

Policy 2 Achieving Well Designed Places

1. Development proposals should demonstrate a high design quality that will contribute to the character of the areas as defined in the Findern Design Guidance and Code 2024.

2. In a proportionate way, depending on the nature of the development, proposals are required to demonstrate that they have taken into account the Design Codes as set out in Section 4 of the Findern Design Guidance and Code 2024*. Proposals should;

- a) respond to the local character of the immediate area and provide a clear rationale for how this is taken into account in the design of the proposals, (A1, A2, B5, A3)**
- b) use materials that reinforce the existing character as defined in the Findern Design Guidance and Code 2024 so that the hues reflect the overall colour palette, (A2),**
- c) have a scale and massing that reflects neighbouring properties, (A1, A2),**
- d) have a layout that maximises opportunities to integrate new development with the existing settlements, public spaces and footpath network (D1, D2, B5)**
- e) have window sizes and architectural detailing that reinforces the character area in which they are located (A2, B6)**
- f) use buildings, landscaping and planting to create/reinforce well defined streets and attractive green spaces (B5, D1, D2),**
- g) provide direct and safe access points for pedestrians and cyclists and enhance existing non-vehicular connectivity within the built-up areas and to the countryside (C2),**
- h) include landscaping schemes that protect existing street trees and include hedgerows and shrubs to reflect the green character of existing streets (C1),**
- i) ensure car parking provision doesn't dominate the street scene (C3),**
- j) incorporate sustainable design features to maximise energy efficiency (E1, E2)**

3. Development boundaries that adjoin the open countryside should include trees and hedgerows to allow a soft transition to the surrounding fields (B5, D1).

***The reference to specific design codes relates to the criteria listed, but is not intended to be exhaustive, all design codes need to be taken into account where relevant**