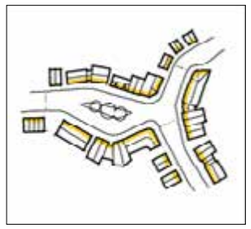
Figure 1: Examples of how buildings are aligned with streets and spaces in different parts of the Gedling Borough



Orthogonal streets with more continuous built forms



Curved streets with more detached built forms



Irregular layouts with a mix of continuous and detached built forms

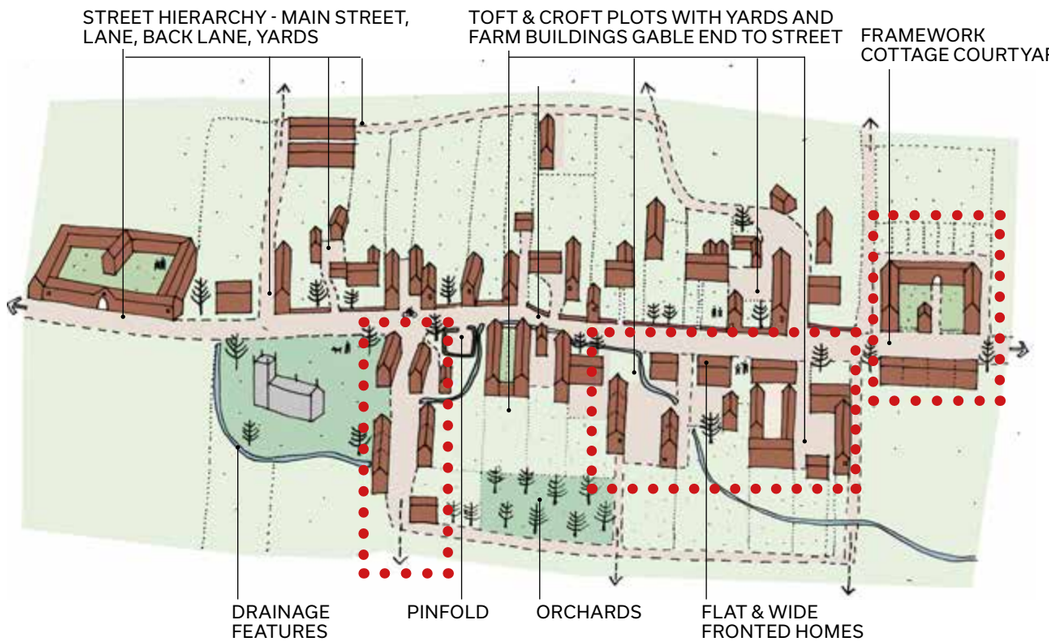
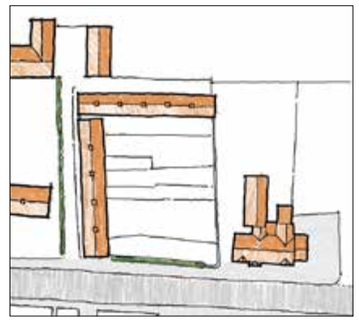
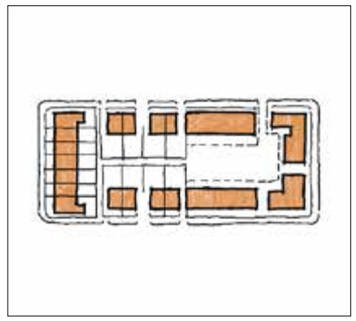


Figure 2: Historic Village Spatial Typologies in the Gedling Borough that show the variety of built forms addressing courts and streets © Proctor & Matthews

Patterns of tofts and crofts in the Historic Villages

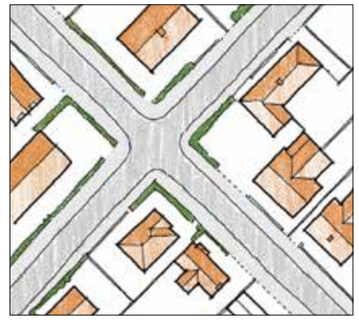


Framework knitters cottages arranged around a courtyard

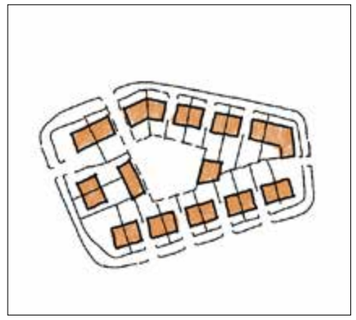


Perimeter block in higher density Urban Areas

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 3: The patterns of built forms that can be found across settlements in the Gedling Borough that relate to the Historic Villages, Former Colliery Villages and Mature Suburbs in the Urban Area

An understanding of development patterns should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) reflect distinctive development patterns in the local area.

Characterful Gedling

Characterful Homes

C2

The character of an area is also influenced by the size and configuration of plots. Design proposals need to reflect this plot structure and the design of new buildings needs to be influenced by the surrounding architectural character.

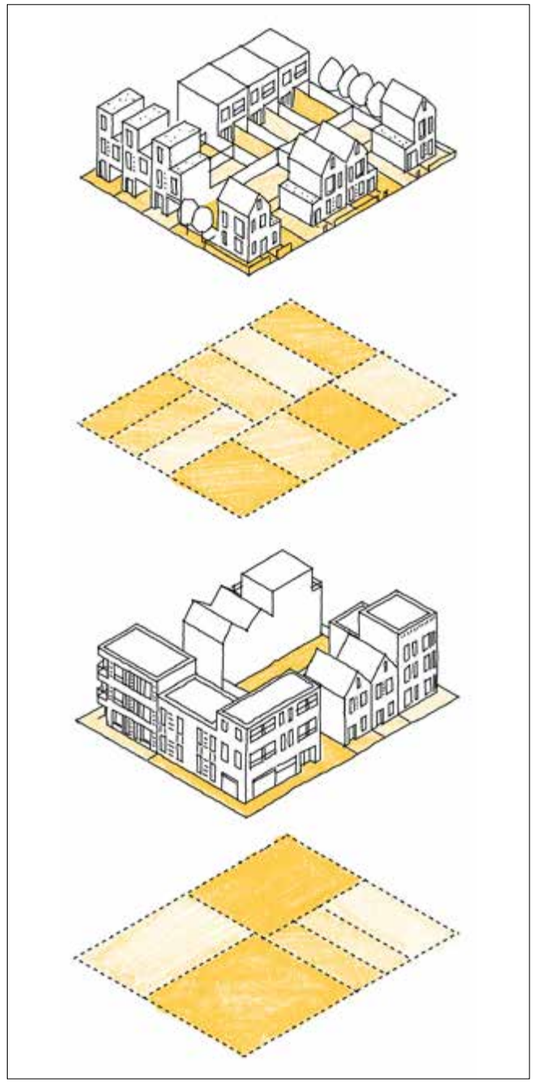


Figure 4: The size and configuration of plots contribute to the overall plot structure or "urban grain" and affects the size of buildings that are developed on them

Observe and Evaluate:

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

- the types of homes that contribute most to the character of the area and identity of the settlement;
- patterns of height, openness and enclosure, scale, massing, setbacks, plot depth, separation between dwellings and building lines;
- the relationship between frontages, the street and the amenity landscape;
- positive features within the more immediate context that contribute to local residential design; and
- attractive architectural features such as canopies, porches, bay windows, gables and brick detailing that contribute positively to the character of the area.

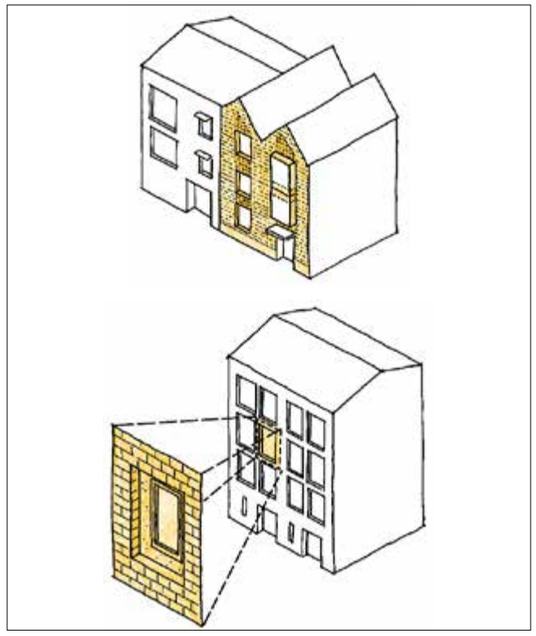


Figure 5: Including interesting details will ensure that buildings are attractive from a distance and close-up

Figure 6: Example of the architectural details that can be found at a traditional terraced house in Bestwood and framework knitter's cottage in Woodborough

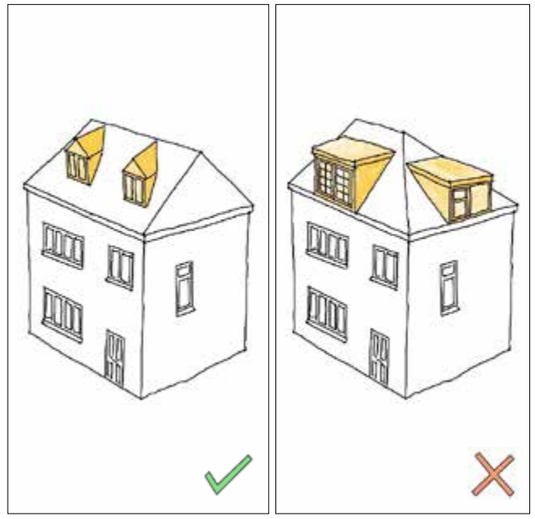


Figure 7: Getting the architectural detail right will be critical for features such as dormer windows

An understanding of local character and history should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) have regard to features that contribute to the character of the local area, as identified through the Observation Stage. It is more appropriate for the design of new dwellings to reflect their more immediate context;
b) demonstrate that the development is sympathetic to its neighbours in terms of size, proportion and form;
c) avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients; and
d) 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.

It should be noted that where the existing pattern of development does not accord with the design principles set out below, then this Design Code SPD takes priority over existing examples on the ground in order not to further erode local character. For sites where the immediate surroundings are dominated by generic or mixed designs, proposals must consider the wider context, making use of the Observation Library.

Desirable Requirements:

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

Densities

Densities vary across the Borough, reflecting a range of influences such as location, history, context, topography and access. Densities play an important role in defining settlement character and are affected by a set of features such as built forms, plot ratios and setbacks. The plot ratio is the proportion of building to its garden. Setback is the distance from the back of pavement to the building and will vary depending on the nature of the street.

Observe and Evaluate:

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

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

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

Mandatory Requirements:

Design proposals **must**:

a) reflect plot ratios of the local area;
b) avoid tandem/backland developments;
c) avoid interrupting clear patterns in the heights, scale and massing of building and the spacing between them; and
d) use dwelling types that are appropriate to the context and adjoining density.

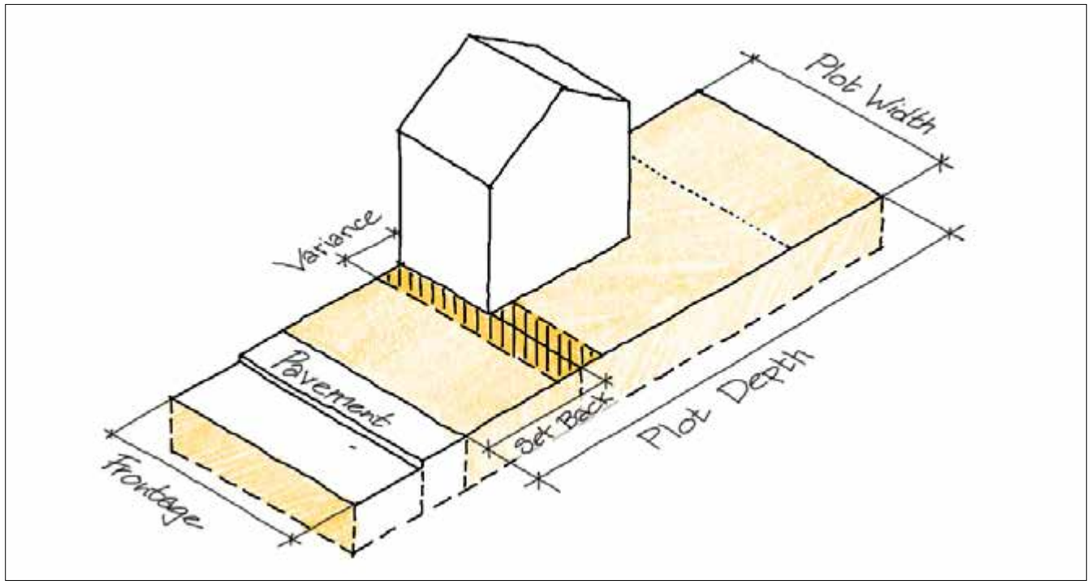


Figure 8: Key features of a plot and set back that can affect the density of development

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. and a consistent approach to building line in an area type helps give a coherent identity.

Observe and Evaluate:

Applicants must demonstrate a clear understanding of the following in the local area:

- whether boundaries are generally open or closed and the proportion of each;
- the height, width and depth of common boundary treatments; and
- whether boundaries are hard or soft (planted) and the proportion of each.

An understanding of boundary treatments should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) use boundary treatment design and materials which reflect local character;
b) use boundary treatments to clearly distinguish between public and private areas;
c) 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
d) avoid close boarded fencing on boundaries facing the public realm and car parking courts.

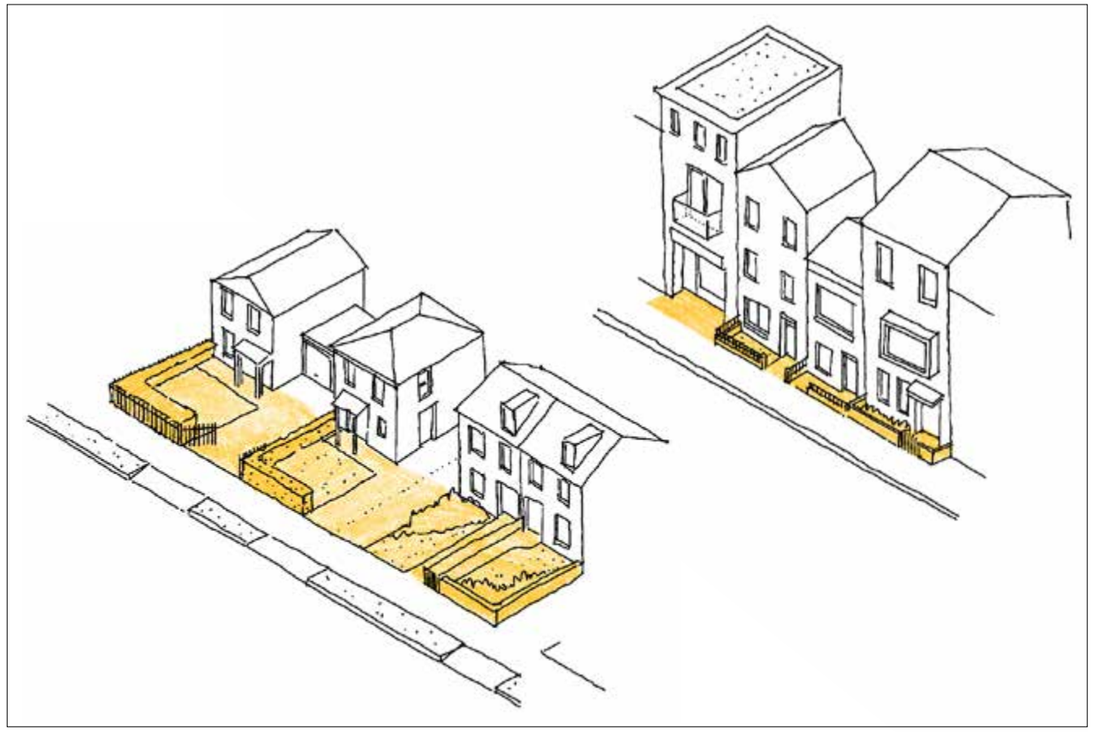
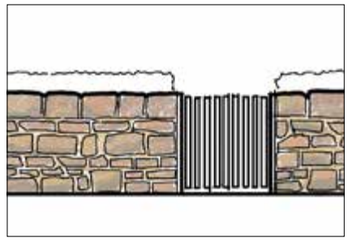
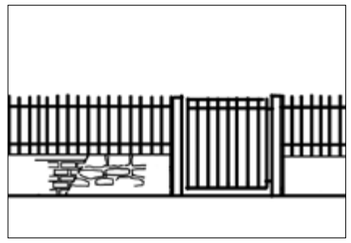


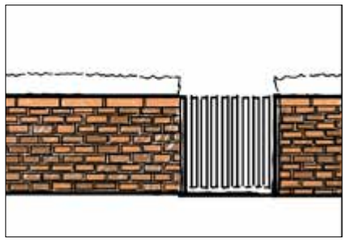
Figure 9: How frontages with consistent building lines, thresholds and boundaries can provide a coherent identity



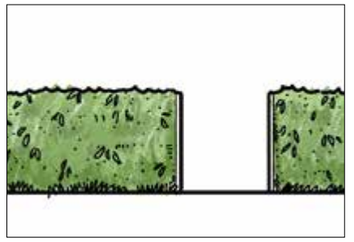
Limestone boundary wall reflecting treatments found in Linby and Papplewick and mature suburb of Woodthorpe



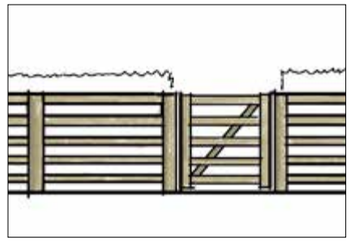
Low walls of brick or stone, sometimes with metal railings found in older parts of the urban area, particularly in he Mature Suburbs



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 10: Boundary Typologies that can be applied in Local Area Types in the Borough

Characterful Gedling

Materials

Historic development has a clear connection to the surrounding landscape, local building materials and manufacturing expertise, which ensure that local character is distinctive. There is also an opportunity to enhance the biodiversity of the site through the provision of materials, such as supporting bird and bee populations.

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 the Gedling Borough

C5

Observe and Evaluate:

Applicants must demonstrate a clear understanding of:

- building materials for walls, roofs, boundaries and architectural features specific to the local area; and
- materials found within the public realm in the local area.

An understanding of materials should be identified on plans and through survey work, which may also include photographs. The Observation Library provides more information on materials that are distinctive to different parts of the Borough.

Mandatory Requirements:

Design proposals **must**:

a) identify a building materials palette 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

The Borough is characterised by a varied topography which creates character and distinctive contexts for settlements, directly shaping how the Borough has evolved to the present day.

Observe and Evaluate:

Applicants must observe the topography of the site and its context and demonstrate a clear understanding of the following:

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

An understanding of topography should be identified 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 re-profiling 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.

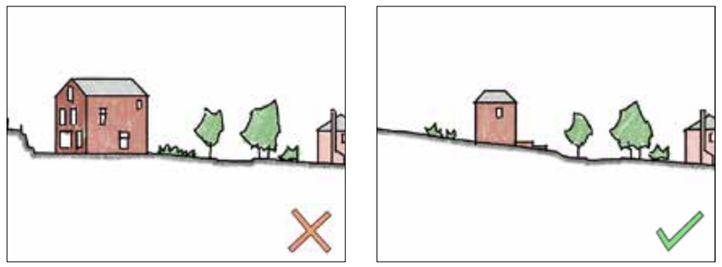


Figure 11: Illustration of how the scale, height and massing of development can affect the changes to the landform and need for banking or retaining walls

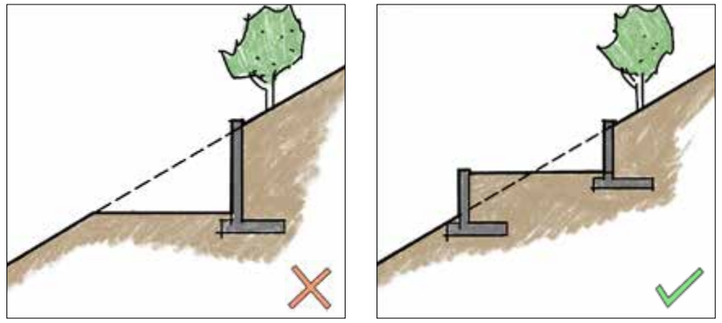


Figure 12: Where retaining structures are needed, avoid or minimise the need for overbearing retaining walls with more modest and¬¬ regular retaining walls

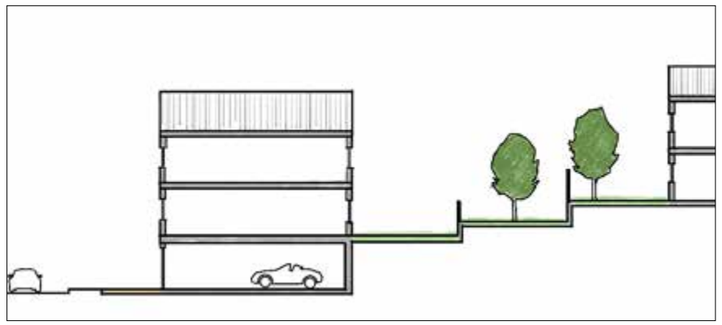


Figure 13: Steeper sites are more likely to require bespoke housing designs that will be more successful in responding to challenging gradients – where to locate car parking, rooms and minimise the height of retaining structures by terracing gardens

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.

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; and
- existing hedgerows, trees and woodland.

An understanding of green and blue infrastructure 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.

Mandatory Requirements:

Design proposals **must**:

a) protect and enhance existing distinctive features of Green and Blue Infrastructure;
b) create links to adjoining Green and Blue Infrastructure (if any);
c) include planting to improve the amenity of new and existing dwellings; and
d) provide SuDS/soakaways to help soften the relationship to the streetscape.

Hedgerows and trees are valuable ecological features to protect and enhance

Greener Gedling

Interfaces

G3

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 should not only be considered as constraints but as opportunities.

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; and
- topography and level changes.

Mandatory Requirements:

Design proposals **must**:

a) address ecological sensitivities with appropriate protection;
b) in locations adjacent to town centres or other retail, commercial and employment uses, create designs that protect future occupants' amenity; and
c) avoid development with abrupt edges that lack connectivity and preclude views from the site into the countryside or of designated heritage assets.

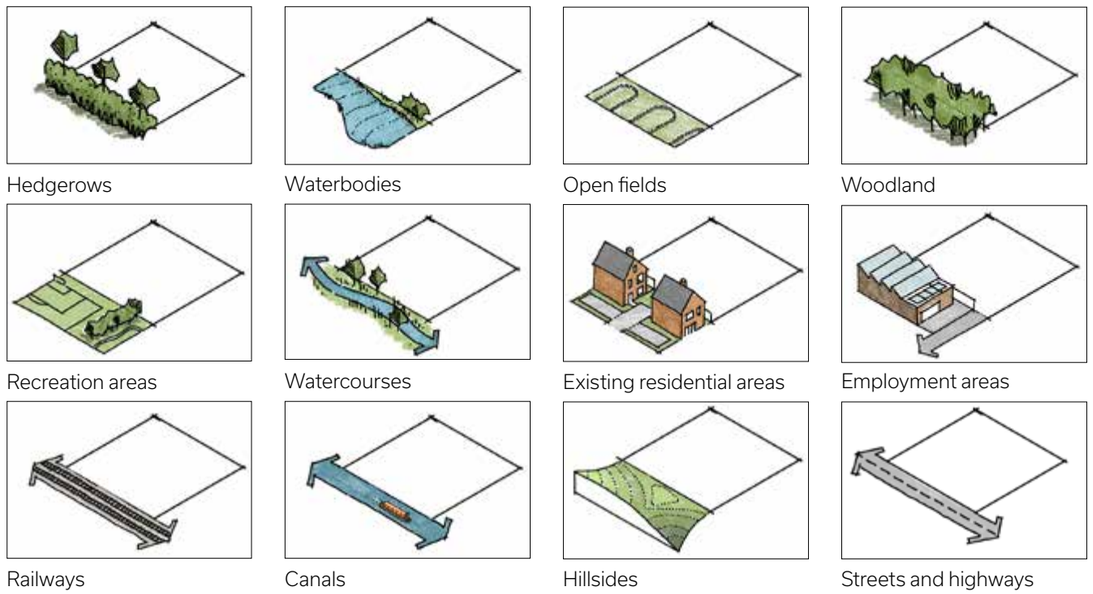


Figure 14: Examples of the variety of ways that sites interface with existing natural and built features

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.

An understanding of the micro-climate of the site should be identified on plans and through survey work, which may also include photographs.

Observe and Evaluate:

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

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

Mandatory Requirements:

Design proposals **must:**

a) mitigate negative impacts such as winds and shadows of any existing large buildings;
b) avoid the creation of inhospitable environments, such as arrangements that can act as wind barriers or housing close to large scale buildings that offer limited daylight penetration to amenity spaces;
c) contribute to climate resilience, passive energy gains, and energy efficiency, such as with south facing elevations with larger window openings; and
d) include tree planting which can assist in reducing wind exposure and urban heat island effects.

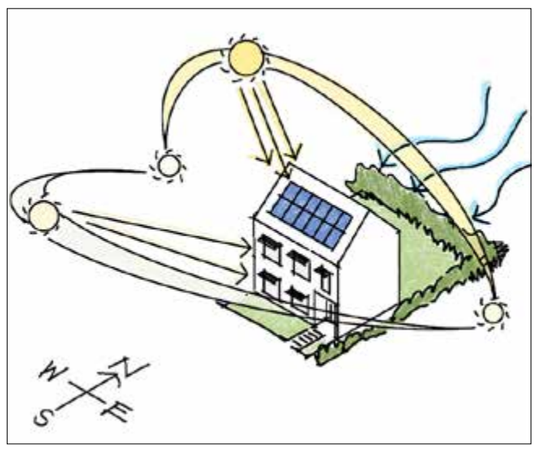


Figure 15: How to consider the layout and arrangement of development to respond to micro-climates

Greener Gedling

Low Carbon Homes

There is an opportunity for the design of new development to help achieve a step change in sustainable design and construction. More information is provided in the Council's 'Low Carbon Planning Guidance' (May 2021), which relates to large sites.

Observe and Evaluate:

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

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

Mandatory Requirements:

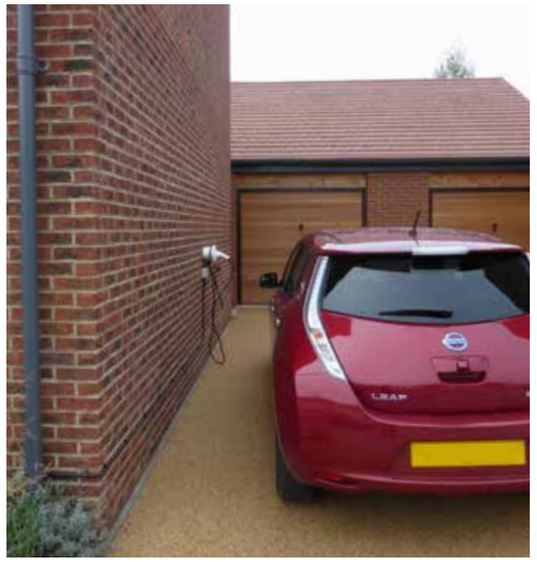
Design proposals **must**:

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 or 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-mineral construction waste (e.g. packaging, timber, plastics) on site.



Home electric vehicle charging

Example of a heat pump installation.

Greener Gedling

Biodiversity and Ecology

There is an opportunity to enhance the biodiversity of sites through the provision of features that support bird and bee populations.

Observe and Evaluate:

An understanding of features of biodiversity and ecology value should be identified on plans and through survey work, which may also include photographs. Applicants must demonstrate a clear understanding of:

- connectivity of habitats on site and beyond; and
- opportunities for increasing Biodiversity Net Gain across the site.

Mandatory Requirements:

Design proposals **must**:

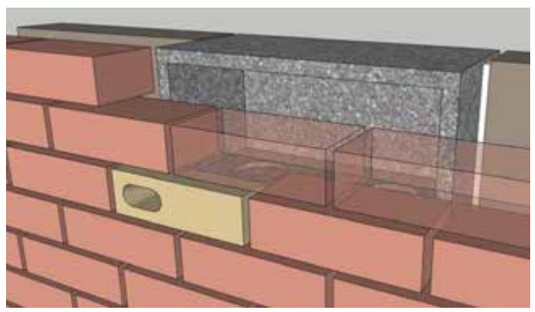
a) provide connections between ecology habitats within and adjoining the site; and
b) avoid the use of artificial grass.

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

Connected and Healthy Gedling

Liveable Homes

Well-designed residential developments are essential for the wellbeing of residents. New homes must 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 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.

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.

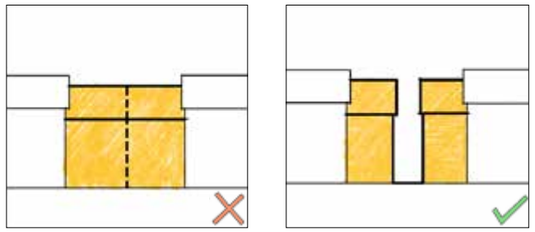


Figure 16: Avoid extending up to boundaries where this is likely to cause a terracing effect

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.

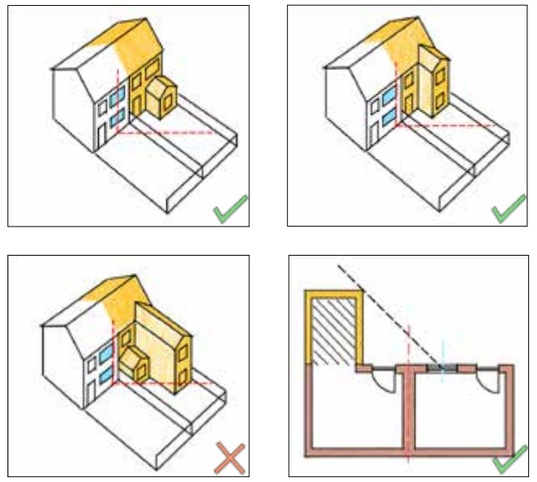


Figure 17: How to apply the "45 degree" test for single and two-storey extensions

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.

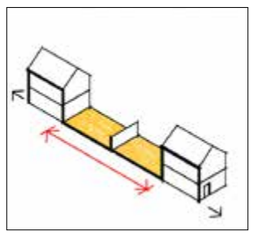


Figure 18: Houses that overlook each other require a minimum back-to-back distance of 21 metres

Mandatory Requirements:

Design proposals **must**:

e) achieve a minimum back-to-side distance 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.

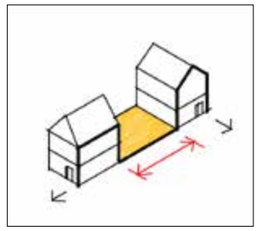


Figure 19: Side gable elevations opposing rear elevations require a minimum back-to-side distance of 11 metres

Desirable Requirements:

Design proposals **should**:

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

Connected and Healthy Gedling

Parking

Car parking affects the quality of a place and how it is used, particularly by pedestrians. Careful design and integration of parking is important to ensure that it will contribute positively to the character of new developments, encourage efficient use 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 (February 2022). Cycle and motorcycle parking is addressed by Nottinghamshire County Council's Highway Design Guide, which also provides guidance on the design of parking provision.

Observe and Evaluate:

Applicants must explore the site and its context to:

- identify provision for electric vehicle parking both on and off street;
- understand 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); and
- identify opportunities for forms of provision that can be well integrated into the proposed development.

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.

Appendix A:
Design Code Compliance Checklists

Small Sites (1 to 9 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) Reflect distinctive development patterns in the local area.				

C2 - Characterful Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Have regard to features that contribute to the character of the local area, as identified through the Observation Stage.				
b) Demonstrate that the development is sympathetic to its neighbours in terms of size, proportion and form.				
c) Avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.				
d) 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 outhouse and coal stores, if this is characteristic of the local context.				

C3 - Densities	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Reflect plot ratios of the local area.				
b) Avoid tandem/backland developments.				
c) Avoid interrupting clear patterns in the heights, scale and massing of buildings and the spacing between them.				
d) Use dwelling types that are appropriate to the context and adjoining density.				

Characterful Gedling

C4 - Boundaries and Thresholds	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use boundary treatment design and materials which reflect local character.				
b) Use boundary treatments to clearly distinguish between public and private areas.				
c) Use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG).				
d) Avoid close boarded fencing on boundaries facing the public realm and car parking courts.				

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.				

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.				

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.				

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.				

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) 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.				

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 21m 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 11m 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.				

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.