

Findern

Design Guidance & Codes

March 2025

Quality information

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Introduction

01

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood, and deliver attractive, sustainable development that meets the needs of local people.

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Findern Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes document.

This document covers the Findern Neighbourhood Area (NA), an area equivalent to the parish. The Steering Group seek to establish design guidance and codes to influence the character and design of new development across the entire NA, including Findern village, the nearby Highfields development, and the surrounding open countryside.

The distinctive character of Findern village and the nearby Highfields development, alongside the importance of their continuation as separate settlements are key considerations. As such, the guidelines and codes provided within this document are focused on ensuring that development provides local distinctiveness, enhances connections to green infrastructure, and responds sensitively to settlement edges.

The codes and guidance within this document are underpinned by a baseline assessment of the built and landscape character across the wider Findern NA, as well as an assessment of four different area types identified and their individual character.



Figure 01: View of the Green and All Saints Church in the background



Figure 02: The Green, 19

1.2 The purpose of design guidance and codes

Design guidance and codes aim to raise the quality of new development by providing a clear framework for creating healthy, safe, sustainable, and distinctive places.

Design codes are a set of concise, often illustrated design requirements for how to develop a housing site, or housing generally within an area. They can provide greater assurance for communities and clarity for developers about the design of new development. They generally apply to new development that requires planning permission.

Neighbourhood Plan design codes align with the national planning policy requirement for taking account of local design preferences. They enable the local community to set out design standards within the context of national and local policies. This involves communities in early discussions about the design of new homes and other development in their area.

The first step in the production of a design code involves identifying what design quality means for Findern, taking into consideration what makes the area special. A series of design codes and guidelines (which align with the ten characteristics of good design as set out in the National Design Guide) - have then been developed to protect and enhance the unique character of the area.

Please note:

Both design codes and guidelines are contained within this document, highlighted within green boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

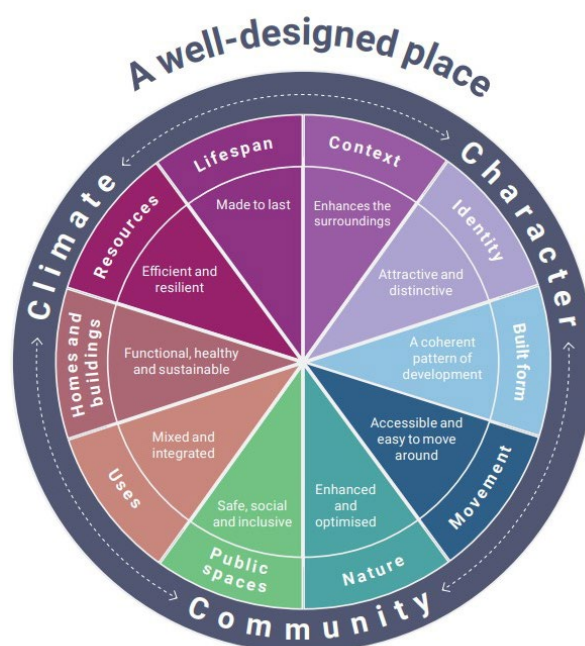


Figure 03: The ten characteristics of well-designed places, as set out in the National Design Guide (MHCLG).

1.3 Who should use this guide

This document is a valuable tool in securing context-driven, high-quality development. It will be used differently by different people in the planning and development process (see Table 01).

This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality. Through active participation and conversation, key stakeholders can use the guide to shape the key issues and ways to adequately respond to them in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design codes and guidance as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidance should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes and guidance are complied with.
Community groups & Local Residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Potential users

1.4 Neighbourhood plan vision and community objectives

This document forms part of the evidence base for the emerging Neighbourhood Plan on design related issues. This document is locally specific and sets clear requirements that relate to Findern and its area types. The overarching aim of this document is to protect and enhance the urban and rural character of Findern in line with the Neighbourhood Plan vision and objectives.

Findern Parish Council will be engaging the local community through a combination of consultations and questionnaires in order to develop their Neighbourhood Plan document. At the time of writing, the emerging Findern Neighbourhood Plan describes the following draft vision and community objectives for the Neighbourhood Area:

"By 2040 Findern Parish will be a sustainable and thriving community. Quality of life and a sense of community spirit will have been maintained and where possible enhanced. There will be continued and extended direct access to the countryside for leisure and recreation. Local facilities, including schools, a village hall, church, shop and access to a community building at Highfields, will be sufficient to meet local need.

The Parish will contain a mix of housing types, some within a rural setting and some next to Derby City. New development will be of a high design standard, that has reinforced the local character and is of a low carbon construction. Development will be designed and located to respect the wider landscape and the sense of openness and separation between the urban edge of Derby City and the rural character of the rest of the Parish will have been retained. Areas that have environmental significance will remain protected.

The proximity to the A50 and A38 will continue to provide good connections to the strategic road network and to neighbouring towns and cities for residents and businesses. The combined benefits of a network of Parish wide walking and cycling routes and site related local enhancements will provide active travel options and recreation.

In combination this ensures that residents have a healthy, happy and prosperous life."

Findern Neighbourhood Plan Vision



Community Objective 1: To support sustainable growth of an amount and type that meets objectively assessed local and district need. Most growth will be on allocated sites.



Community Objective 2: To protect the rural character of Findern village (reflecting local densities and the historic character) and to protect the sense of openness and separation between Findern village and Highfields.



Community Objective 3: To protect and enhance the landscape, and surrounding open countryside, ensuring development minimises its impact on the natural and built environment. Ensuring that the green spaces on the western edge of Highfields are protected, maintained and enhanced, reflecting their function as a community asset and providing a soft transition from the edge of Derby City to the countryside.



Community Objective 4: To ensure development is designed to a high quality that reflects local character, topography, landscape sensitivity, green gaps and views as detailed in the Findern Parish Design Code 2024.



Community Objective 5: To protect and improve the parks, play areas and other green spaces that are highly valued assets for local people.



Community Objective 6: To contribute to an improving quality of life for all residents by promoting a level of growth that is balanced with an expansion in the range of local facilities and services (where possible) that will enable Findern Parish to thrive. Particularly providing a community building at Highfields.



Community Objective 7: To protect and enhance access to the countryside for walking and cycling to access jobs, services and for leisure and recreation.



Community Objective 8: To protect and enhance the rich flora and fauna of the Parish particularly the mature trees, hedgerows and areas designated for their nature conservation.



Community Objective 9: To ensure development does not increase surface water flooding, taking into account existing water courses and high ground water levels across the whole Parish, and to encourage design solutions that incorporate sustainable drainage systems that have multi benefits like increasing the biodiversity of the area.



Community Objective 10: To ensure future expansion takes into account the existing road infrastructure capacity and enhances non-vehicular routes for walking and cycling so that the pedestrian and cycling environments are enhanced by an improved and extended integrated network of active travel routes across the Parish.

1.5 Site visits, process, and engagement

This document has resulted from a collaborative effort between the Findern Neighbourhood Plan Steering Group and AECOM, reflecting the priorities of local residents.

An inception call between AECOM and representatives of the Findern Neighbourhood Group was undertaken on Monday 26th February to explore the group's key aims and objectives and to address any initial concerns or queries. A one day site visit then took place in Findern on Friday 22nd March, commencing with an in-person meeting and followed by a tour of the Neighbourhood Area, via car and on foot.

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.

Figure 04: (Below) Design codes and guidelines production process

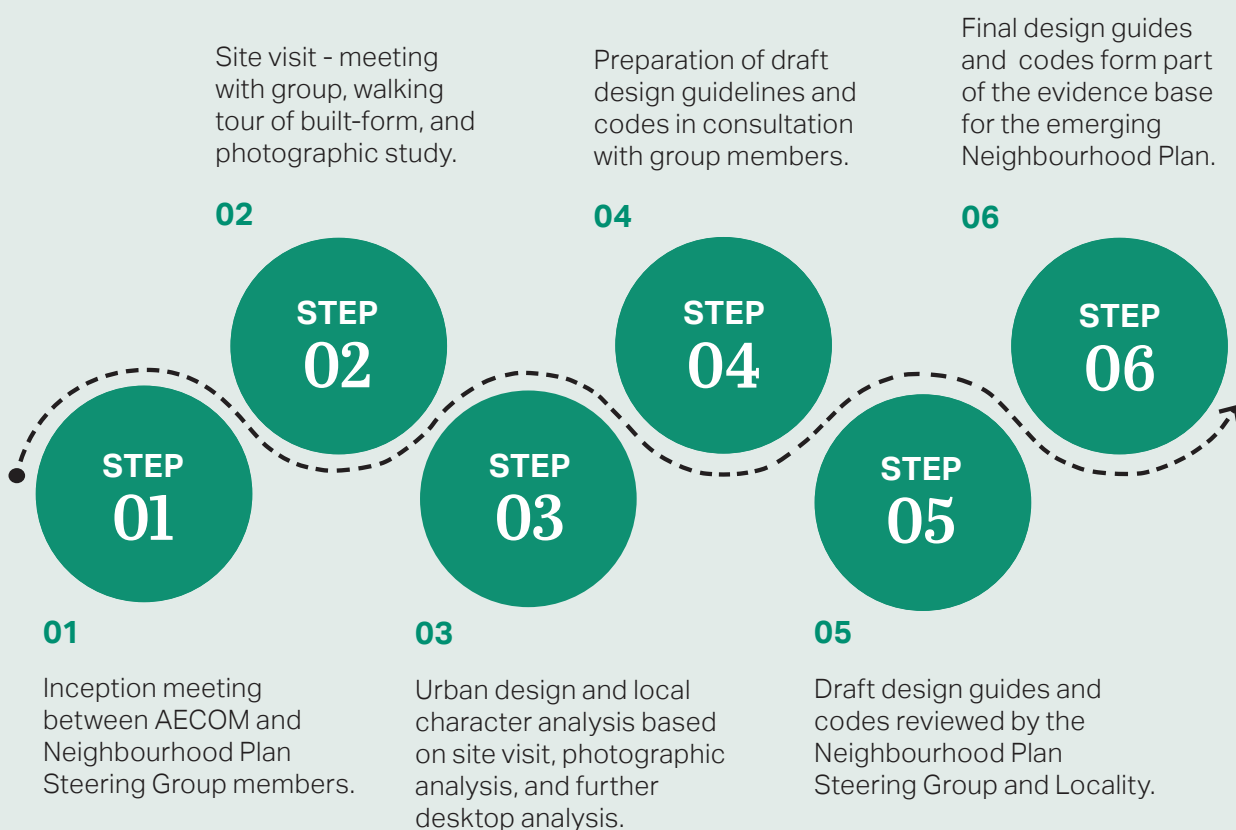




Figure 05: Members of the Neighbourhood Plan Steering Group and representatives from AECOM undertook a tour of the Neighbourhood Area, both on foot and by car.



Figure 07: Findern village is the historic settlement within the Neighbourhood Area, with a traditional village green and Grade II Listed church at its heart.



Figure 06: Highfields is a recently completed residential development to the north of the Neighbourhood Area. Comprising over 1000 homes, this settlement is an extension of Derby's outer suburbs, completely separated from Findern village.

1.6 Study area

Findern is a picturesque rural village and civil parish located in the South Derbyshire District of the East Midlands, approximately 5-6 miles south of Derby. The Neighbourhood Area (equivalent to the parish) has an area of 5.27km² and a population of around 4,070 (2021 Census).

Due to the growth of Derby in recent years, part of the urban area of the city has expanded into the northern part of the parish, resulting in the population growing from 1,669 (2011) to 4,070 (2021). The resulting Highfields development is functionally separate to Findern village, with its own distinct identity.

Outside of the Derby city boundary, Findern village itself is surrounded by picturesque landscapes typical of the Midlands, with much of the Neighbourhood Area comprising of open countryside. Residents benefit from this direct access to open, green space.

Despite its rural location, Findern enjoys convenient access to major cities such as Derby and Burton upon Trent, with two major A-roads offering

convenient vehicular connections. The South Derby Integrated Link is a proposed route which could form another key part of the movement network within the area. This route (highlighted in Figure 9) would potentially run through open countryside, between Findern village and the Highfields development.

Key features of the study area:

- Rural village of Findern separated from the urban area of Derby (including Highfields) to the northeast. The green gap between these settlements is a key consideration.
- Population of parish seen significant growth due to expansion of suburban Derby around Heatherton Village/ Littleover.
- Rural landscape and ancient field lines throughout area.
- The NA occupies a strategic position beside several A roads including the A38 (Burton Road) and A50 (Derby Southern Bypass).



Figure 08: Findern village (left) and Highfields (right) are the two main settlement areas within the Neighbourhood Area.

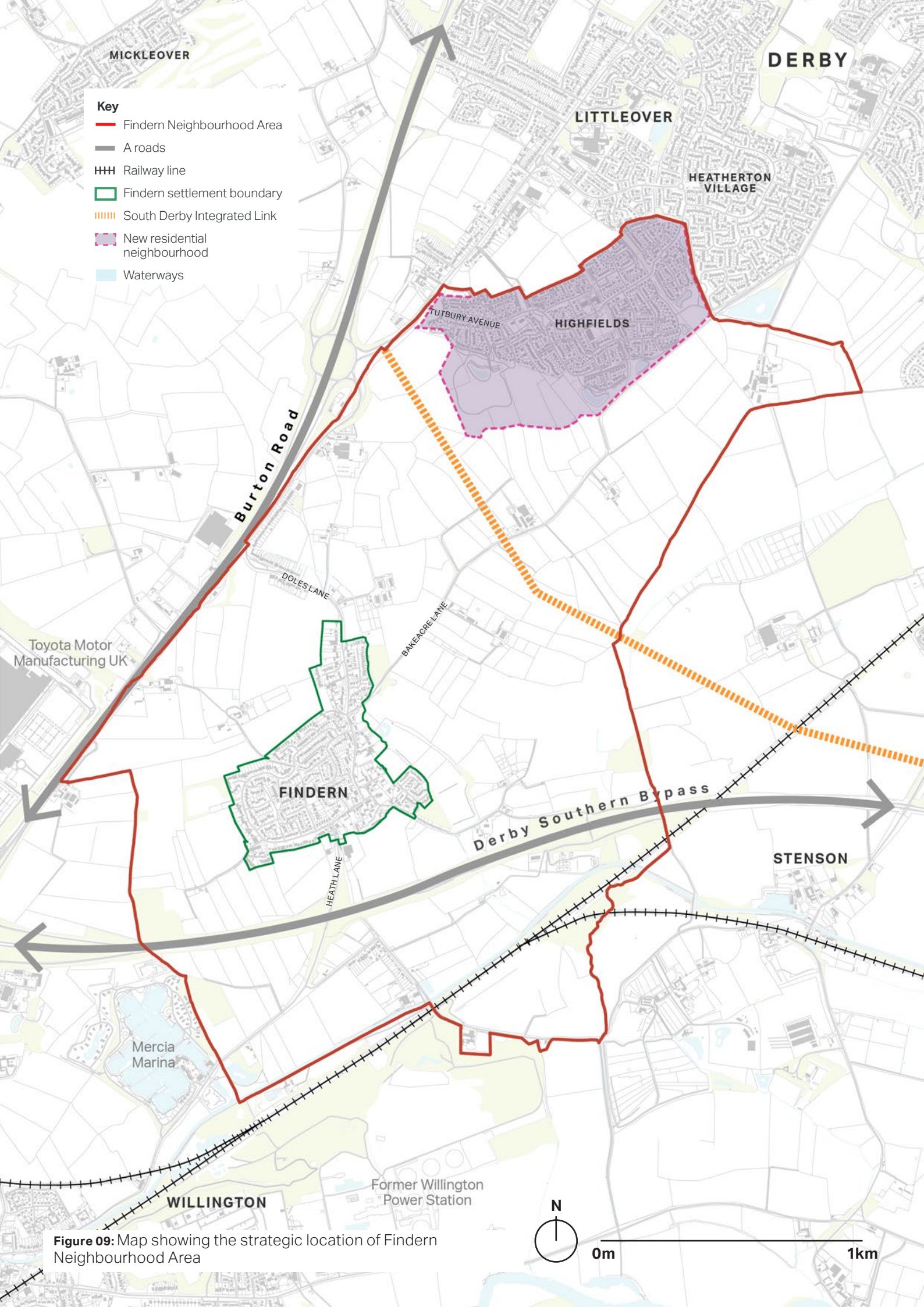


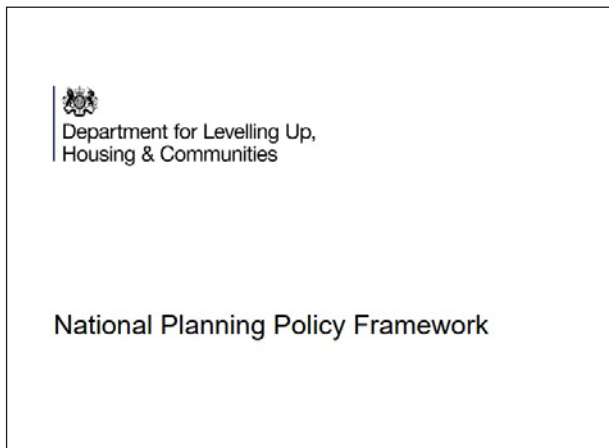
Figure 09: Map showing the strategic location of Findern Neighbourhood Area

1.7 Policy context

This section outlines the national and local planning policy and guidance documents that have influenced the development of this document.

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design code. The following text identifies relevant planning policies and guidance at both the national and local level.

1.7.1 National Planning Policy Framework & Guidance



National Planning Policy & Guidance (revised December 2024) MHCLG

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental, and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Plan areas, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed places, emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

The NPPF notes that, 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

The NPPF can be found at the following link: <https://www.gov.uk/government/publications/national-planning-policyframework--2>



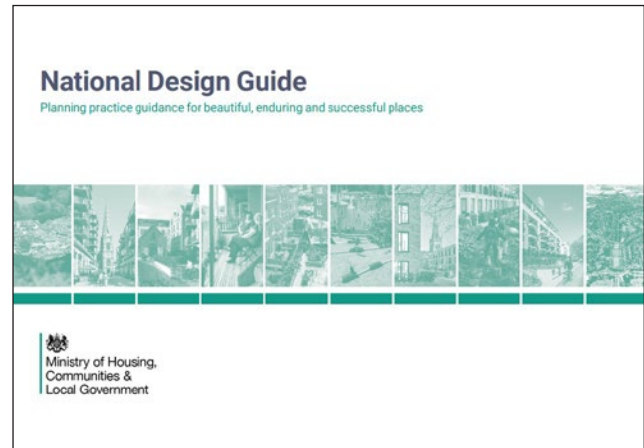
National Model Design Code (2021) MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. They support the ambitions of the National Planning Policy Framework (NPPF) to utilise the planning and development process in the creation of high-quality place-making. The NDG states that “specific, detailed and measurable criteria for good design are most appropriately set at the local level”.

The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.

The NMDC can be found at the following link: <https://www.gov.uk/government/publications/national-model-design-code>.



National Design Guide (updated January 2021) MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. As a companion document, it supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges.

The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

The NDG can be found at the following link: <https://www.gov.uk/government/publications/national-design-guide>.



Manual for Streets (2007) Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

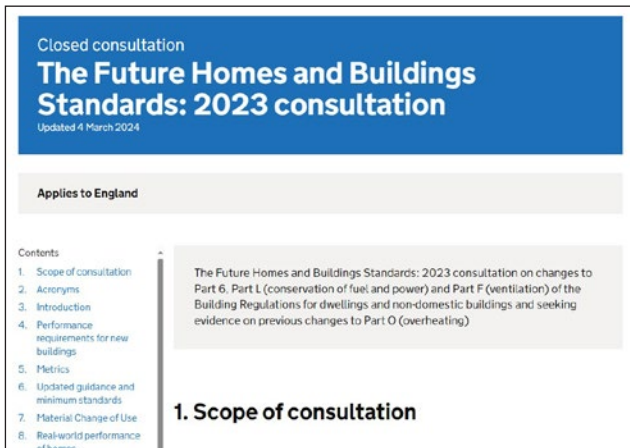
MfS can be found at the following link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf



Building for a Healthy Life (2020) Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The name reflects the key role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments. It also provides useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL can be found at the following link: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>



Future Homes Standard (2025) MHCLG

The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025.

All homes will be 'zero carbon ready', becoming zero carbon homes over time as the electricity grid decarbonises, without the need for further costly retrofitting work.

From 2025, new homes built to the Future Homes Standard should have carbon dioxide emissions at least 75% lower than those built to current Building Regulations standards.

The Future Homes Standard is yet to become effective into law, but once adopted - any new development will be expected to comply with (or exceed) the standards set out.

1.7.2 Local Planning Policy & Guidance

Findern is a village and civil parish in the South Derbyshire District, itself part of the County of Derbyshire. The following planning and design documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the area's Local Plan and Supplementary Planning Documents (SPDs).

SCOPE OF LOCAL POLICY & GUIDANCE

-  County level - Derbyshire
-  District level - South Derbyshire
-  Parish level - Findern

Planning and design guidance	Adoption date
The Landscape Character of Derbyshire	2013
South Derbyshire Local Plan Part 1 (2011-2028)	2016
South Derbyshire Local Plan Part 2 (2011-2028)	2017
Local Green Spaces Plan	2020
South Derbyshire Design Guide SPD	2017
South Derbyshire Design Guide - House Extensions SPD	2017
Cycling Strategy SPD	2001
Trent and Mersey Canal Conservation Area Character Statement	2014
Findern Neighbourhood Plan	Emerging

The Landscape Character of Derbyshire

Building upon the National Character Area (NCA) designations set out under the Countryside Character Initiative - this assessment subdivides the 10 NCAs that cover Derbyshire into 39 Landscape Character Types (LCTs). Planting and management guidelines for both trees and woodland have been included at the end of each LCT description.

Findern NA sits across 2 NCAs - Needwood and South Derbyshire Claylands and Trent Valley Washlands. Within these the following LCTs also apply: Settled Farmlands, Lowland Village Farmlands, and Wet Pasture Meadows.



South Derbyshire Local Plan

South Derbyshire Local Plan Part 1 (Adopted June 2016)

The Adopted Local Plan Part 1 covers the period 2011 to 2028 and is the strategic element of the Local Plan.

It sets the long-term vision, objectives, and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the district over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications.

South Derbyshire Local Plan Part 2 (Adopted November 2017)

The Local Plan Part 2 proposes non-strategic housing allocations and detailed development management policies.

Local Green Spaces Plan

Adopted in September 2020, this is a companion document to the Local Plan Part 1 and 2, and allocates Local Green Spaces across the District, aligning with NPPF guidance.

Local Plan Review

Both Parts of the Local Plan are now under review, with the emerging Local Plan currently at Issues and Options stage, and the latest consultation taking place in 2022.

Supplementary Planning Documents

South Derbyshire Council have produced several Supplementary Planning Documents (SPDs) which offer additional guidance of a more specialised nature which covers a range of issues, both thematic and site-specific in scope. South Derbyshire's portfolio of SPDs positively address several local planning matters, complementing a number of policies in its Local Plan. Relevant SPDs include:

- Affordable Housing
- Display of Advertisements
- South Derbyshire Design Guide - House Extensions
- South Derbyshire Design Guide
- Trees and Development
- Cycling Strategy

South Derbyshire Design Guide SPD

South Derbyshire adopted the South Derbyshire Design Guide in 2017 seeking to improve the design quality of new development in the Borough. It also adds further information on design principles set out in Local Plan Part 1 policy BNE1 Design Excellence. The guide seeks to cover all types of development, from new residential and commercial schemes to conversions and extensions.

Supplementary Planning Documents

South Derbyshire Design Guide - House Extensions SPD

An Appendix of the above Design Guide SPD - this document provides design guidance on house extensions. It seeks to ensure that extensions are in keeping with the main dwelling and the general character of the area and avoid unreasonable impact on the living conditions of the occupiers of nearby dwellings.

Cycling Strategy SPD/Cycle Network Draft SPD

Adopted on 22nd February 2001, the main aim of the Cycling Strategy SPD is to promote cycling within the District of South Derbyshire.

At the time of writing, South Derbyshire District Council are however consulting on a draft Cycle Network Supplementary Planning Document (SPD) which will replace the Cycling Strategy SPD when adopted.

This SPD seeks assist in guiding the negotiation of developer contributions toward the provision and enhancement of the Derbyshire Key Cycling Network (KCN) and Local Cycling Network (LCN) within the District where a need is identified under South Derbyshire Local Plan Part 1 Policy INF2.

Trent and Mersey Canal Conservation Area Character Statement (2014)

The Trent and Mersey Conservation Area was designated on 19th May 1994. Published in 2014, this Conservation Area Character Statement provides additional detail - setting out the special historic and architectural interest that makes the character and appearance of the Trent and Mersey Canal worthy of protection.

It also maps a number of non-listed buildings and bridges, important mileposts, and open spaces which contribute positively to the special architectural or historic character of the area.

Findern Neighbourhood Plan (emerging)

The Neighbourhood Plan is a community-led statutory development plan used in determining planning applications. The Neighbourhood Plan contains the views of the local community and reflects the topics identified as being of particular importance.

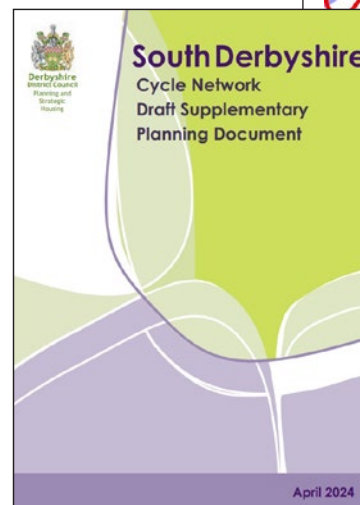
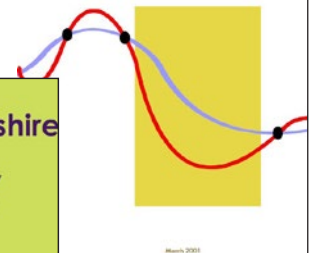
At the time of writing, the Findern Neighbourhood Plan Steering Group are in the early stages of creating a Neighbourhood Plan for Findern. A Neighbourhood Area (NA) has been designated and the vision and objectives for the Plan have been confirmed.

Once adopted, the Neighbourhood Plan will play a key part in deciding how and where development happens within the Neighbourhood Area.

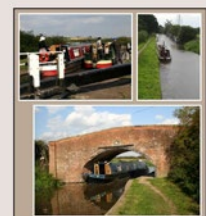


South Derbyshire District Council

2001 Cycling Strategy



Trent & Mersey Canal Conservation Area Character Statement



2014

SOUTH DERBYSHIRE DISTRICT COUNCIL



Neighbourhood
context

02

2. Neighbourhood context

This chapter outlines the constraints, landscape character, built heritage, and context of the village and the wider Neighbourhood Area (NA).

2.1 Findern's distinctive characteristics

The historic village is arranged along Main Street / Doles Lane, while the rest of the settlement was predominantly built in the 20th/21st Centuries. One of the distinctive features of Findern is the mix of styles, that encompasses barns, cottages, terraces, and 20th-Century semi-detached and detached houses. Materials are also mixed, including red brick, yellow brick, render, and stone.

The village significantly expanded during the previous Century but still preserved its rural feel thanks to low-rise buildings and the connection with the surrounding countryside.

The village is walkable thanks to the proximity of the key amenities and the presence of a good network of pavements and footpaths.

Despite the proximity to Derby, the village is immersed in the open landscape, therefore nature is a key element for Findern, with numerous (and varied) views of the countryside available. Countryside views framed by streets and buildings are one of the key contributors to Findern's character. Grass verges and green areas also contribute to the quality of the village and its green infrastructure network.

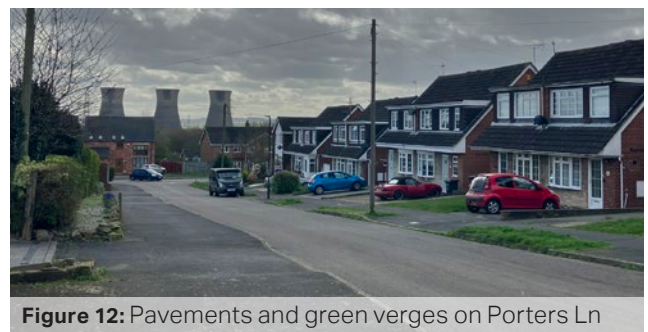
Mixed materials



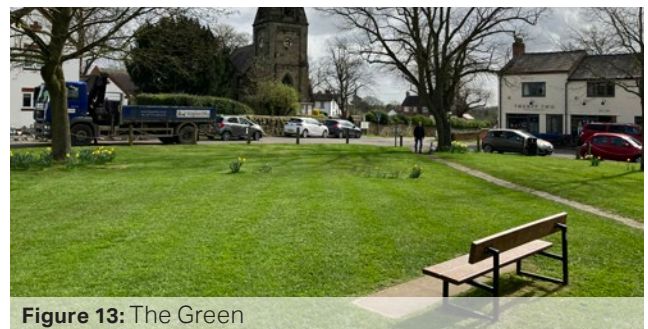
Rural feel



Walkability



Grass verges and green areas



2.2 Historic development timeline

Findern has a rich history that spans centuries, marked by significant developments that have shaped its identity and landscape. Originally settled during the Saxon era, Findern gradually evolved from a small agricultural community into a thriving village with strategic importance. The following timeline highlights a selection of significant development events.

Numerous black and white painted nineteenth century cottages are clustered within the historic core, including The Old Forge, a former farm, and blacksmith's shop.

19th Century

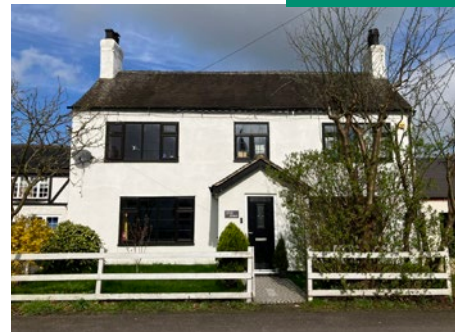


Figure 14: An example of 19th Century development

First evidence of a settlement in Findern.

Findern is mentioned in the Domesday Book.

Saxon Era

1086

Findern evolved from an agricultural community into a thriving village with strategic importance.

Early Middle Ages

Trent and Mersey Canal opens, joining the River Trent and River Mersey,

1715

1777

Tower House (originally a windmill) was constructed.

Weaving industry peaks, and cottages along Main Street constructed, with each dwelling containing its own loom.

1839

Birmingham and Derby Junction Railway opens.

1846



18th Century



Figure 15: Somerville House, and example of 18th Century development.

Vertical alignment of fenestration and overall symmetry can be seen in the facades of 18th Century buildings, typical of the Georgian period. Red brick is a commonly used material.

20th Century



Findern saw major expansion over the mid-late 20th Century with several large residential developments constructed, typical of their time. Detached homes, bungalows, and some terraced properties can be seen in these areas.

Figure 16: Examples of 20th Century development, as seen to the west of the historic core.

1863-64



Tower House was converted into a private dwelling.

Findern Primary School is constructed.

The village green is restored.

1914

1924

1950s

All Saints Church was rebuilt.



21st Century

Figure 17: An example of 21st Century development in the Highfields development. Two and three storey dwellings are common.

The Highfields development creates a new settlement to the north of the Neighbourhood Area. Modern developments begin to take cues from the historical character of Findern village. However, dwellings could still benefit from more details which are reflective of local character.

Key Considerations

- 20th and 21st Century settlement expansions each have their own character, all very different character to the historic village core.
- Historic development character, layouts and street patterns should be protected and referenced in new development.

2.3 Heritage assets

Findern has evolved over many years, resulting in a mosaic of buildings of different sizes, ages, styles, and layouts. This variety of historical character greatly contributes to the way in which people experience the settlements across the Neighbourhood Area and forms a key part of Findern's identity. The following pages identify Findern's key designated and non-designated heritage assets.

Listed assets

The Neighbourhood Area is host to 8 Grade II Listed buildings and structures, 7 of which are concentrated in the historic core of the village. These include:

1. Tower House
2. Willow Farmhouse and attached outbuildings
3. Corner House
4. Church of All Saints
5. Walls and gateway to All Saints Churchyard
6. Somerville House and attached outbuilding
7. Number 19 and attached outbuilding
8. Cowhouse to south east of Number 19

Trent and Mersey Canal Conservation Area

The Trent and Mersey Canal runs through the Neighbourhood Area to the south east of Findern. This Victorian waterway forms part the wider regions industrial heritage and as such, a Conservation Area covers the 14 miles of canal that falls within the South Derbyshire District. For the small stretch that falls within the Findern Neighbourhood Area, there are the following features:

- Canal towpath along southern boundary of canal as well as small stretch along northern boundary (Crow Park Way) connecting to footpath in the north
- Confluence with the Doles Brook and Hell Brook
- Four historic bridges including a railway and three vehicular/pedestrian bridges
- Mature tree canopies, particularly along the southern boundary of the canal
- Moored canal barges

Due to the nature of the Conservation Area's character (covering a stretch of open water and its banks), residential development within this area is likely to be limited. It is therefore not a particular concern for the community in relation to future residential planning applications and the development of design codes and guidance.

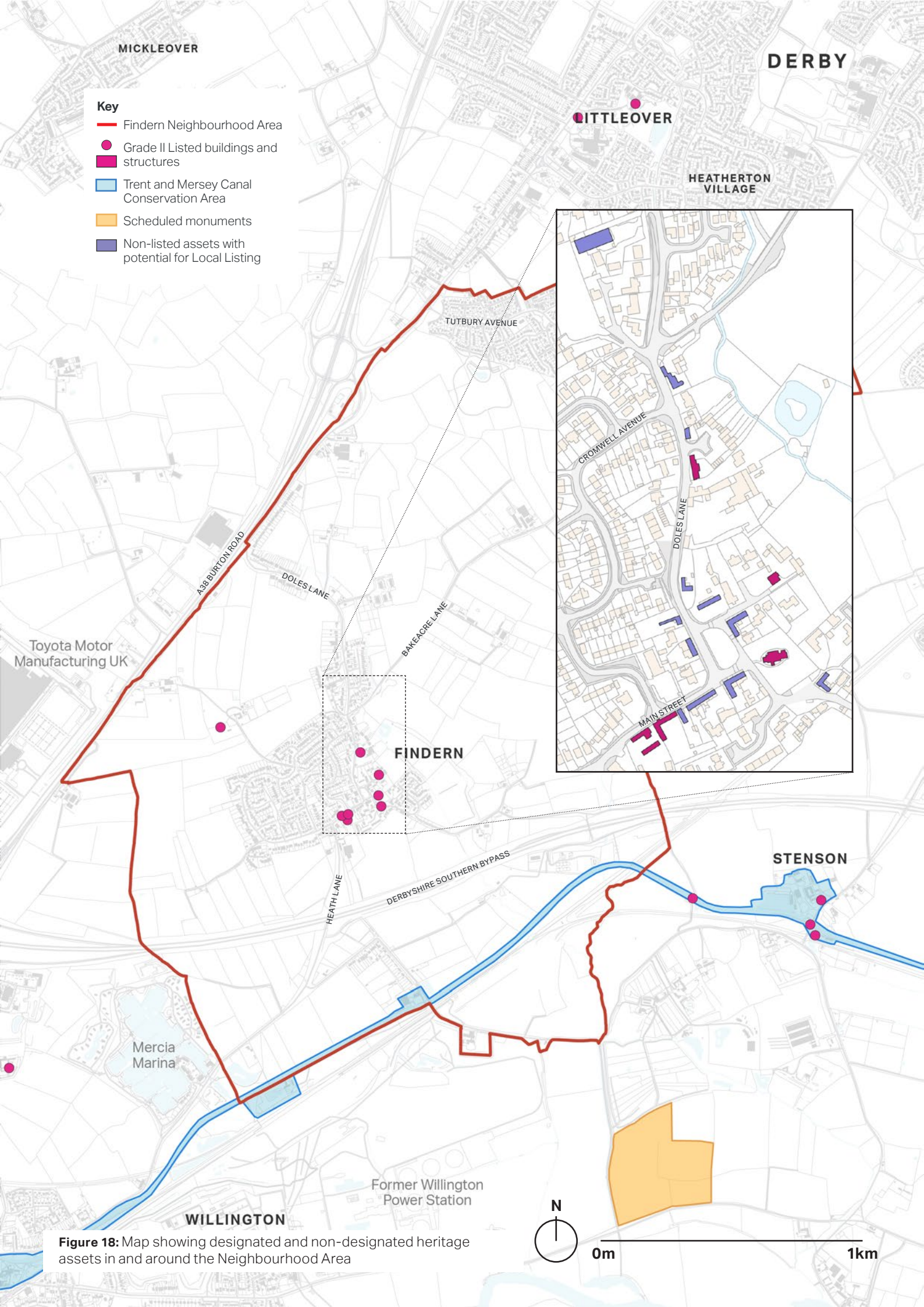


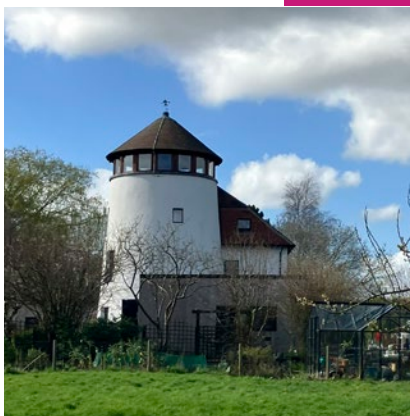
Figure 18: Map showing designated and non-designated heritage assets in and around the Neighbourhood Area

Grade II



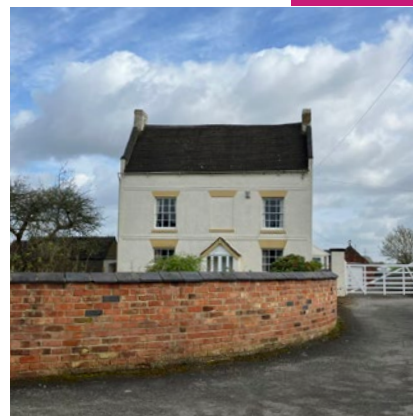
Church of All Saints

Grade II



Tower House

Grade II



Corner House

Non-designated



Old Forge Nursery Buildings

Non-designated



Group of 4 Houses, nos 22 to 24,
The Green

Non-designated



Farm House and Barn, nos 18 & 19,
The Green

Non-designated



House + Cottage, nos 16 & 17,
Lower Green

Non-designated



White Houses, no 7, The Green

Non-designated



Group of Houses, nos 3 to 11
Main Street

Figure 19: A selection of the heritage assets contained within Findern, including both listed and non-designated assets.

Non-designated assets

In addition to the listed buildings mentioned previously, there are numerous historic buildings and structures which contribute greatly to Findern's character, although they have no official designation.

At the time of writing, 45 assets have been identified by the Neighbourhood Plan Group as non-designated assets as part of a Draft Historic Environment Report being undertaken as part of the emerging Neighbourhood Plan. A number of these non-designated assets have also been noted as having the potential for Local Listing. These currently include:

- White Houses, no 7 The Green
- Millbank, no 6 Doles Lane
- Two Buildings, nos 3 & 4 The Green
- Clematis Cottage, no 15 Main Street
- Group of Houses , nos 3 to 11 Main Street
- Group of 4 Houses, nos 22 to 24 The Green
- House + Cottage, nos 16 & 17 Lower Green
- Farm House and Barn, nos 18 & 19 The Green
- Old Forge Nursery, no 8 The Green
- Wallfields House, no 87 Doles Lane
- Spring Farm, no 34 Doles Lane
- Willow Farm Barn, no 8 Willow Farm Court

New development should be sensitively designed to complement and enhance both designated and non-designated heritage assets. Any proposals should consult the latest available version of the Findern Historic Environment Report for the most up to date heritage listings.

Key Considerations

- Heritage assets are concentrated around the village core.
- Listed buildings and other heritage assets determine the village's character, with many historical structures notably featuring rendered facades or red brick walls.
- A Draft Historic Environment report is being produced as part of the emerging Neighbourhood Plan. Any proposals should consult the latest available version of this report.
- New development should be sensitively designed to complement and enhance heritage assets.

2.4 Movement networks

Despite its rural setting, Findern is well connected by road due to its close proximity to Derby. Across the Neighbourhood Area (NA), there are also several proposals to improve vehicle and cycle infrastructure.

Vehicular movement

The village is included between two major highways, namely the A38 and the A50 (Derby Southern Bypass).

The A38 is accessible from Burton Road, which is one of the primary routes in the Neighbourhood Area together with Doles Lane, Main Street, Heath Lane, Willington Road (which all compose one single street), Bakeacre Lane and Tutbury Lane. These streets are the backbone of the settlements and are key connectors to Derby and surrounding villages.

Beyond primary roads, a network of secondary and tertiary roads can be found in the village. Secondary roads such as Longlands Lane and Hillside still provide some level of local connection amongst developments and most of the tertiary roads branch out of them.

Tertiary roads are access roads to residential developments and farms. Most of them are cul-de-sacs, causing a fragmented street network both in Findern and Highfields.

It is also noted within the South Derbyshire Local Plan that Phase 2 of the South Derby Integrated Transport Link may run through open countryside, across the northern part of the Neighbourhood Area. This has the potential to create a barrier between Findern and Highfields.

Public transport

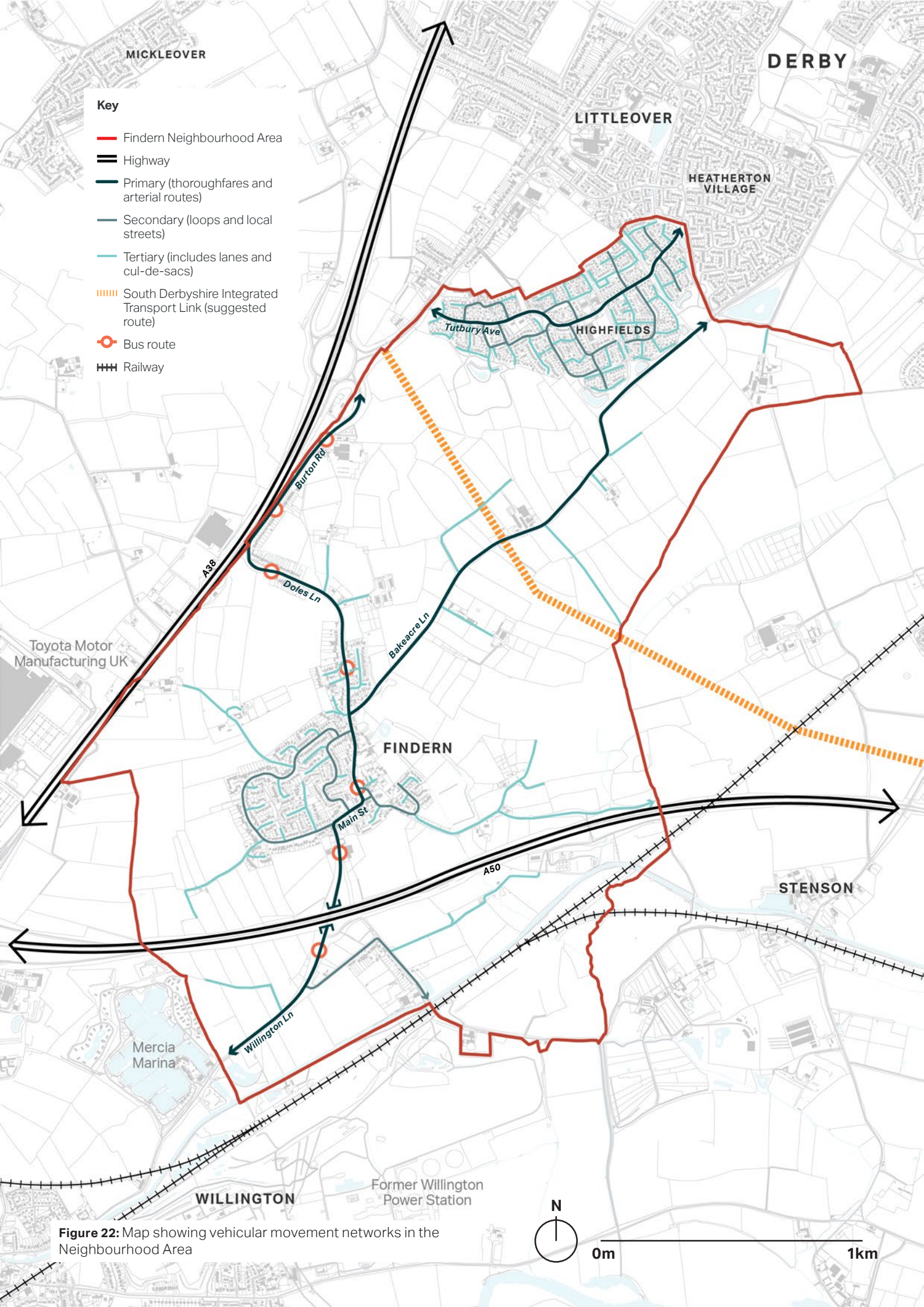
A bus service is available in the Neighbourhood Area, and runs along Burton Road, Doles Lane, Main Street, Heath Lane and Willington Road, connecting Findern to Derby. Two railway lines cross the area to the southeast but Findern itself does not have a station. The closest railway station falls outside the Neighbourhood Area in Willington, with services to Nottingham via Derby and to Cardiff Central via Birmingham New Street, Cheltenham Spa, Gloucester and Newport.



Figure 21: Main Street, primary road



Figure 20: Longlands Lane, secondary road



Pedestrian movement

There is a good but fragmented network of footpaths and bridleways within the Findern Neighbourhood Area (NA). Despite being fragmented, they provide a connection to Derby and surrounding villages, as well as linking residents with the surrounding countryside. Bridleways are also found in the south-east of the area, and within Findern village.

Although the majority are not noted as Public Rights of Way (PRoWs), there are also numerous footpaths and cut throughs linking main streets, residential cul-de-sac roads and public spaces within Findern village itself. This helps to provide pedestrian and cycle connections in areas where vehicle through routes can be limited.

Please note: Public Rights of Way have been mapped using data from the Derbyshire County Council Definitive Map and Statement, provided online through the Derbyshire Mapping Portal. This provides a legal record of public footpaths, bridleways, restricted byways, and byways open to all traffic. Additional footpaths and bridleways which have been constructed since this date may not hold legal PRoW status and are as such, not shown within this map.



Figure 23: Extract of key pedestrian footpaths and cut throughs which although sometimes informal, provide essential links between adjacent roads and neighbourhoods.

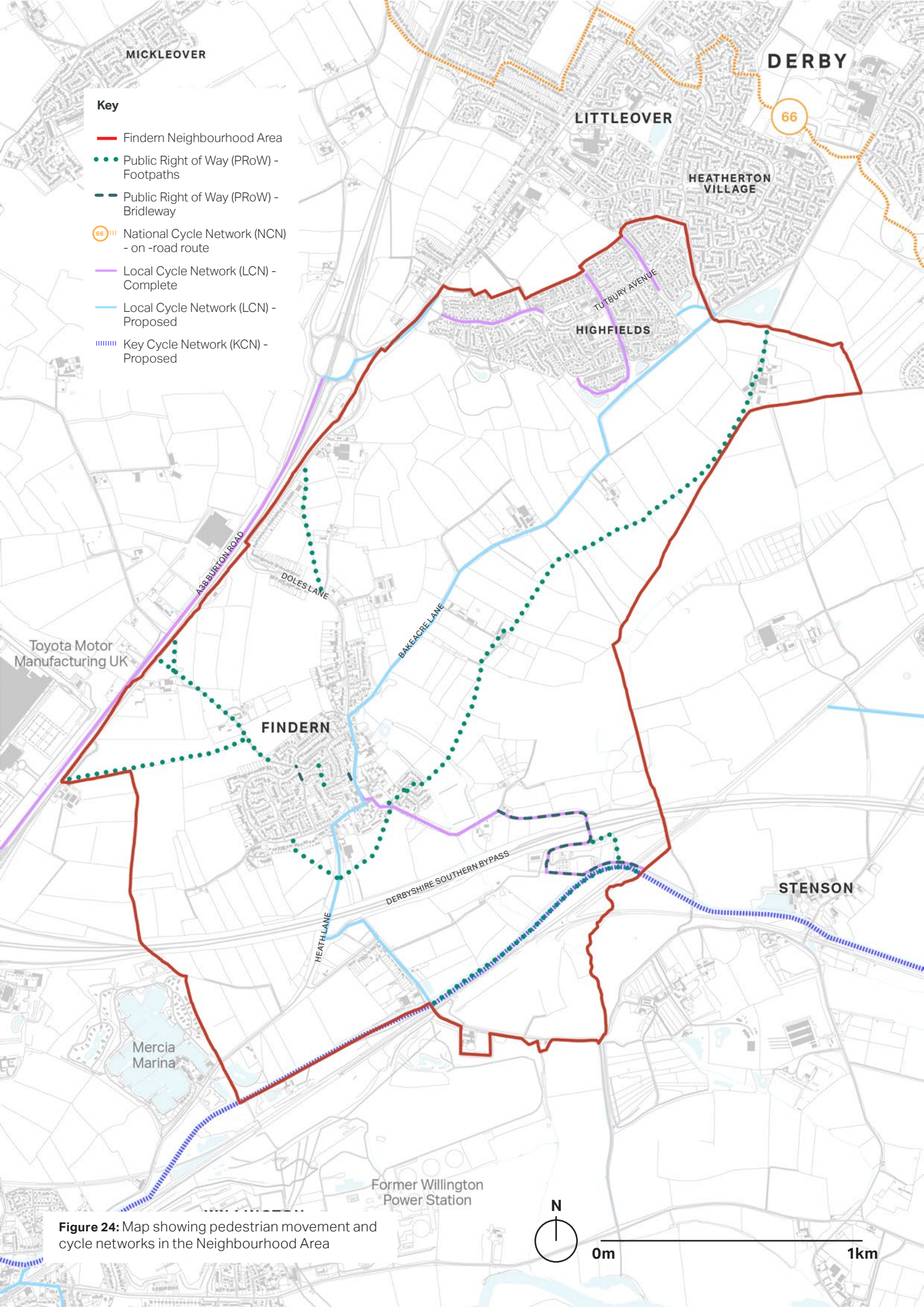
Cycle networks

Although not noted as designated Public Rights of Way (PRoW), National Cycle Route 66 also lies to the north of the Neighbourhood Area. This is a majority on-road route which runs through Mickleover and Littleover. Route 66 is an orbital cycle route of around 40km which circumnavigates Derby.

Derbyshire County Council has also identified and approved a number of cycle routes under the Key Cycle Network (KCN) and Local Cycle Network (LCN). The KCN comprises of strategic routes for commuting, tourism and leisure, whilst the LCN reflects more local routes. These have been mapped on the adjacent map using data from South Derbyshire District Council's emerging Cycle Network SPD.

Key Considerations

- There is a need to promote through routes within any future development, aiding connectivity for both pedestrians and vehicles.
- Despite its rural location, Findern enjoys convenient access to two major A-roads.
- The route of the proposed South Derby Integrated Transport Link runs through the north of the Neighbourhood Area, in between Findern and Highfields.
- The Draft Cycle Network SPD sets out numerous aspirational active travel routes. Any new development should respect and respond to proposed routes.



2.5 Landscape character and open spaces

Findern's green, open spaces are a defining part of the area's identity. Farmland makes up much of the NA, with the village core home to numerous other green spaces including the central village green, wide grass verges, and other recreation sites.

National Character Areas

The Neighbourhood Area falls within two National Character Areas, defined by Natural England. The Needwood and South Derbyshire Claylands cover most of the area, while the Trent Valley Washland occupies the southern end.

Needwood and South Derbyshire Claylands

The Needwood and South Derbyshire Claylands National Character Area (NCA) features a rolling plateau that slopes from the southern Peak District to the River Trent valley. Divided by the River Dove's flood plain, the area is predominantly pastoral with mixed farming, extensive hedgerows, and dispersed villages.

Trent Valley Washlands

The Trent Valley Washlands National Character Area (NCA) is a narrow, linear, and low-lying landscape in central England, characterized by river flood plains and gravel terraces shaped by the River Trent. The area is flat and subject to periodic flooding, with higher ground delineating its edges.

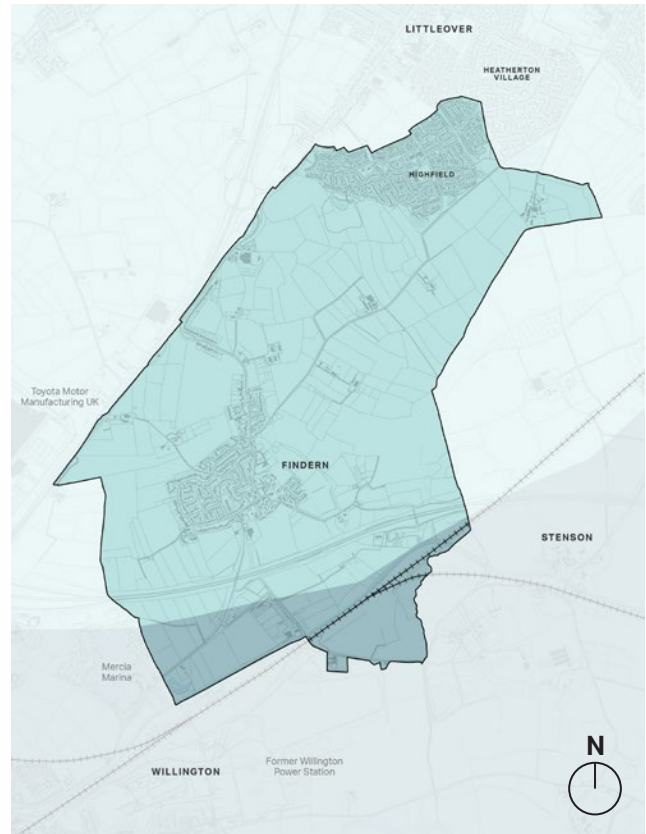


Figure 25: Map showing National Character Areas in the Neighbourhood Area

Key

- Needwood and South Derbyshire Claylands
- Trent Valley Washland



Figure 26: Open countryside makes up much of the Neighbourhood Area, providing residents with easy access to nature within walking distance of the village and acting as a 'green lung' for local residents and the residents from the Derby urban area.

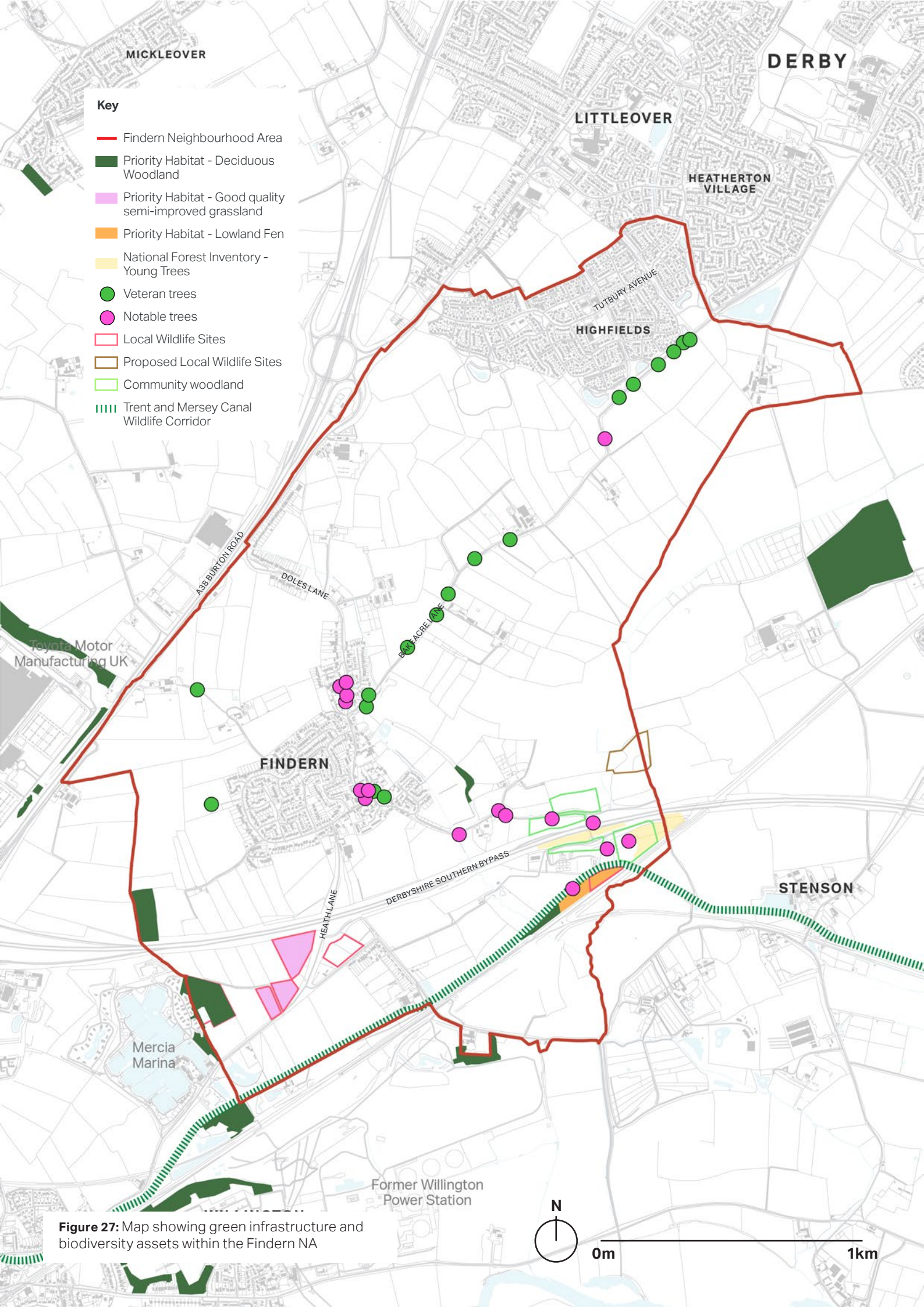


Figure 27: Map showing green infrastructure and biodiversity assets within the Findern NA

Green infrastructure and biodiversity

The plentiful provision of open, green space across the Neighbourhood Area (NA) makes a great contribution to residents' quality of life. In particular, the open countryside between Highfields and Findern village acts as a 'green lung' for residents along the western edge of Derby - offering multiple opportunities for leisure and recreation. To the south, the Trent and Mersey Canal also acts as an important wildlife corridor and active travel route. Towpaths provide access for both pedestrians and cyclists, whilst mature trees and native hedgerows provide ecological value.

In addition to the Local Green Space (LGS) and Significant Green Areas (SGA) designations proposed within the Findern Neighbourhood Plan (see following pages) - the following landscape designations and definitions also help to create a picture of the varied landscape character across the Neighbourhood Area. Development pressure needs to be balanced against the protection of these valuable environments.

Priority Habitats

The Findern Neighbourhood Area contains several 'Priority Habitats' as listed under the Priority Habitat Inventory (PHI) in England. These habitats are deemed of principal importance for conserving biodiversity and are listed in the UK Biodiversity Action Plan. The PHI promotes the maintenance and restoration of these habitats through agri-environment schemes. Priority Habitats within the Findern NA include:

- Deciduous Woodland
- Good quality semi-improved grassland
- Lowland Fen

Local Wildlife Sites

There are several Local Wildlife Sites (LWS) contained within the Neighbourhood Area, focused to the South of the Derbyshire Southern Bypass. LWS hold a non-statutory designation applied at the county level and are managed by the Derbyshire Wildlife Trust. LWS are recognised as being very important for wildlife and biodiversity, and should be protected. LWS within the Findern NA include:

- SD085 - Common Plantation
- SD086 - Findern Meadows
- SD155 - Kirby's Triangle
- SD395 - Yew Tree Meadows

There is also a proposed Local Wildlife Sites (SD151/3 - Ash Plantation) along the eastern boundary of the Neighbourhood Area.

Veteran and Notable Trees

Numerous veteran and notable trees are contained within Findern village and along key rural lanes within the Neighbourhood Area (particularly Bakeacre Lane and Crow Park Way).

Veteran trees show ancient characteristics such as a squat shape, wide trunk, or hollowing of the trunk. Notable trees are significant locally and are usually mature, standing out in their local environment - although they do not have to show obvious veteran characteristics.

These kinds of trees often have exceptional biodiversity, cultural, or heritage value and are irreplaceable. They should therefore should be protected and conserved wherever possible.

National Forest Inventory

The National Forest Inventory provides a record of key information about the UK's forests and woodlands - including size, distribution, composition and condition. To the east of the Findern NA, there are two significant areas of 'Young Trees' between the A50 (Derby Southern Bypass) and the Trent and Mersey Canal.

Community Woodland

Although holding no formal designation, there are also several areas of community woodland within the east of the Neighbourhood Area. The four community woodland sites are as listed below:

- Cardale Meadows
- Stanhope Wood
- Stanhope Hole Pond
- Cote Bird Sanctuary

These woodlands are managed by a community woodland group and offer biodiversity, recreational, and social benefits to local residents.

Tree Preservation Orders (TPOs)

In addition, there are a number of TPOs within the NA. With independent designations by both South Derbyshire County Council and South Derbyshire District Council, these TPOs protect trees that have amenity value for the public. TPOs cover extensive areas as well as many individual trees across the Findern NA. Applicants should refer to official maps as well as local policies and guidance pertaining to these designations.



Figure 28: The Trent and Mersey Canal acts as an important wildlife corridor and active travel route. Towpaths provide access for both pedestrians and cyclists, whilst mature trees and native hedgerows provide ecological value.



Figure 29: Native hedgerows and mature trees line many roads. These create wildlife corridors and make an important contribution to the green infrastructure network.



Figure 30: Numerous veteran and notable trees are contained within the Findern Neighbourhood Area, including those within the village green.

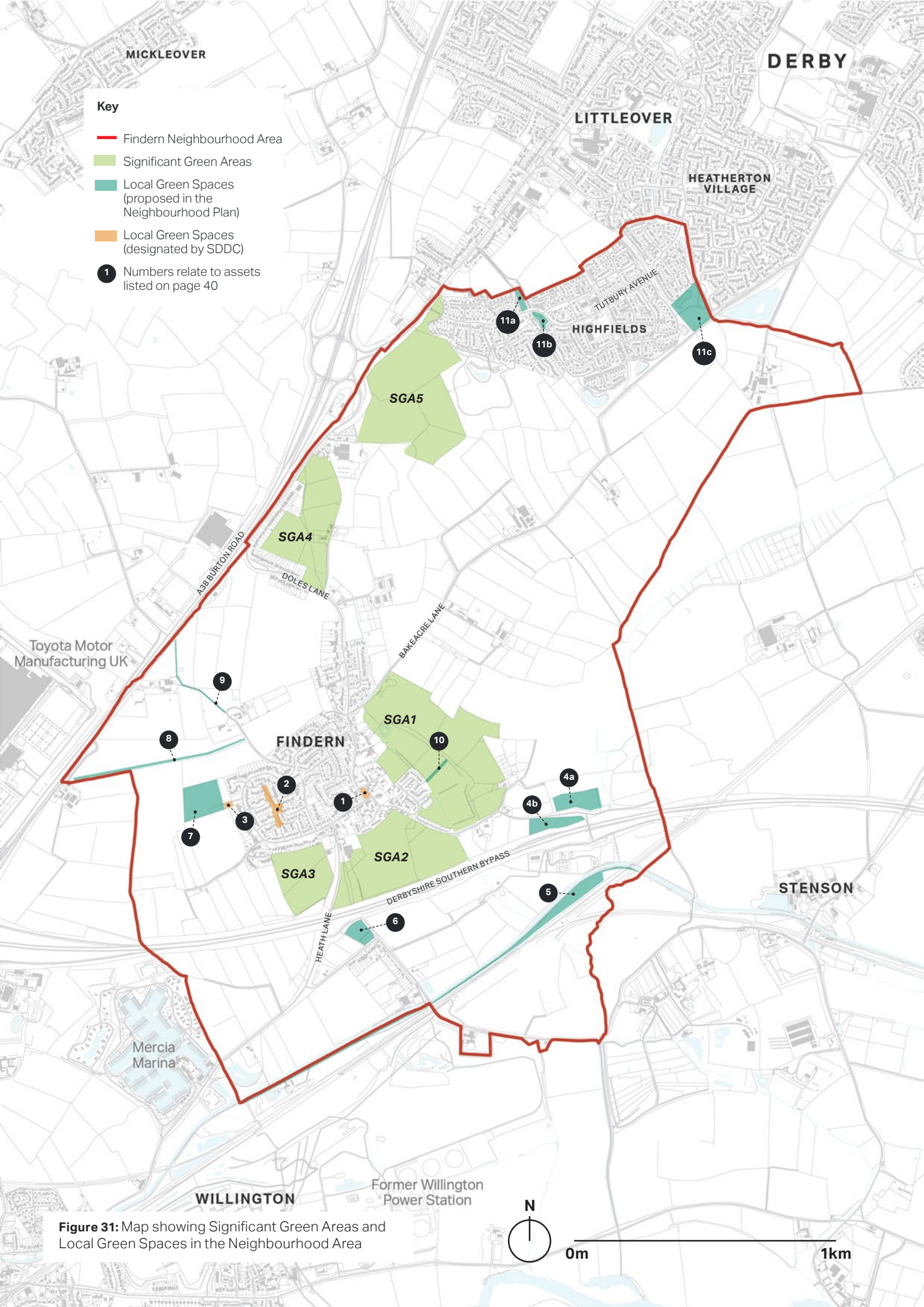


Figure 31: Map showing Significant Green Areas and Local Green Spaces in the Neighbourhood Area

Significant Green Areas

The members of the Steering Group have identified five potential Significant Green Areas (SGAs) for inclusion within the emerging Findern Neighbourhood Plan. These have been mapped in Figure 31, with further details listed below:

SGA1: The Findern Village - North East area, located between Bakeacre Lane and Common Piece Lane, is characterised by green fields that create a shallow valley through which Doles Brook flows. Ancient hedgerows are prevalent, and there are wide ranging views of the Eastern side of the village. The Priory Way footpath also runs through this area. (See Key View 11).

SGA2: The Findern Village - South East, is a pleasant pastoral and agricultural landscape that rises into the village, offering views of 18th and 19th-century dwellings and Findern All Saints Church, with open views towards the Willington Power Station cooling towers in the opposite direction. The Rushymeadow Way footpath runs through this area. (See Key View 9)

SGA3: The Findern Village - South West area, including fields at the Gostilles Footpath, Heath Lane, and Longlands Lane, features an attractive pastoral landscape with open views rising into the village from Willington.

SGA4: The Findern Village - North area, encompassing fields at the Turnpike Way Footpath along Burton Road and Doles Lane, features a series of attractive low-lying fields and farmland divided by ancient hedgerows and stiles.

SGA5: The Highfields and Findern Village North area, adjacent to Rykneld Road and Findern Island, encompassing Highfields and the northern part of Findern Village, features an open landscape offering key views across agricultural land.



Figure 32: Looking out onto SGA 5 - a significant green area which provides separation between Findern and Highfields.



Figure 33: The village green is perhaps the most notable green space in Findern village, providing residents with access to nature at the heart of the settlement. This is a potential Local Green Space.



Figure 34: Hillside Playing Fields and its entrance (as seen here) are potential Local Green Spaces. They provide a key recreational space for local residents.

Local Green Spaces

The members of the Steering Group have also identified 8 potential Local Green Spaces (LGS) for inclusion within the emerging Findern Neighbourhood Plan. LGS 1, 2, and 3 are already designated and are as such already included within the existing Local Plan. Please again refer to Figure 31, and find further details listed below:

1. Village Green
2. Area connecting Coverslade & Gorsty Leys
3. Hillside Playing Fields (entrance)
 - 4a. Cardales Wildflower Meadow
 - 4b. Cote Close
5. Canal Towpath including Ballast Pond and Jubilee Wood
6. King George V Playing Fields
7. Hillside Playing Fields (Recreational Ground)
8. Airport Way (running west from Porters Lane)
9. Little Derby Way (running North from Porters Lane)
10. Priory Way (running parallel to Bakeacre Lane)
 - 11a. Highfields estate common areas - area adjacent substation
 - 11b. Highfields estate common areas - central green area adjacent spine road
 - 11c. Highfields estate common areas - between Bolton Way and Hell Brook



Figure 35: The area connecting Coverslade & Gorsty Leys has been identified as a potential Local Green Space. This area provides a key pedestrian connection between the north and south of this 20th Century residential development.



Figure 36: King George V Playing Fields is another potential Local Green Space, to the south of the main village.

Key Considerations

- Access should be retained to the great amount of green infrastructure within walking distance of the village.
- Interface between natural landscape and settlement (built) areas should be transitional and soft.
- Green space within Findern village (including village green and grass verges) are key character features and should be protected and enhanced.
- The presence of open countryside between Findern village and the Highfields settlement is a key consideration; helping each settlement to retain its distinct identity.

2.6 Landmarks and views

Landmarks

The Neighbourhood Area is notable for several key landmarks that define its character and contribute to its identity. Within the Neighbourhood Area, All Saints Church stands as the central landmark and a significant cultural and historical hub, making it the focal point of the village. Another remarkable building is Tower House, a former windmill that has been refurbished and stands out due to its unique design featuring a tower, adding architectural interest.



Figure 37: All Saints Church



Figure 38: Former Willington Power Station cooling towers

Outside of the Neighbourhood Area, the most prominent landmark is the Former Willington Power Station, located south of the Neighbourhood Area. This decommissioned power station is easily recognisable due to its large cooling towers, which dominate the landscape and are visible from a considerable distance, serving as a significant landmark in the region's skyline. Additionally, Mercia Marina, though outside the Neighbourhood Area, is a significant landmark offering recreational opportunities and commercial amenities, including shops, making it a popular outdoor space for both locals and visitors.

Views

Findern's rural setting contributes to several key views which take in the surrounding countryside. Views contribute to local character, and provide visible access to heritage and local identity.

The members of the Steering Group have identified thirteen potential key views across the Neighbourhood Area, for inclusion within the emerging Findern Neighbourhood Plan.

The views are mapped on the adjacent plan and described on pages 30 and 31.

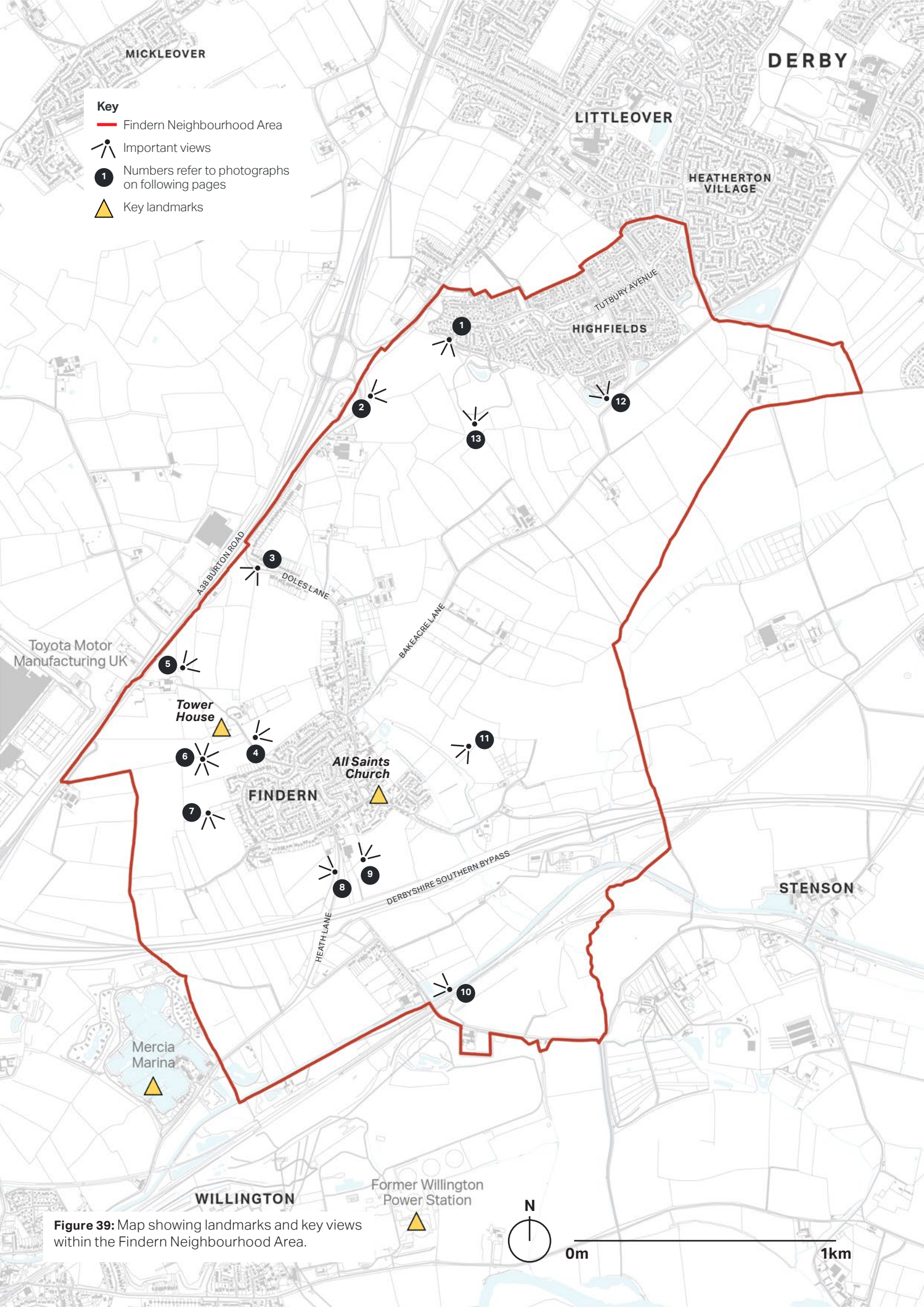


Figure 39: Map showing landmarks and key views within the Findern Neighbourhood Area.



Figure 40: Key View 1: From Warwick Close, Highfields, looking South-East towards the back of the houses on Doles Lane.



Figure 41: Key View 2: From Findern Island, looking North-East towards Highfields.



Figure 42: Key View 3: From the bend on Burton Road/ Doles Lane, looking South-West towards Air Port Way.



Figure 43: (Adjacent) Key View 4: From Air Port Way, looking North-East towards Doles Lane.

Figure 44: (Above) Key View 5: From the pond adjacent to Air Port Way and the A38, looking North-East towards Doles Lane with Highfields in the distance.



Figure 45: (Above) Key View 6a: From Nomad Way public footpath, looking South-East across Hillside towards the Willington Cooling Towers.

Figure 46: (Adjacent) Key View 6b: From Nomad Way public footpath, looking North towards the Poplar Trees and Tower House.





Figure 47: Key View 7: From the top of Hillside Playing Field, looking South-East towards the Longlands Mews and the Willington Cooling Towers.



Figure 48: Key View 8: From the bottom of Heath Lane bridge, looking North-West towards the Gostiles and Longlands Lane.



Figure 53: Key View 13: From footpath looking North towards Ashby Close/Mackworth Avenue.



Figure 49: Key View 9: Adjacent to the Rushymeadow Way public footpath, looking North-East towards the back of Brook Close and Common Piece Lane.



Figure 50: Key View 10: From Ballast Hole Pond on the Trent and Mersey Canal, looking West across the farmland towards Heath Lane.



Figure 51: Key View 11: Adjacent to the Priory Way public footpath, looking South-West towards the back of Hazel Close/All Saints Church and Corner House.



Figure 52: Key View 12: From the balancing pond on Highfields, looking North-West towards Compton Way.

Key Considerations

- Views contribute to local character, and provide visible access to heritage and local identity.
- Key views facing towards the surrounding countryside enhance the rural setting of the village and should be protected.

2.7 Topography, watercourses, and flooding

Topography

The topography in the area is gently undulating. The highest point of the Neighbourhood Area is located in proximity to the Tower House and is approximately 75m above sea level (asl).

Houses located alongside the northwestern end of Hillside are the highest in the Neighbourhood Area and offer long-distance views including the cooling towers of the Former Willington Power Station.



Figure 54: Doles Brook seen from Bakeacre Lane



Figure 55: View from the highest point in the Neighbourhood Area

Watercourses

The area is crossed by minor watercourses, including Doles Brook and Hell Brook. Doles Brook and Hell Brook flow under the Trent and Mersey Canal, and join to form Twyford Brook, which runs south to join the river Trent at Twyford.

Doles Brook and the valley around it provide a tranquil green space which separates the busy village environment from the peaceful open rural land to the north-east and sustain a wide variety of flora and fauna.

The Trent And Mersey Canal is also another remarkable water feature of the area and runs through the Neighbourhood Area to the southeast.

Taken together the natural water courses and canal provide great amenity for the whole community, sustain wildlife, and add value to the enjoyment and health benefits of walking and cycling in the Neighbourhood Area.

Flood risk

The presence of watercourses entails the presence of flood risk areas in the Findern Neighbourhood Area. As noted by the Environment Agency within their 'Flood Maps for Planning' online tool - Flood Zone 3 areas are found to the east of the main settlement, following the path of the Doles Brook. This means there is a 1% or more chance of fluvial flooding in any given year. Another wide Flood Zone 3 is found east of Highfields, on the other side of Bakeacre Lane.

The majority of Findern and Highfields is not at risk of flooding from rivers however, with the main concern being flooding from surface water - particularly on streets and areas of hardstanding.

The most significant effects are experienced where the natural water courses run under roads at Bakeacre Lane, Common Piece Lane, and Buckford Lane. Recent evidence is that flooding can occur at these points several times per year, with risk of road closures and disruption to key transport routes and traffic.



Figure 56: Flooding on Common Piece Lane on 18th February 2024. Common Piece Lane is a rural road, which is not a through way for road traffic, but is a vital route for access to farming land, and a pleasant green walking route which provides connectivity between the village and residential areas, conservation areas around Cardale's Meadow, and the Trent and Mersey Canal.



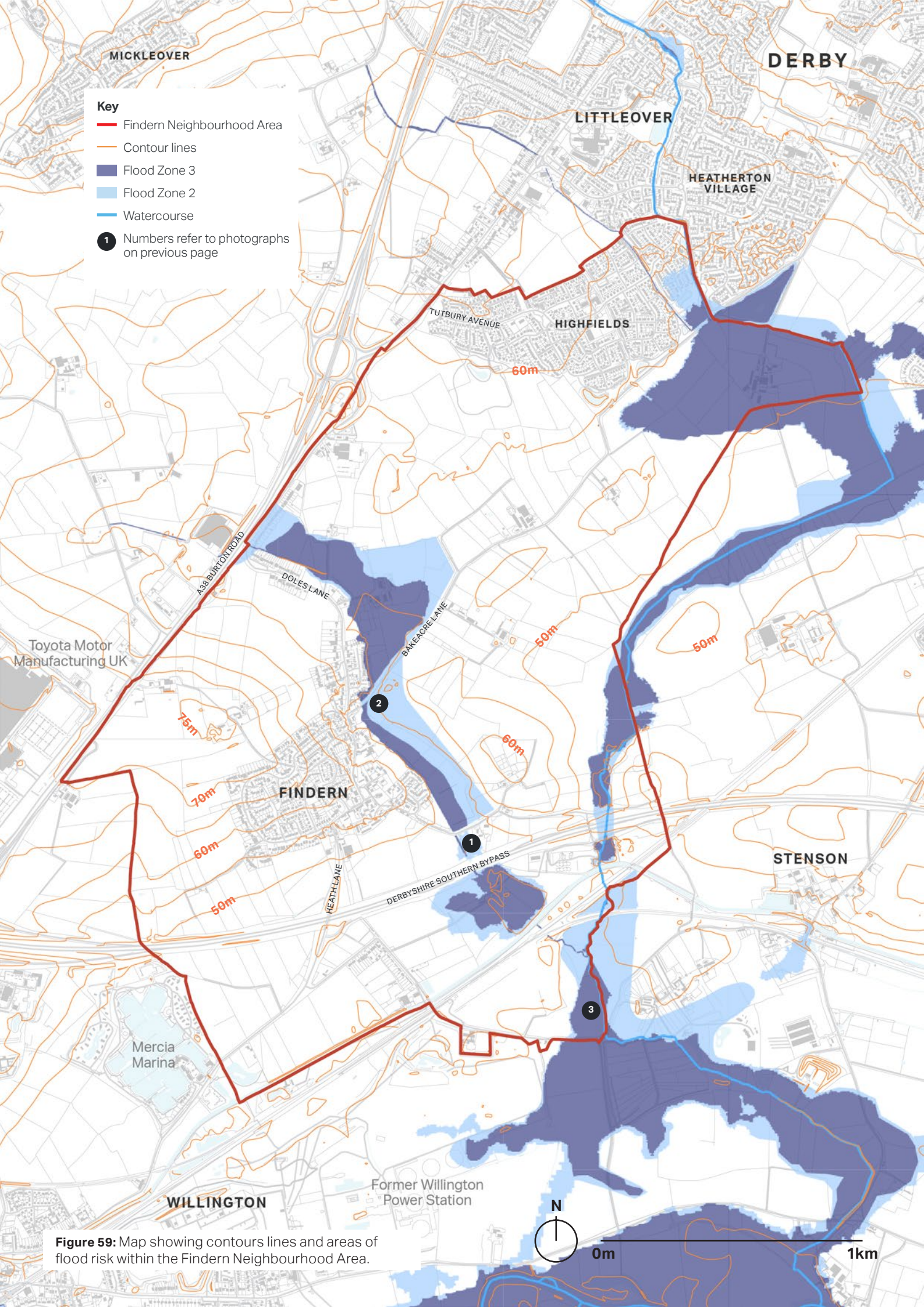
Figure 57: Flooding on Bakeacre Lane on 18th February 2024. An essential transport route providing key links to local schools.

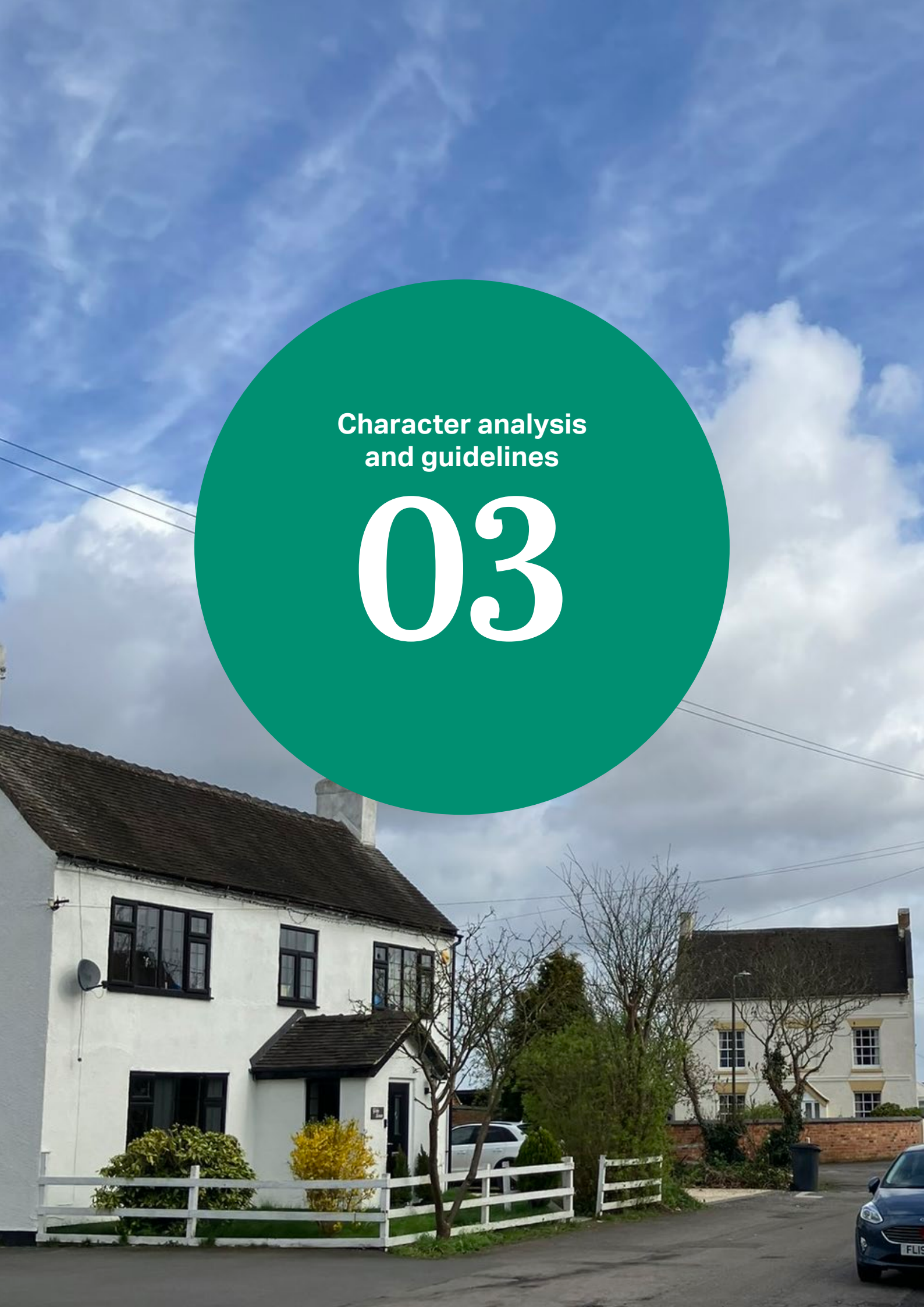


Figure 58: Flooding on Buckford Lane on 18th February 2024. Another essential transport route providing key links to local schools.

Key Considerations

- An area of elevated land towards the west of the Neighbourhood Area provides long distance views across the surrounding countryside.
- There is a notable enhanced risk of fluvial flooding along Doles Brook to the east of the main village.
- There is also risk of fluvial flooding along Twyford Brook which receives cumulative fluvial flows from both Doles Brook and Hell Brook.
- Sustainable urban drainage systems (SuDS) must be a key consideration of all development to help mitigate and alleviate pressures from surface water, including individual risks in the vicinity of the development, and the cumulative effects at the known high-risk areas within the Neighbourhood Area.





Character analysis
and guidelines

03

3. Character analysis and guidelines

This chapter presents a character analysis of the Findern Neighbourhood Area, setting out four area types. This helps to inform a series of design guidelines that are both sensitive and responsive to local context, landscape setting, and character.

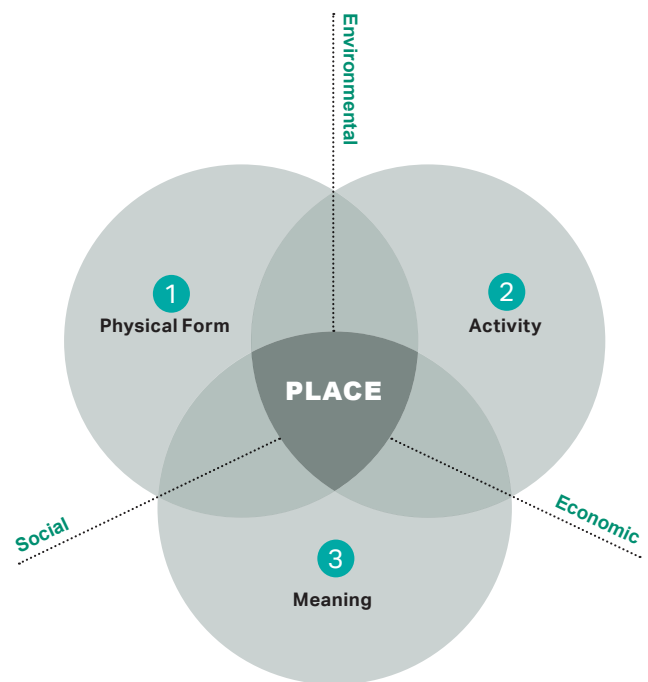
3.1 Understanding place

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram opposite shows how these factors come together to create a successful place.

New development should reinforce local character and delivering a high-quality of design and placemaking that enhances the existing settlement and its landscape setting. All new development must undertake its own comprehensive analysis of the place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

The following character analysis helps to illustrate the feeling of place in different parts of Findern, highlighting what makes each area special and distinct. This analysis has involved both desktop study of figure ground plans, street layouts and densities, together with on site observations and photographic study.

Each section of analysis concludes with a set of design guidelines specific to each character area.



- 1 Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
- 2 Use, vitality and diversity, including community facilities and local services.
- 3 How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 60: A diagram showing how different factors come together to form a sense of place.

3.2 Area types

The Findern Neighbourhood Plan Steering Group have identified four distinct area types across the Neighbourhood Area.

The following analysis will outline the key characteristics of each area through a desktop study of figure ground plans, together with on-site observations and a photographic study of what 'good' looks like in each character area. Reference can also be made to an area's Dwellings per Hectare (DpH) range, typical plot sizes, and typical block size and shape.

Based on a selection of headings from the '10 characteristics of good design' wheel (see adjacent) - a written analysis also supports each area type. In summary, a set of key design considerations has thus been provided for each area.

Proponents must adhere to all guidance detailed in Section 4 (Area-wide design codes) and will refer to the assigned area type to understand the applicable guidelines relating to the location and development type. Designers should also consider neighbouring area types and their specific local context and characteristics when developing proposals.

The four area types found across Findern Neighbourhood Area:

1. Historic village core

2. 20th Century Findern

3. Derby suburbs (Highfields)

4. Open countryside

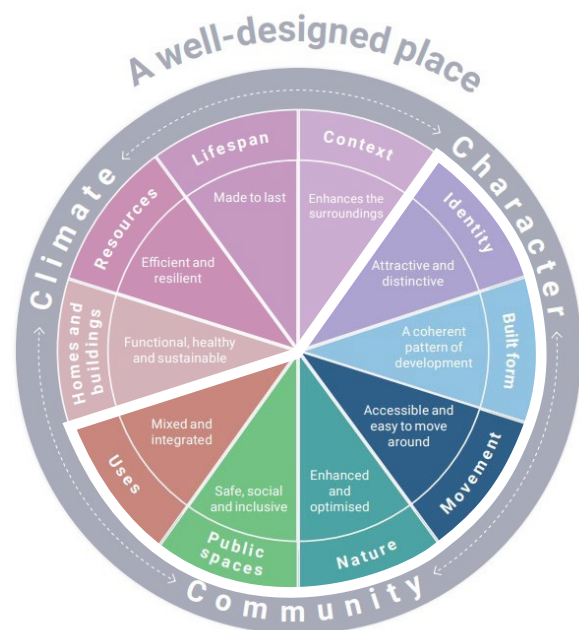


Figure 61: Six topic headings from the '10 characteristics of a well-designed place' have been used as a framework for the analysis throughout the following chapter. National Design Guide (2021).

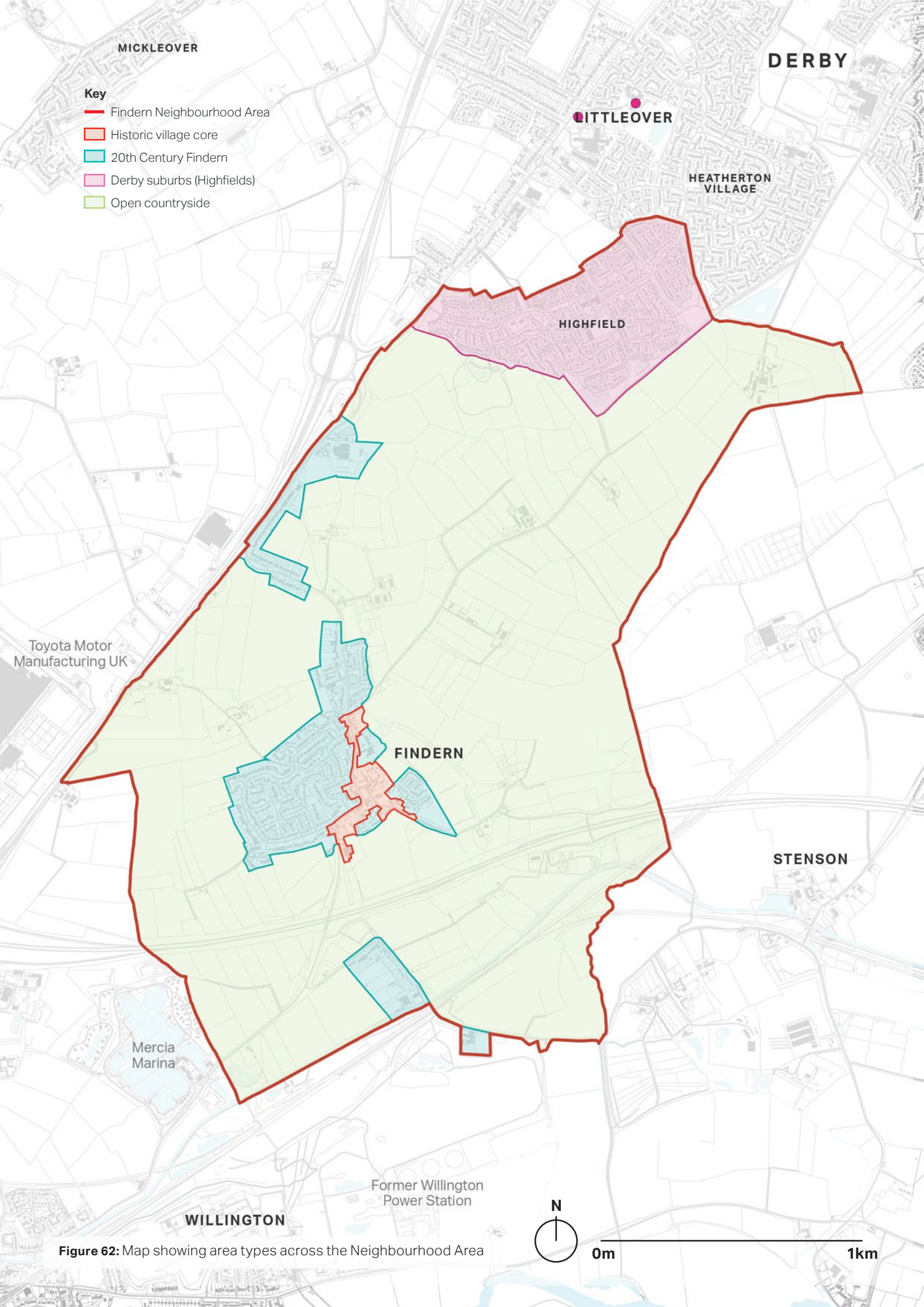


Figure 62: Map showing area types across the Neighbourhood Area

3.3 Historic village core

The historic core encompasses many of the oldest buildings in Findern, including the Grade II Listed All Saints Church.

This area is focused around the village green, a key focal point for the village around which buildings, roads, and services are arranged.

Buildings are generally 2 storey and arranged in clusters, with few unified building lines. However, a key frontage comprising of multiple rows of cottages runs along Main Street (as highlighted in the adjacent figure ground map), forming a key part of the character of the village core.

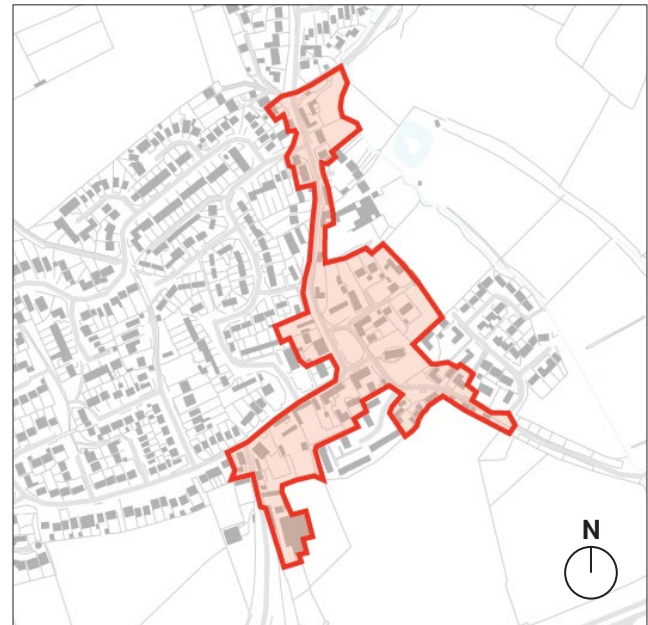


Figure 63: Location and figure ground of area 1: Historic village core.

Historic village core	Calculations
Indicative Dwellings per Hectare (DpH)	10-20 DpH
Typical plot size range	10m (W) x 7m (L) 18m (W) x 43m (L)
Typical 'block' cluster size range	100m (W) x 60m (L) 50m (W) x 30m (L)

Please note: Density calculations (Dwellings per Hectare) are based on estimations only.



Figure 64: Layout analysis diagram showing the key frontage on Main Street and different building clusters.

What does good design look like in this area?



Figure 65: The Grade II Listed All Saints Church provides an important landmark, aiding legibility.



Figure 66: Containing many of the oldest buildings in the village, this area showcases character features such as sash windows and projecting porches.



Figure 67: The village green is a key open space for residents. Surrounding buildings have their main frontages facing onto this space, providing overlooking and enhancing safety.



Figure 68: Many historic buildings front directly onto the road with no setbacks along Main Street. A unified building line is created, with a positive sense of enclosure.



Figure 69: Grass verges have been occupied by local businesses, providing a place for residents to meet and enhancing the sense of place.

Topic	Written analysis
Identity	Buildings surrounding the village green are predominantly 18th and 19th Century, with many featuring white rendered facades and some red brick. Georgian style architecture is common, with numerous symmetrical facades. Some buildings also feature black painted accents (sills, lintels, fascia boarding, and timber frames). Dentil brickwork is seen along the eaves in places. Roof treatments are commonly grey slate The mixture of building ages gives way to a variety of window types, including dormers, and paned sash windows with curved brick or wedge stone lintels. Projecting gabled porches are seen at intervals along the street.
Built form	Buildings are generally 2 storey and arranged in clusters, with few unified building lines. Plot sizes vary widely. Most buildings have their main facade facing the street, although clustered arrangements lead to some examples of buildings being rotated by 90 degrees. A key frontage along the southern side of Main Street (formed by rows of cottages and distinctive farm buildings) helps to define the character of the village core. These include numbers 22 to 24, The Green and numbers 3-11, Main Street. Along this key frontage and surrounding The Green, buildings generally front onto the pavement with no setbacks. Elsewhere, setbacks vary widely. Boundary treatments include natural stone walls, low-medium rise brick walls with coping, black iron railings atop low brick walls, and white-painted timber paddock fencing.
Movement	Main Street, continuing into Doles Lane is the main road around which the historic village core is arranged, with pavements on both side of the carriageway. Bus stops along Doles Lane and Main Street provide residents with hourly connections to Derby and Burton upon Trent. Several quiet local lanes extend from this main route to provide access to dwellings, with no pavements. However a number of cut-through footpaths do provide pedestrian permeability throughout the area. On-street parking is common due to minimal setbacks, providing a barrier to pedestrian movement in places.
Nature	A well used village green sits at the heart of the historic village core, at the intersection of Main Street and Doles Lane. Mature trees are seen within plots and along verges, contributing to the green infrastructure network.
Public spaces	The village green is the main public space in the historic village.
Uses	A predominantly residential area, although most village amenities are also contained within the historic village core. This includes All Saints Church, the Post Office, Find Cafe, and Old Forge Nursery.

Table 02: Written analysis based on a selection of headings from the '10 characteristics for good design', as set out in the National Design Guide.

Guidelines: Historic village core

In conjunction with the area-wide codes set out in Section 4, all development within the historic village core should:

- Generally be no more than 2 storeys in scale.
- Be of a density that reflects the wider character of around 10-20 DpH.
- Adopt materials and architectural features as set out in the adjacent imagery. In particular, adopting grey slate as the appropriate roof treatment.
- Choose boundary treatments reflective of local character including red brick walls, black iron railings and timber paddock fencing.
- Respect and respond to the immediate context in terms of built form and layout - including clustered building arrangements, and variation in building line and setback.

Materials



Pale render facades

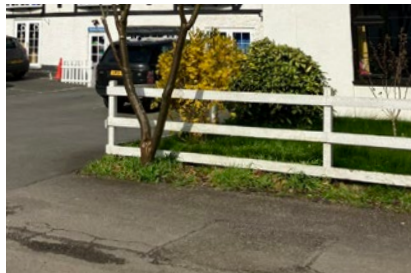


Red brick facades



Grey slate roofs

Boundary treatments



Timber paddock fencing



Medium rise brick walls with coping

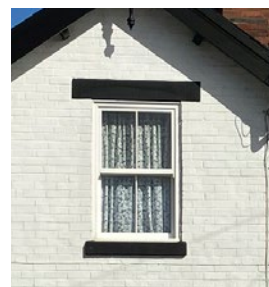


Black metal railings

Architectural features



Small dormer windows



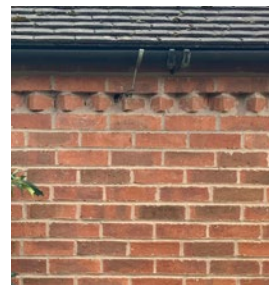
Painted stone lintels



Projecting, gabled porches



Paned sash window with curved or wedge lintels



Dentil brick work along eaves



Red brick chimney stacks and timber fascia boarding

3.4 20th Century Findern

This area covers all of Findern village outside of the historic core, and encompasses the majority of residential buildings within the village.

The main bulk of 20th Century development is situated directly to the west of the village core, although there are also pockets of development to the north and south, connected via Doles Lane and Heath Lane.

Although the majority of development dates from the mid-20th Century, there are also pockets of late-20th Century housing in this area. Houses are mainly 1-2 storey, with an informal block layout.

20th Century Findern	Calculations
Indicative Dwellings per Hectare (DpH)	15-20 DpH
Typical plot size range	7.5m (W) x 25m (L) 13m (W) x 45m (L)
Typical block size range	75m (W) x 100m (L) 120m (W) x 215m (L)

Please note: Density calculations (Dwellings per Hectare) are based on estimations only.

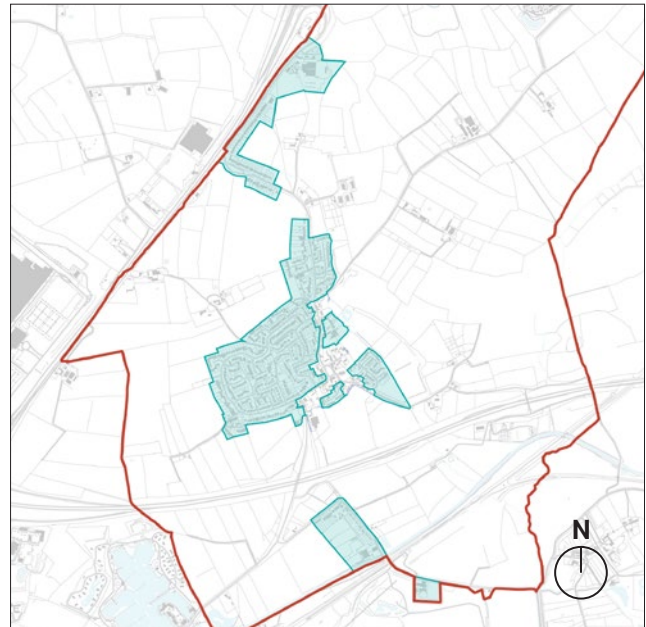


Figure 71: Location and figure ground of area 2: 20th Century Findern.



Figure 70: Layout analysis diagram showing cul-de-sac street arrangements and informal block layout

What does good design look like in this area?



Figure 72: Numerous footpaths are well used by residents and provide pedestrian permeability.



Figure 73: Front parking is commonly provided, resulting in reduced parking pressure in these areas.



Figure 74: Many homes feature generous setbacks with front gardens, contributing to the local green infrastructure network. .



Figure 75: Key routes feature wide grass verges and generous footpaths, creating a pleasant environment for pedestrians.



Figure 76: Mature trees have been retained within this late 20th Century development and included within a pocket of public green space.

Topic	Written analysis
Identity	Findern expanded significantly during the 20th century with several large residential housing developments. Typical of their time, dwellings are predominantly 1-2 storey (a mixture of detached homes and bungalows), with an informal layout. Integral garages are common. Predominantly red/brown brick facades with some buff stone accents on feature chimney stacks and to define entrances. Grey pantiles are the most commonly seen roof treatment, although some plain red and brown tiles are also present to the north. A variety of window and door treatments are present on frontages including large dormer windows, bow windows with glazing bars, and casement windows with white frames. Some bungalows feature distinctive arched brick entranceways. Due to the elevated position of many dwellings, views along some streets are terminated by the nearby Willington Cooling Towers.
Built form	Most dwellings have a main facade which faces the street and are set within medium size plots. 20th Century developments generally feature large setbacks with front gardens and hardstanding parking. Front gardens are almost as extensive as back gardens in some areas. Dwellings along Willington Road and Heath Lane to the south feature larger plots and longer back gardens. In smaller pockets of 21st century development (notably off Longlands Lane), dwellings are in a clustered arrangement, more reflective of the historic village core. Boundary treatments include low natural stone walls, hedgerows, and timber fencing. Mature planting helps to screen dwellings from view, particularly along Doles Lane and Burton Road to the north.
Movement	Doles Lane, continuing into Main Street and Health Lane forms the main north/south thoroughfare around which the village is arranged. The V3 bus route runs along this route. Surrounding residential roads feature generous pavements and grass verges, creating a pleasant environment for pedestrians. A network of well-used footpaths help to connect cul-de-sac style roads, providing pedestrian permeability.
Nature	Highfields Playing Field is an important natural space, as it's totally surrounded by nature and is a wide lawn area itself. There is a green corridor with footpaths connecting different lanes, including Aults Close, Cloverslade, The Hayes, Aldersley Close, Gorsty Leys, Willowsend Close and Wren Park Close.
Public spaces	A number of large public green spaces service the community, including Highfields Playing Field and King George V Playing Field.
Uses	Predominantly residential, although this area also contains Findern County Primary School and Dobbies Garden Centre.

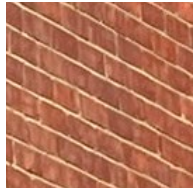
Table 03: Written analysis based on a selection of headings from the '10 characteristics for good design', as set out in the National Design Guide.

Guidelines: 20th Century Findern

In conjunction with the area-wide codes set out in Section 4, all development within Findern's 20th century suburbs should:

- Generally be no more than 2 storeys in scale.
- Be of a density that reflects the wider character of around 15-20 DpH.
- Adopt materials, architectural features, and boundary treatments as set out in the adjacent imagery.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes, informal block layouts, and generous pavements with wide grass verges.
- Consider the use of mature planting along roadside boundaries to screen homes from view, and encourage a sense of enclosure.

Materials



Red brick



Buff stone



Grey tiles



Grey Pantiles

Boundary treatments



Timber fencing



Low walls and hedgerows

Architectural features



Large dormer windows



Bow windows with glazing bars



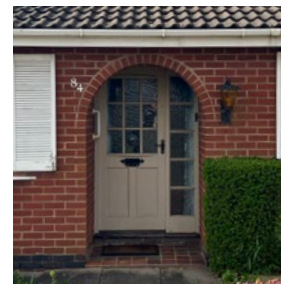
Feature stone chimney stacks



Integral garages



Dentil brick work along eaves



Arched doorways

3.5 Derby suburbs (Highfields)

The Highfields development is located to the north of the Neighbourhood Area, and is functionally linked to Derby. It is separated from Findern Village by open countryside.

This was a large site allocation under the Adopted South Derbyshire Local Plan, with 1042 dwellings planned and 1062 now delivered (AECOM Housing Needs Assessment). Houses are between 1-3 storeys and generally arranged within an informal block layout.

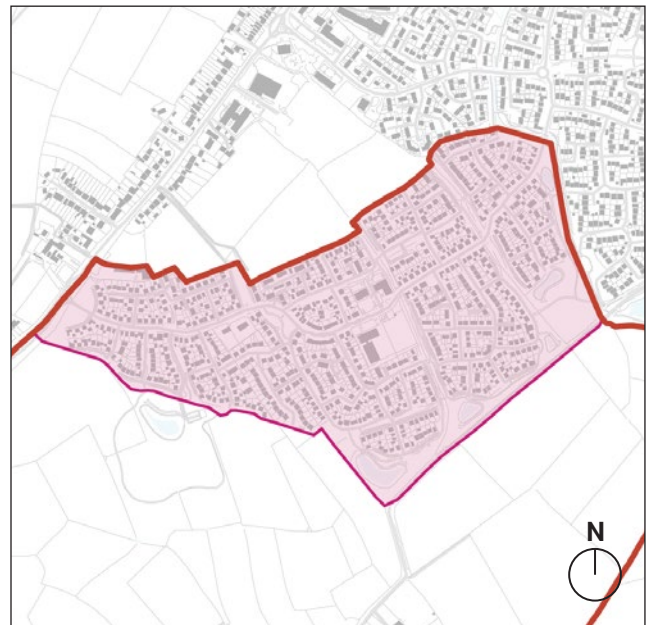


Figure 77: Location and figure ground of area 3: Derby suburbs (Highfields)

Derby suburbs (Highfields)	Calculations
Indicative Dwellings per Hectare (DpH)	25-40 DpH
Typical plot size range	5m (W) x 20m (L) 12m (W) x 32m (L)
Typical block size range	55m (W) x 65m (L) 100m (W) x 75m (L)

Please note: Density calculations (Dwellings per Hectare) are based on estimations only.



Figure 78: Layout analysis diagram highlighting streets and blocks.

What does good design look like in this area?



Figure 79: Off-road parking is provided to the side of properties or within parking courts, reducing extensive spans of front of plot parking.



Figure 80: A collection of community amenities is provided for residents as part of the new neighbourhood, including a school and supermarket.



Figure 81: Views and street vistas are typically terminated with a building, or a view out to surrounding countryside.



Figure 82: Development is outward facing and responsive to the rural edge.



Figure 83: A clear hierarchy of routes has been created, from primary roads, through to pedestrianised edge lanes seen above.

Topic	Written analysis
Identity	Highfields is a new suburb to the north of the NA, functionally linked to Derby and distinctly separate from Findern village. Dwellings are typically 2-3 storeys and typically constructed from red brick, with examples of rendered facades (in white, green and blue). The development picks up on elements of historic character found in Findern, including projecting gabled porches, wedge lintels and sash windows. However, dwellings could benefit from greater emphasis on proportions and high-quality materials, alongside an increased diversity of details which are reflective of local character.
Built form	Development is informally arranged, with a varied but cohesive building line. As an 'edge of settlement' development, arrangement follow best practice by being outward facing and responsive to the rural edge. Buildings typically have small setbacks, defined by a mixture of boundary treatments including black metal railings, low hedgerows, and timber paddock fencing. Along main routes, high-quality frontages have been prioritised and front parking has been discouraged - instead provided at the side of dwellings or within parking courts.
Movement	Tutbury avenue forms the main east/west thoroughfare around which development is arranged, connecting with Rykneld Road to the west and Collow Hill Way to the east. A clear hierarchy of routes has been created, with different scales and characters (primary/secondary/tertiary/edges/mews). Although some through routes have been provided, many minor roads are cul-de-sac in their layout, contributing to a slightly disconnected route network. A change in road surface from tarmac to brick helps to define the change from main routes to local access. Dropped curbs help to create accessible/level routes, with suitable crossings for wheelchairs. Views along minor roads are typically terminated with a view of a building, or the surrounding countryside, helping to anchor the development within its surroundings and aid navigation.
Nature	A 'green buffer' has been created along the rural edge, complete with a country park and attenuation ponds which form parts of the sustainable urban drainage systems (SuDS) strategy for the site. A significant mature tree has been retained at the corner of Tutbury Avenue and Hampton Lane and some smaller street trees have been planted (although not always within verges) along main routes. Several green routes also provide north-south pedestrian connections through the development, along with swales (part of the SuDS strategy).
Public spaces	Several green public spaces have been provided for residents along routes and edges, including a play area close to the school.
Uses	A collection of community amenities is provided for residents at the centre of the new neighbourhood, including a school, a vets, and a supermarket.

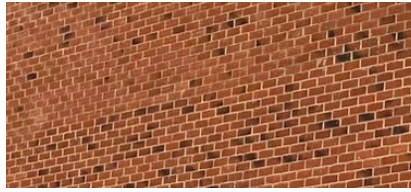
Table 04: Written analysis based on a selection of headings from the '10 characteristics for good design', as set out in the National Design Guide.

Guidelines: Derby suburbs (Highfields)

In conjunction with the area-wide codes set out in Section 4, all development within or adjacent to the Highfields urban extension should:

- Generally be no more than 3 storeys in scale.
- Be of a density that reflects the wider character of around 25-40 DpH.
- Adopt materials, architectural features, and boundary treatments as set out in the adjacent imagery.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes and informal block layouts.
- Take opportunities to improve the quality of green spaces with native trees and planting to enhance their quality and biodiversity value.

Materials



Red brick facades

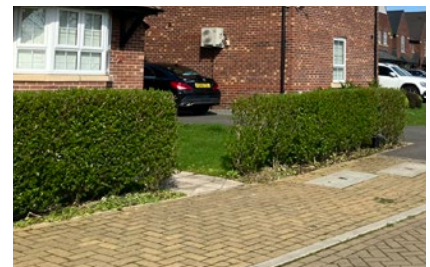


Painted facades

Boundary treatments



Rural timber paddock fencing



Low hedgerows



Black metal railings

Architectural features



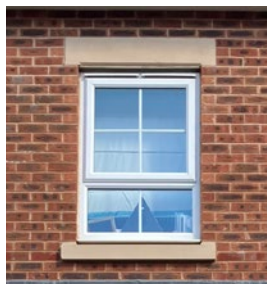
Dormer windows



Stepped brickwork corbels



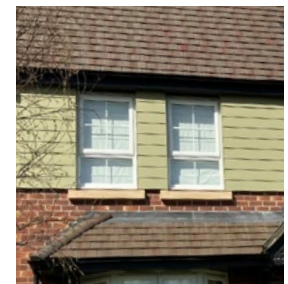
Brickwork banding



Stone lintels



Porch canopies



Timber panelling on upper storeys

3.6 Open countryside

A large part of the Findern Neighbourhood Area is rural in character, consisting of arable fields and open countryside. This creates a distinctive rural setting for Findern village and offers leisure opportunities for residents. Due to the elevated location of the village, many streets also have extensive views out to this surrounding countryside.

The separation the open countryside provides between Findern village and the Highfields development to the north is also a key consideration.

The following guidelines seek to mitigate negative impact on the rural character of the landscape and prevent the coalescence of the two settlements by ensuring contextual, design-led development.

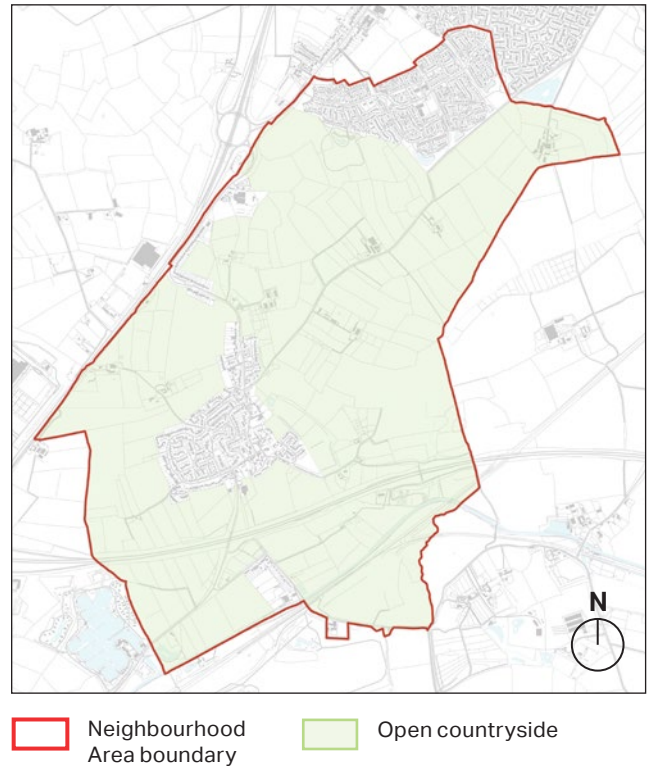


Figure 84: Location and figure ground of area 4: Open countryside.



Figure 85: Layout diagram highlighting field enclosures and building clusters.



Figure 86: Tower House is a converted windmill, sitting at the top of Hillside, an area of high ground.



Figure 87: Extensive views across the surrounding countryside from Porter's Lane.



Figure 88: Several rural lanes extend outwards from Findern village.



Figure 89: Much of the open countryside is made up of farmland.



Figure 90: The cooling towers at the decommissioned Willington Power Station are a dominant skyline feature.

Topic	Written analysis
Identity	Rural - buildings types range from traditional red brick farmhouses and mid-20th Century dwellings to large industrial structures and barns.
Built form	Development within the open countryside predominantly consists of farmsteads and isolated homes, located in small clusters.
Movement	A number of hedge-lined lanes facilitate movement around the open countryside, with Bakeacre Lane providing a key north/south route. The A50 (Derby Southern Bypass) creates a physical barrier between the north and south of the Neighbourhood Area.
Nature	Farmland makes up much of the open space, with a mix between pasture and arable. A patchwork of fields are bounded by well-established native hedgerows.
Public spaces	A good network of footpaths and bridleways provides residents with easy access to the surrounding countryside.
Uses	Mainly farming with some leisure opportunities provided by Cardales Wildflower Meadow, the Trent and Mersey Canal and the nearby Mercia Marina (although outside of the NA).

Table 05: Written analysis based on a selection of headings from the '10 characteristics for good design', as set out in the National Design Guide.

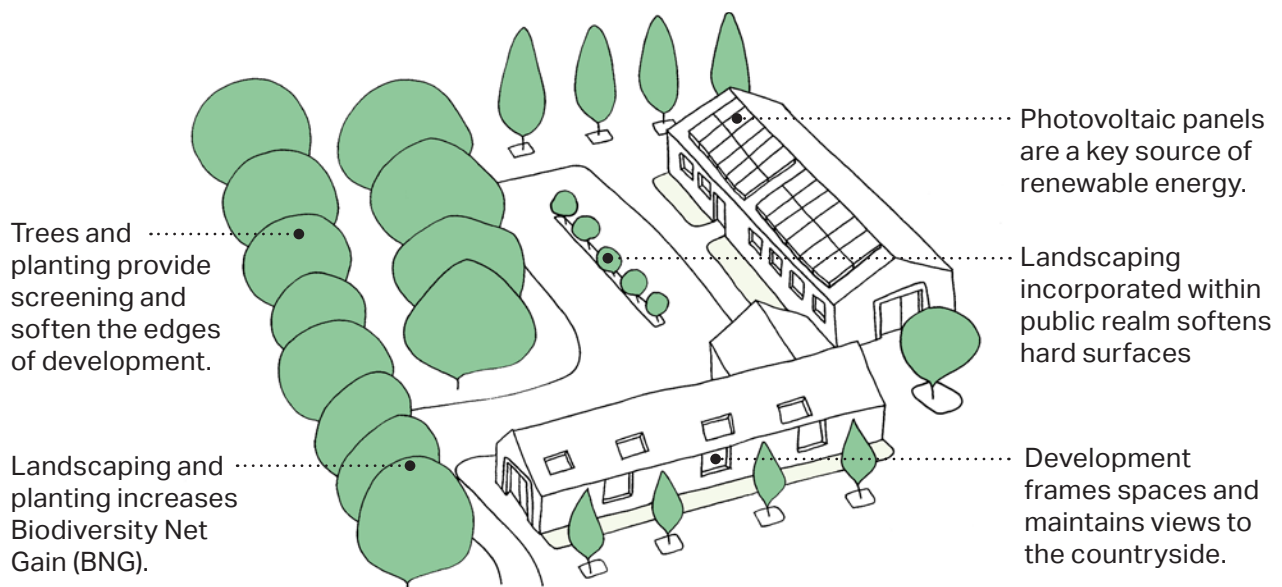


Figure 91: Proposals should be positioned behind natural screening and utilise renewable energy sources such as solar.

Guidelines: Open countryside

In conjunction with the area-wide codes set out in Section 4, all development within the open countryside should:

- Mitigate any negative impact on the rural character of the landscape and prevent the coalescence of the two settlements.
 - Adhere to clearly defined boundaries and ensure sensitively designed development - to maintain open land and separation between Findern and Highfields.
 - Generally be limited to small-scale residential development (i.e. conversions of existing buildings), agricultural development, road/ community infrastructure etc.
 - Be appropriately screened with natural buffers such as hedgerows and trees. This is to mitigate the visual impact of development when set against the backdrop of the surrounding landscape.
- Refrain from using materials and colours that contrast with the surrounding landscape. Muted and contextual colour palettes are encouraged so as not to disturb the local landscape character.
 - Proposals showcasing exceptional and innovative architectural styling (i.e. contemporary) may be considered however, where they can provide harmony with the character of the surrounding open countryside, as well as showcasing high quality sustainable design.
 - Encourage the use of small-scale renewable energy sources for providing power to rural developments. However, such infrastructure should be screened or integrated within developments in order to mitigate visual impact on the open countryside.
 - Take opportunities to increase and improve biodiversity net gain at every opportunity - for example preserving natural habitats, planting trees and hedges to provide screening, and the creation of wildflower meadows in unused fields.

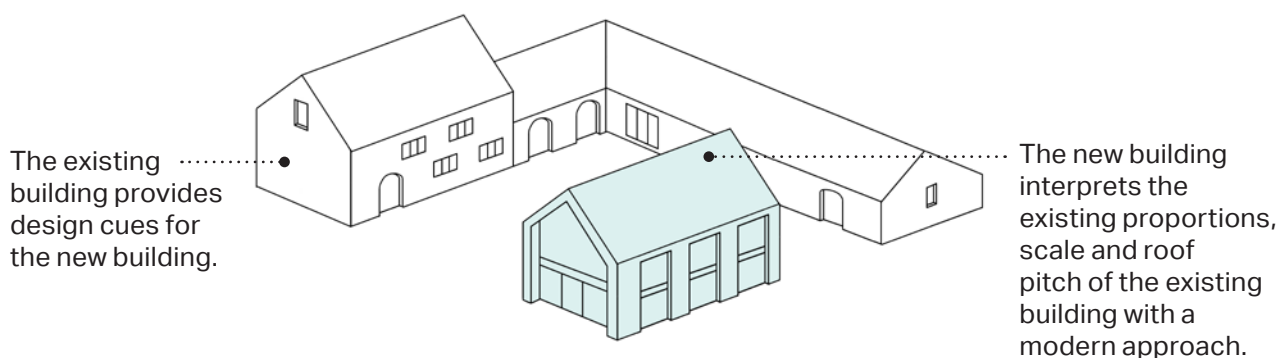


Figure 92: Innovative design is possible provided that development is in harmony and showcases high quality sustainable design



Area-wide design
codes and guidance

04

4. Area-wide design codes and guidance

This chapter presents a series of area-wide design codes, applicable to future development within the Findern Neighbourhood Area. These design codes should be considered in conjunction with the area type specific design guidelines in Section 3.

4.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Findern Neighbourhood Area. The featured guidelines and codes apply to the whole Neighbourhood Area, including any future allocated sites, infill development, and windfall development. There is a focus on residential development.

It is acknowledged that there is not always agreement on aesthetic issues and architectural tastes may vary. The following guidance therefore allows for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

The guidance in this section is focused on topics that help designers and decision makers respond appropriately to context. To enable a clear design process, new development proposals must use the guidance to ensure that development proposals enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context, local character, and sense of place.

The goal of this document is to promote the delivery of the best possible range of residential development, which will support sustainable and contextually appropriate development.

Taking headings from the 'ten characteristics of good design' wheel, the following topics help to structure the area-wide design codes and guidance in this section. Under these overarching headings, individual design codes address more specific considerations, reflecting the 'Key Considerations' within Section 2.

- A Identity**
- B Built Form**
- C Movement**
- D Nature**
- E Resources**

Please note:

Both design codes and guidelines are contained within this document, highlighted within green boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.



Design Codes and Guidance: Identity

4.2 A: Identity

The identity or character of a place comes from the way that buildings, streets and spaces, materials, landscape, and infrastructure combine and how people experience them. Places are made distinctive by the richness of buildings that have accrued over time.

New development should add a new layer to the history and thus identity of a site, respecting and enhancing positive character features. This helps to create harmonious development, which is well grounded in its locality.

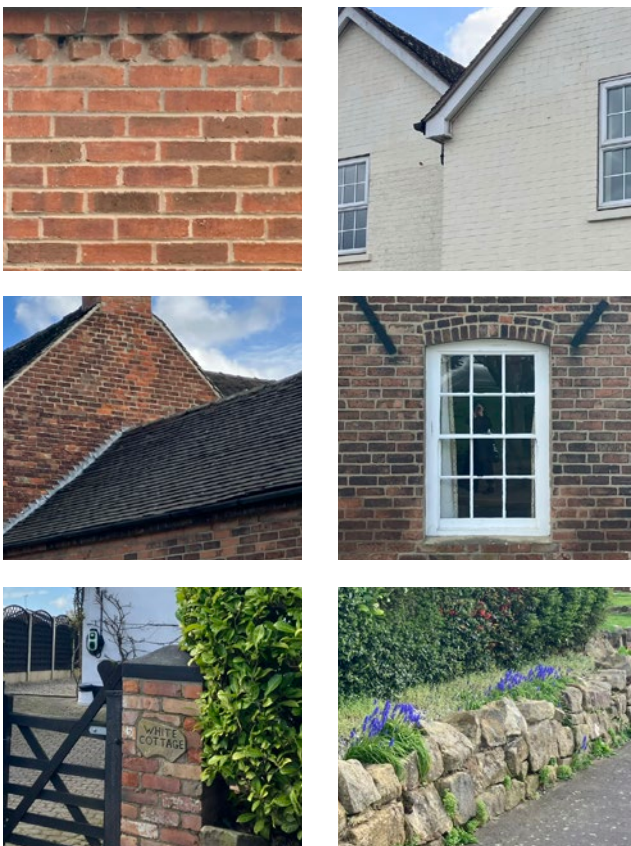


Figure 93: Although character features vary across the area types as set out in Section 3 - red brick, white render (or paint), grey slate roof tiles, white window frames, and certain combinations of boundary treatment can be found throughout the Findern Neighbourhood Area.

A1 – Responding to local context

All new development must:

- Set out a clear and positive response to the area in which development is sited or adjacent to. Area-type specific design guidance in Section 3 should be consulted.
- Explain how this document has been considered and how the local context has informed the design in the design and access statement, supporting the planning application.
- Reflect positive local characteristics (as highlighted in Section 3) and make efforts to harmonise with adjacent buildings with matching or complementary features. Designers do not necessarily need to imitate the existing design profile of the Neighbourhood Area in the form of pastiche. Successful, complementary and modern interpretation is successful if an authentic, innovative, and contemporary approach to design is adopted.
- Retain and respect landmark and character buildings. These may inform new design concepts where appropriate, although again, inauthentic pastiche is discouraged.

A2 – Design response

The designer must respond to the character of the Neighbourhood Area with one of the following three approaches, considered in the following order:

- 1. Harmonise** - clearly respond to existing characteristics within the Neighbourhood Area, street and site, including scale, form, and appearance.
- 2. Complement** - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning.
- 3. Innovate** - doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

Exceptions - Deviations from this code are permissible but must be thoroughly justified and align with the intent of this Design Code. The code is designed to support, not restrict, creative and outstanding design solutions that either match or complement the historical character of the village, enhance sustainability, or meet local housing needs (such as affordable housing provision, or homes for younger or elder residents).



Figure 94: HARMONISE - This new development on Longlands Lane responds to the scale and layout of traditional farm buildings, with a cluster of buildings forming a courtyard. Characteristic red brick (with a variety of tones) and dormer windows have been used.



Figure 95: COMPLEMENT - A positive example of a new development off Longlands Lane. Although not replicating traditional styles or layouts, the scale and materials successfully respond to the rural setting, allowing the building to complement existing character.



Figure 96: INNOVATE: Tower House is a former windmill which has been converted into a private dwelling. Whilst the original (listed) structure has been respected, a contemporary timber extension has been added in a contrasting style. This adds a new layer of architectural style to this building.

4.2.1 Views

The Neighbourhood Area's topography contributes to a series of key views which are an important part of its distinctive identity. These views aid legibility and wayfinding and provide an important sense of place by framing significant buildings and landscapes. New development has the potential to preserve existing views and to create new ones. Please refer to section 2.6 for the locations and descriptions of key views that must be maintained.



Figure 97: Views of landmark buildings (such as All Saints Church seen here) should be utilised to promote legibility across the Neighbourhood Area.



Figure 98: New buildings and development proposals located at the edge of settlement must not obstruct key views looking both inwards and outwards of the settlement. Here, All Saints Church provides a distinctive part of the skyline view and should not be obstructed.

A3 – Views

Protecting and creating views

- Buildings should be orientated to maintain existing key views or to create new views or vistas which will contribute to local wayfinding. Views of landmark buildings (such as All Saints Church and Tower House) and landscape features should be utilised to promote legibility across the Neighbourhood Area. Such views also contribute to the character and overall attractiveness of the neighbourhood area and should therefore be considered within proposals.

Protecting views at the settlement edge

- New buildings and development proposals located at the edge of settlement must not obstruct key views looking both inwards and outwards of the settlement. Views of the Neighbourhood Area's landscape and built form are a locally defining feature that contributes to legibility and wayfinding. Significant sized developments must undertake a Landscape Visual Impact Assessment (LVIA) to ensure the impact on views is minimised and mitigation measures are implemented successfully.

Key views

- The key views identified at section 2.6 of this document are of particular importance and must be protected. New development must be designed to enhance and frame key views.

4.2.2 Retail frontages

Retail frontages significantly contribute to the character of a street, as well as having a direct relationship with any spaces they front. This makes their overall appeal an important design consideration within any proposal. Adhering to the following design guidelines will contribute to the enhancement, preservation, and creation of contextually responsive retail frontages within the Findern NA.

A4 – Retail frontages

Respecting the historical context:

- Original architectural features should be retained and restored where possible. This includes windows, doors, moldings, and other decorative elements.

Proportional retail frontages:

- Shop fronts should always consider the full building elevation and reference the vertical and horizontal architectural elements to create a strong relationship between the shop front and the host building.

Achieving contextual and modern retail frontages:

- Modern shop fronts may be appropriate but should typically employ a 'less is more' approach to their design. The colour, style and materials used within shop frontages should be respectful of the host building's character.

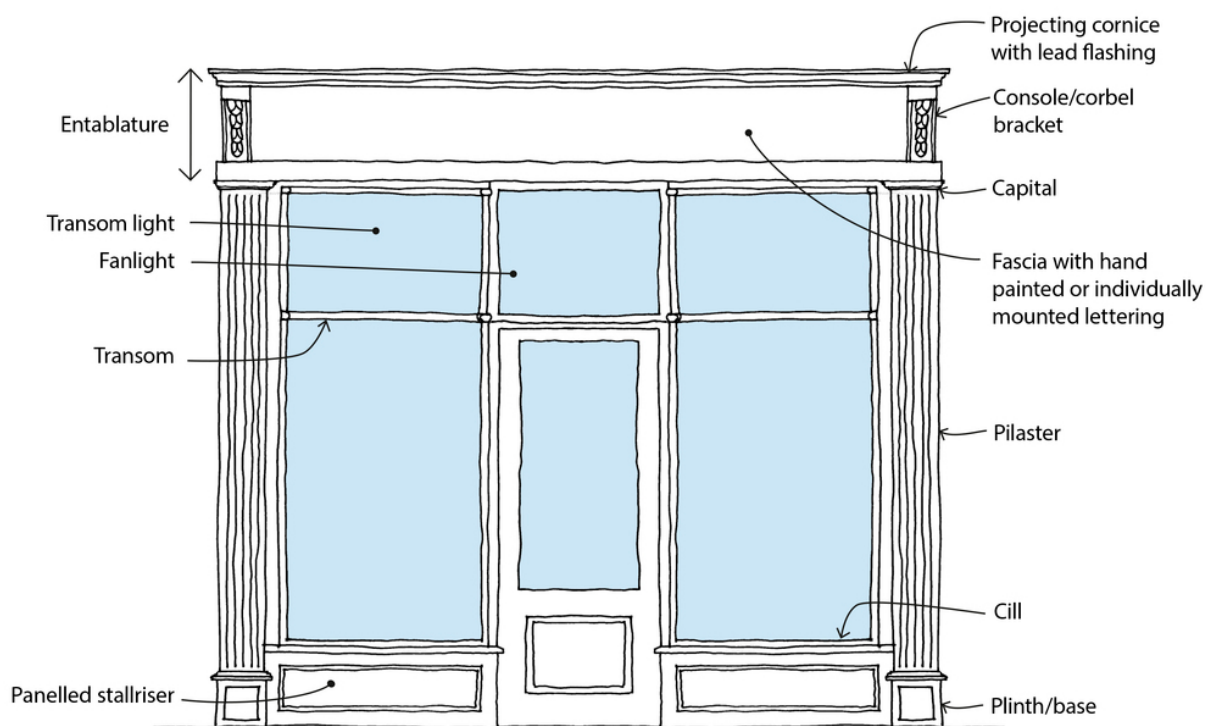


Figure 99: Examples of potential positive features on a traditional retail frontage. However, each frontage should directly respond to its context and avoid creating 'pastiche' design.



Design Codes and Guidance: Built Form

4.3 B: Built Form

Covering density, layout, building lines, and heights - built form refers to the three dimensional arrangement of buildings, blocks and spaces. These elements are crucial in shaping the overall look and feel of a neighbourhood.

Findern's buildings are some of the most defining features within the Neighbourhood Area. They act as important links to the villages rural history. Any new development should be in keeping with these buildings to maintain a strong sense of place.

Although built form varies by character area (as set out in Section 3), there are some commonalities across the Neighbourhood Area. All new development must adhere to the following codes and guidance, as well as referring to the character area specific guidelines within Section 3.

Layout and density

As a rural village, Findern has a low-density built form which generally ranges between 10-20 Dwellings per Hectare (DpH) as outlined in Section 3. To the north, Highfields has a slightly increased density of around 20-40 DpH, with slightly smaller plot sizes.

Generally new development within the Findern Neighbourhood Area should retain the suburban/rural character of the area. The guidelines for each character area should be referred to in determining the appropriate density and plot sizes for new development, dependent on its location.

Housing mix

To help keep homes affordable and accessible (particularly for first time buyers and mature residents wishing to downsize), there is also a need for provision of small (one and two bedroom) homes within Findern.

In relation to this, it should be noted that there needs to be a balance between character and housing need in terms of density. Raising the density of new development could help to provide a greater proportion of smaller homes, however, this should not be to the detriment of the local character.

An updated Housing Needs Assessment (HNA) is being carried out for Findern at the time of writing, and any new development should reflect the mix requirements set out in the emerging 2024 report. This will help to encourage cohesive and diverse communities.

B1 – Plot and block sizes

- Plot and block depths and widths must be in keeping with the typical sizes within the surroundings. Character area specific typical plot and block size ranges should be consulted to determine the most appropriate plot and block arrangements, based on the surrounding context.

B2 – Density

- Character area design considerations and density estimations should be consulted to determine the most appropriate density for a development, based on its context. There should be an awareness of balancing density with housing need.

B3 – Building heights

- New development should maintain the traditional low to medium-rise profile of Findern's settlements. Development should not exceed the height of predominant building forms (generally 3 storeys, although character area specific guidelines set this out in more detail in Section 3) to preserve the visual harmony and scale of these areas.
- A variable eave line and ridge line is encouraged to create interest but variation between adjacent buildings, but should be a maximum of 0.5 storeys in general.

B4 – Building line and setback

- The building line and set-back should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings, unless additional landscaping or tree-planting is being introduced to maintain the enclosure of the streetscene.



Figure 100: An example of contextual higher density terraced development along Lower Green, where dwellings have narrow plots.



Figure 101: An example of contextual lower density development where a detached house is set back within a large plot.



Figure 102: Along Main Street, variable eave and ridge lines help to create visual interest along terraces with unified frontages.



Figure 103: Where dwellings are low-density and have large setbacks, hedges and trees can be used to help screen development from the road and enhance the rural setting.

- Where buildings are set back from the pavement, boundary features should define the plot and connect to the adjacent buildings (for example, hedges, fencing or low stone walls).

B5 – Layout

- The grouping of buildings is important in the organisation and arrangement of new developments of more than one dwelling. The grouping and combinations of housing typologies must reflect the surrounding existing development, i.e. clusters of buildings, terraces or detached buildings, and the combination must be studied and reflected in the layout.
- Buildings should generally be arranged so that their main facade addresses the street. The exception to this is clustered groups of farm buildings, where entrances may be instead located within a courtyard, or buildings fronting directly onto the pavement which may have a side-entry.
- Where buildings are located on corners and junctions, the building facades must be designed to address both streets by incorporating fenestration. The entrance can be located on either facade of the building, subject to access requirements which should adhere to Approved Document M of the UK Building Regulations (Access to and use of buildings).

B6 – Fenestration

- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.



Figure 104: An example of a building cluster within the historic core. There are no unified building lines, with dwellings instead independently located within their own plots. Buildings are arranged so their main facades face the street.



Figure 105: Some L-shaped building layouts can be seen, creating courtyards that can be used for parking. These reflect the agricultural heritage of the village, with plots instead defined by boundary treatments.



Figure 106: Where there is a prevailing building line, as seen here on Porter's Lane, set-backs should reflect the street and be set back no more than a maximum of 1.5m from adjacent dwellings.

B7 – Development near overhead power lines

There are several sets of 132kV high voltage power lines running through the NA, with the majority running over open rural land and small sections adjacent to the south of the village and to the west of Highfields. These can create a constraint on development, but creative approaches to design can help to minimise the impact of these features and improve their surrounding environments. The National Grid have produced a useful document outlining 'design guidelines for development near high voltage overhead lines' which can be found through the following link: <https://www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20-%20National%20Grid%20Guidance.pdf>

- When new development is in proximity to high voltage overhead lines, the above document should be consulted.



Figure 107: Development close to high voltage overhead lines along Sycamore Avenue.



Figure 108: Development close to high voltage overhead lines at the edge of Highfields.



Design Codes and Guidance: Movement

4.4 C: Movement

Successful development depends upon a movement network that makes connections to destinations, places, and communities, both within the site and beyond its boundaries. The following design codes and guidelines aim to help the creation of a connected movement network for both vehicles and pedestrians within Findern, as well as enhancing the streetscene.



Figure 109: New development should avoid having rear boundaries or blank side gables facing directly onto new and existing footpaths or bridleways, as seen here.



Figure 110: Street trees help to create a sense of enclosure, whilst also contributing to the green infrastructure network.

C1 -Streetscene

With much of the Neighbourhood Area rural in nature - street trees, extensive grass verges, and mature hedgerows contribute to a green movement network in Findern. Green streets are a defining character feature and should be protected and enhanced.

Development proposals that propose new streets or propose altering the existing streetscene should:

- Reflect the green character of existing streets through the placement of street trees within adequate verges alongside the carriageway, on plot, or in open spaces.
- Retain good quality trees wherever possible, especially those which contribute to the streetscene. Tree surveys and impact assessments should be provided if the removal of trees is proposed.
- As a village with generally low-density development, the sense of enclosure on the street should be enhanced through the use of natural elements such as trees and hedges.
- Encourage the personalisation of front and back gardens with trees, plants, and flower beds to increase the overall quality of the street and avoid standardised housing areas. Native UK trees and planting should be preferred or non-native trees where a specific reason exists.

C2 -A safe and connected neighbourhood

New development within the Neighbourhood Area should help to create safe, connected, and attractive environments that promote healthier lifestyles and reduce reliance on cars.

Connected layouts

- New development should promote a connected movement network that doesn't impede pedestrians and cyclists.
- New development should integrate with the PRow network when schemes are located within proximity of a footpath.
- New development should provide clear, accessible and safe links to adjacent neighbourhoods and amenities such as shops, parks and schools.

Safety

- Any footways created as part of new development should be well-lit and overlooked by buildings to ensure passive, natural surveillance. New development should also avoid having rear boundaries or blank side gables facing directly onto new and existing footpaths and cycleways.
- Pedestrian pathways should be well-connected, safe, and accessible. This includes upgrading pavements, adding tactile paving for visually impaired individuals, and ensuring all pathways are well-lit and free from obstructions.
- Methods to encourage slow-vehicle speeds should be promoted. These can include changes in materiality, raised tables, alternative widths, and minimising the corner curb radius.

Encouraging active travel

- New development should provide ample bicycle parking and maintenance stations to encourage cycling as a viable and attractive option for daily commutes.
- Cycle lanes should be clearly marked and signage upgraded to enhance user awareness and safety.

Disconnected



Connected

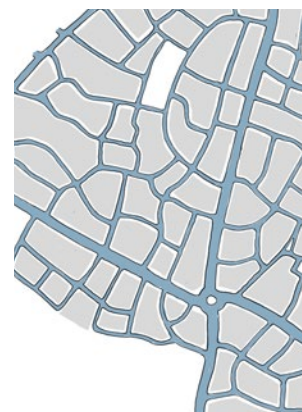


Figure 111: The differences between a disconnected and connected network of streets as illustrated in the National Model Design Code. Connected streets help to reduce walking distances and set a long-lasting framework for movement.

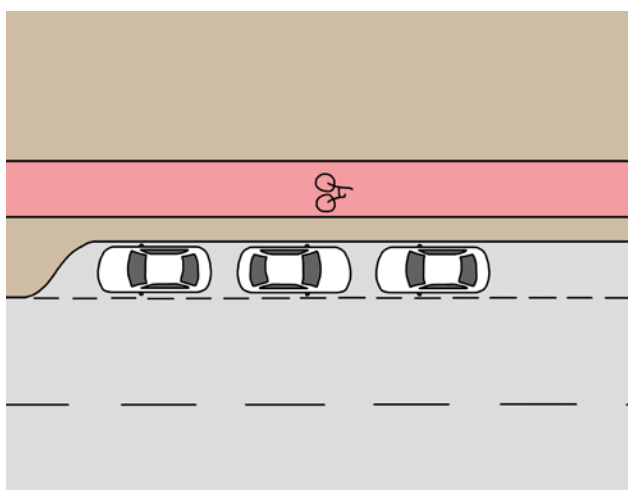


Figure 112: Any new cycle lanes should be clearly marked and ideally segregated from the main road, to enhance user awareness and safety.

C3 -Car parking

Car parking is a necessity of modern development, but it does not need to be unsightly or dominate the streetscene. New development that proposes, or impacts the existing provision of car parking should apply the following design considerations:

- Most homes should have integrated, on-plot parking. Wherever possible, this should be set back behind the building line and located to the side of the property, or within a courtyard (if using a traditional farm building arrangement).
- On-plot car parking should be designed to avoid being visually intrusive, especially if located at the front of plot. This can be achieved by screening parking areas using boundary treatments such as hedges, trees, flower beds, and low walls.
- Porous surfaces and green parking spaces (for example, grasscrete) should be preferred above impermeable parking surfaces.
- On-street parking solutions must be designed to avoid impeding the flow of pedestrians, cyclists, wheelchair users and other vehicles, and can serve a useful informal traffic calming function. Parking bays integrated with trees can help to reduce the visual impact of extend spans of on-street parking.
- Opportunities must be created for electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of the road and street furniture in the public and private realm.



Figure 113: Traditional building 'clusters' can allow for on-plot courtyard parking arrangements, screened by characteristic boundary treatments. An electrical vehicle charging point has also been provided.



Figure 114: In this example within the Highfields development, on-plot parking has been provided to the side of the property and set back behind the building line. This avoids a streetscene dominated by parking.



Figure 115: New development should consider how on-street parking could be integrated alongside traffic calming measures such as street trees and chicanes in the road.



Design Codes and Guidance: Nature

4.5 D: Nature

Findern's green, open spaces are a defining part of its rural identity, and contribute greatly to residents' quality of life. The green, open space between Highfields and Findern village acts as a 'green lung' for residents along the western edge of Derby - offering multiple opportunities for leisure and recreation.

The way in which development responds to its surrounding natural landscape is therefore a critical component of a well-designed place.

4.5.1 Settlement edges

Much of the Findern Neighbourhood Area is made up of open countryside, making the treatment of the edges of settlements (both Findern and Highfields) an important consideration. Development that interacts poorly with a landscape can have a negative impact - beautiful landscapes suddenly book-ended by wooden fencing can be jarring. This guidance aims to provide a seamless transition between the settlements in the Neighbourhood Area and the countryside.

D1 – Landscape setting and the settlement edge

Sensitively integrating development within the landscape

New development should integrate sensitively with the surrounding landscape, particularly on the periphery of each settlement. Design principles for sensitive peripheral development include:

- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.

- Dwelling frontages should be orientated towards the open countryside (i.e. outward facing) and avoid rear boundaries facing the landscape.
- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.
- Street hierarchies that arrange primary roads and over-engineered turning heads to abut the wider landscape should be avoided.

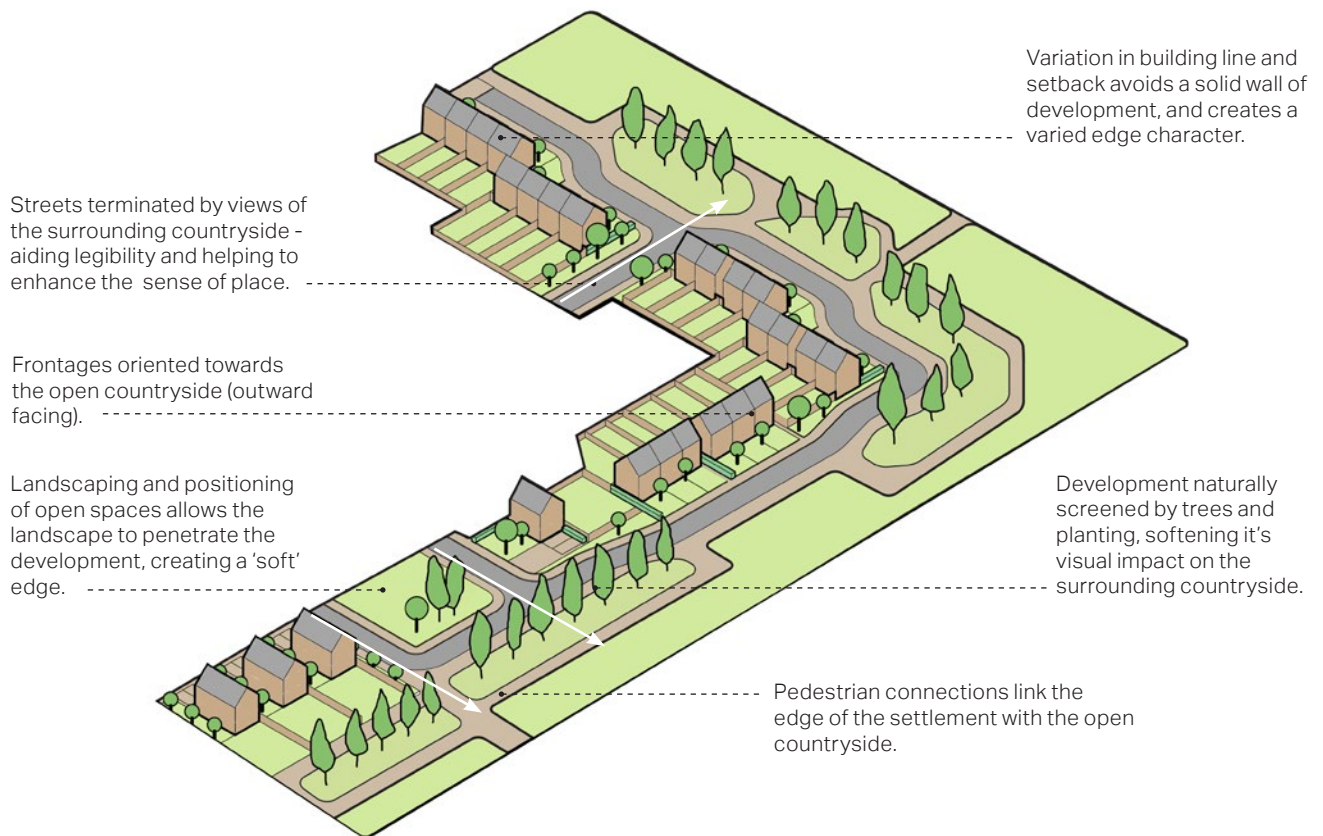


Figure 116: Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.



Figure 117: A good example of edge development in Highfields, where building frontages face outwards onto the surrounding landscape. A clear street hierarchy has allowed a pedestrianised 'rural' edge lane to be created. Limiting vehicle access (and thus tarmac) allows the surrounding landscape to penetrate the development, helping to create a 'soft' edge. Paddock style timber fencing has been used as a boundary treatment, helping to reinforce the rural identity.



Figure 118: A selection of green, pedestrianised routes penetrate the Highfields development, bringing a sense of the surrounding countryside into the community. This also provides access for residents to the surrounding countryside, linking up with surrounding Public Rights of Way (PROWs).

4.5.2 Natural environment

It is now widely acknowledged that access to nature and green space has an extremely therapeutic effect on the mind. The National Model Design Code recognises this in paragraph 57:

"Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places."

Specific opportunities to protect and improve the existing green infrastructure network within Findern should be a key driver for all new development.



Figure 119: Access to open green space (as seen here to the south of Highfields) is highly valued by local residents. Access should be protected and enhanced.



Figure 120: Hedges, trees, and planting included within front gardens also make up an important part of the green infrastructure network, and contribute to the rural character of Findern.

D2 -Extending and maintaining the green infrastructure network

Development proposals within the Findern Neighbourhood Area must:

- Maintain Findern's 'green' and rural identity by protecting important and valued existing open spaces, including those identified as Local Green Spaces or Significant Green Areas in the Neighbourhood Plan.
- Development should contribute to a multifunctional green infrastructure network made up of a variety of elements: including native hedgerows, private gardens, tree planting, grass verges, sustainable drainage systems (SuDS), amenity green space, and surrounding countryside.
- New developments must ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design, and replaced if lost. Retained trees and hedges will be considered at the earliest design stage.
- A regular maintenance schedule for all street trees should be implemented as part as new development to ensure their health and longevity. This includes watering, pruning, disease control, and mulching.
- Green spaces should generally be overlooked by buildings of an appropriate scale and density that reflects the local character (as set out in Section 3) to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.

D3 – Water sensitive urban design

All development proposals must promote methods to mitigate increased risk of storms/flooding with sustainable drainage systems (SuDS).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination.

However, the following overarching design proposals should be applied to any new development:

- Avoid siting homes in high risk flood areas and seek to adopt the use of permeable paving in hard landscape areas.
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area. When integrated into the landscape, they can also provide biodiversity and amenity benefits.

Street tree planting:

SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

Green roofs and walls:

Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.

Soakaways and filter drains:

Shallow ditches and trenches filled with gravel or stones that collect uncontaminated water and allow it to percolate into the ground.

Rain capture:

Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses, reducing water consumption.

Basins and ponds:

Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water to the system.

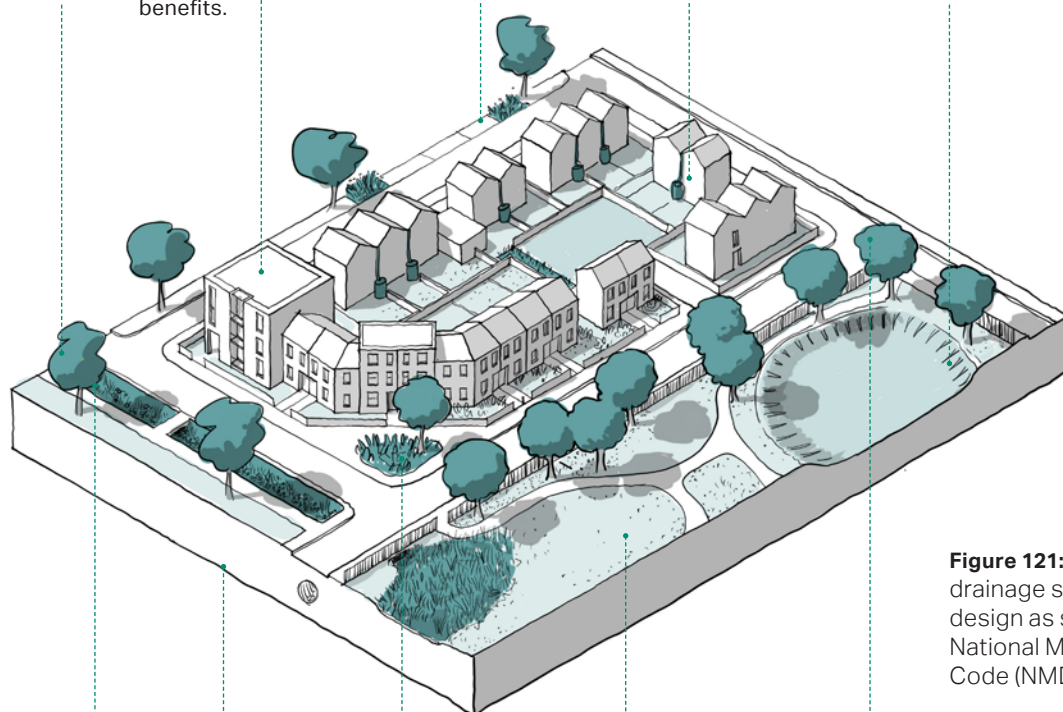


Figure 121: Sustainable drainage system design as set out in the National Model Design Code (NMDC).

Swales: Shallow channels that provide attenuation while also channelling water to other features such as ponds.

Retention tanks: In high density schemes water can be attenuated in underground structures.

Rain gardens: Containers and ditches with native drought tolerant plants release water gradually and filter out pollutants.

Reedbeds and wetlands: Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Permeable surfacing: Surfaces that allow water to percolate into the ground. Includes natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standing in front gardens.



Design Codes and Guidance: Resources

4.6 E: Resources

Sustainable design incorporates innovative practices at all scales to achieve less impactful development footprints, whilst future proofing homes, settlements, and natural environments. Reducing the use of imported natural resources whilst increasing utilisation of local and sustainable, natural resources can help to achieve this.

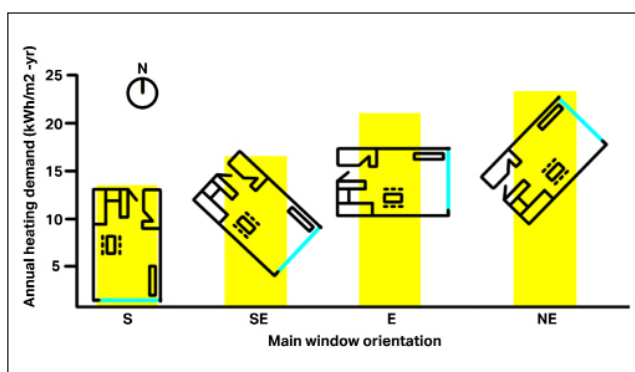


Figure 122: Building orientation influences the annual heating demand.

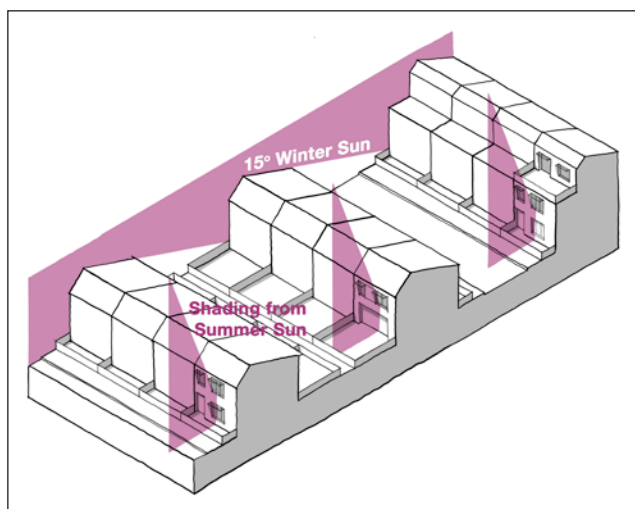


Figure 123: Passive design and orientation principles, as set out within the National Model Design Code. Ensuring good levels of natural lighting to habitable rooms whilst minimising the risk of overheating, provides benefits for both health and energy efficiency.

E1 – Passive design measures and orientation

It is paramount that new development seeks to implement passive design measures which will improve the energy efficiency of new buildings. Any new development should:

- Aim to reduce energy demand by employing passive design principles (e.g., window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Optimise streets and buildings for solar orientation. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting. However, this should not come at the cost of the prevailing character of a street.
- Consider building form and thermal efficiency - point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.
- Development should also adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

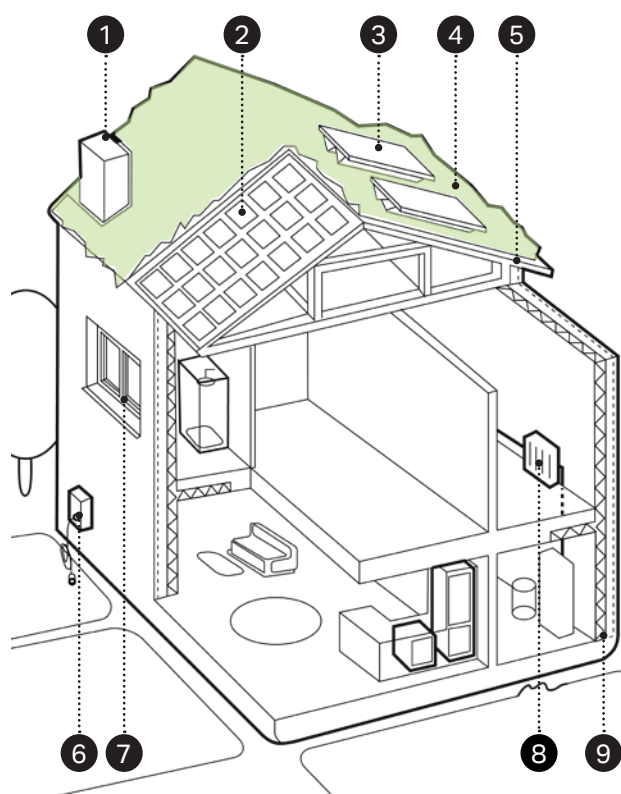
E2 – Integrating Renewable Energy in New Developments

The integration of renewable energy systems in all new developments across Findern should be promoted, aligning with the Future Homes Standard for sustainable building practices.

- The installation of solar photovoltaic panels should be encouraged on suitable roof spaces in all new residential and commercial buildings, where orientation and inclination permit effective solar gain.
- The incorporation of solar water heating systems could be encouraged as a standard feature in new developments to reduce reliance on non-renewable energy sources for heating.
- The use of ground-source and air-source heat pumps should be encouraged in new developments to provide efficient heating and cooling solutions, significantly reducing the carbon footprint of building
- There should be an understanding of local wind speed and direction for micro-generation wind turbines.
- Utilities, highway authorities, telecoms companies and other stakeholders could be consulted when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.



Figure 125: Photovoltaic panels have been sensitively integrated onto this roof - with the complementary colour reducing their visual impact.



1. Mechanical ventilation system.

2. Integral solar tiles.

3. Solar panels.

4. Green roof.

5. Roof insulation.

6. Electric vehicle charging point.

7. Insulated windows and doors.

8. Efficient utilities and appliances.

9. Wall insulation.

Figure 124: Some of the possible sustainability measures that could be employed within new development.



Checklist

05

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?
- Does the proposal adopt contextually appropriate materials and details?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?

3 (continued)

Local green spaces, views & character:

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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