

POLICY ST33: Design Quality

1. All development must be of a high quality design that:
 - a) has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance, including Sport England's Active Design principles³, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
 - b) uses land efficiently and ensures density reflects local character:
 - i. within the Main Towns of Worksop, Retford and Harworth & Bircotes the density on sites in and adjoining town centres and transport hubs should be maximised, whilst densities elsewhere within the development boundary should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset and/or the integrity of a natural asset;
 - ii. within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
 - iii. HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework, design code and density plan;
 - c) where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;
 - d) respects the local context and complements the landform, layout, building orientation, scale, height, massing, type, materials, details and landscaping of the surrounding areas;
 - e) maximises opportunities to create mixed-use developments which support the function and vitality of the area in which they are located;
 - f) for housing, provides a high standard of accommodation, and does not differentiate between the design quality of market and affordable housing;
 - g) integrates well with surrounding streets and open spaces, provides a clear and legible hierarchy of streets, routes and spaces that prioritises safe, easy and direct pedestrian, cycle and public transport movement, while ensuring the safe, convenient movement of all highway users;
 - h) ensures that all the community, including those with disabilities, can easily and safely access buildings and spaces and move around;
 - i) creates safe communities and reduces the likelihood of crime and the fear of crime through maximising natural surveillance and where appropriate use of active ground floor frontages and lighting;
 - j) incorporates and/or links to a well-defined green/blue infrastructure network of well-managed and maintained public and open spaces;
 - k) secures a high quality public realm that is attractive and aesthetically pleasing, that clearly distinguishes between public and private spaces;
 - l) enhances the value of the District's Nature Recovery Network such as through the use of street trees;
 - m) incorporates high quality landscape design and maximises opportunities for greening, particularly where a development site adjoins the countryside;

- n) is sustainable in design and construction, and utilises modern construction methods and durable materials, where practicable;
 - o) minimises energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable in accordance with Policy ST49;
 - p) mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST50, and integrates water management appropriate to place;
 - q) ensures an appropriate level of well-integrated, convenient and visually attractive areas for motor vehicle and cycle parking informed by the most up-to-date Nottinghamshire Parking Standards⁴ unless it can be demonstrated that it is not viable or feasible to do so; and provides for external storage including waste disposal;
2. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together to ensure that proposals are, or can be, properly integrated.



8.2 Shop fronts and Signage

- 8.2.1 The principal function of any shop front and associated signage is to advertise and display the goods and services provided within the building. The secondary, less obvious role is to influence or improve the overall appearance and attractiveness of the street scene, public realm and accessibility to the community. Poorly designed or positioned signs and adverts can be harmful and result in visual clutter, obstructions and even hazards.
- 8.2.2 Policy 34 ensures that this secondary role is appreciated and taken into account, ensuring that the design of shop fronts and advertisements are sympathetic to their immediate and wider surroundings. This will support Council Plan⁵ and Local Plan priorities to create vibrant town centres that people want to live and work in and visit and will also help with wider regeneration ambitions highlighted by Policy ST12.
- 8.2.3 The District's town centres, local centres and many of the village cores, have Conservation Area status and contain designated and non-designated heritage assets. In these areas, it is essential that shop fronts are sensitively designed to complement architectural details and historic features. In order to achieve this, the principles of Policy ST40 and Policy 41 will also be relevant. Further details around design will be set out in the Design Quality SPD following the adoption of the Local Plan.