

Appendix

APPENDIX

Design Code Compliance Matrix

Design for Gravesham: Design Code Compliance Checklist

Project: Milton Place
Site Size: Medium sites 10-150 dwellings
Date: 21.02.25
Revision: B - Updated to suit revised proposal

Key

Has been achieved or will be achieved

May be achieved or partially achieved

Will not be achieved

Not Applicable

4. COMMUNITY FIRST						
Principle	No.	Musts (mandatory parameters)			Shoulds (expected parameters)	
Engage	4.1	a	When required to validate a planning application, applicants must engage with the local community throughout the design process. Engagement can happen via diverse methods (e.g. online surveys, in-person events and/or focus group workshops).		c	New development should support community cohesion, inclusion and equality.
		b	When community engagement is carried out, new development must respond to the community needs and aspirations which are material planning considerations.		d	Applicants of major developments should demonstrate a clear understanding of local issues that their design proposals should aim to, directly and indirectly, address (e.g. delivering specialist accommodation, affordable housing, local jobs, public realm improvements, transport improvements, provision of local infrastructure and services).
Identity	4.2	a	Development must positively respond to Gravesham’s diverse identities and to the cultural and socially distinct characteristics of the surrounding areas.		e	Applicants should consider integrating appropriate “meanwhile uses” in their development phases to avoid plots remaining vacant for long periods of time and negatively impacting on surrounding communities, their feeling of belonging and identity.
		b	Development must engage, enhance and celebrate the surrounding environment and community, whilst meeting the needs of all its occupants and users.			
		c	Development must enrich and reinforce local identity to ensure it remains resilient to today’s and future challenges.			
		d	Development must reinforce or promote a place-specific local identity. Applicants must use the Design and Access Statement to demonstrate how this has been achieved.			
Context	4.3	a	New development must be place specific and contextual.			
		b	Applicants must start their design process from an analysis of the site context with regard to development pattern and scale, landscape character, heritage assets, green and blue infrastructure, key views from the site and locally prevalent materials.			
		c	Applicants must demonstrate a good understanding of the character area and policy context of their site in the Design and Access Statement.			
		d	Each new development must enhance and not detract from the existing or emerging character of the area where it is situated.			
		e	Design proposals must respect and enhance the settings of all heritage assets, including non-designated heritage assets and key views of heritage landmarks.			

5. QUALITY AND PLACE						
Principle	No.	Musts (mandatory parameters)			Shoulds (expected parameters)	
	5.1	a	Local access groups must be involved at early design stages to inform design proposals for inclusive access in town centre and civic style spaces.		b	The dimensions of a public space should be proportional to the buildings around it and consideration should be given to orientation, shape and size of the space. Lower rise buildings should be located to the south or south west to allow good levels of sunlight into the public space.
					c	Where appropriate, a public space should be framed by buildings which front onto and have easy access off the public space. Multiple uses are encouraged to activate a public space and promote varying activities throughout the day promoting both a day and night time economy.
					d	A study of the needs, orientation and pedestrian movement should be carried out to understand the desire lines and opportunity to draw people through a space.
					e	Public realm elements such as lighting, seating and soft landscaping should be carefully considered to encourage routes through and create dwell time spaces.

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Public Realm				f	A successful public space is one that allows multiple activities to happen. Street furniture, planting and trees should be located to allow flexibility of use and meanwhile uses. This can take many diverse forms and can bring spontaneity, dynamism and activity into public spaces, whilst also providing shade and cooling to address climate change.		
				g	Development proposals should create public spaces that are inclusive (inviting, safe and usable for all) and their design features should encourage interaction between residents and with people of the wider neighbourhood.		
				h	Applicants should prioritise biodiversity richness and promote the inclusion of new habitats in their design proposals.		
	5.2	a	Play space design must meet Play England’s recommendations: • be ‘bespoke’ - designed for its setting • be well located • make use of natural elements • provide a wide range of play experiences • be accessible to both disabled and non-disabled children • meet community needs • allow children of different ages to play together • build in opportunities to experience risk and challenge • be sustainable and appropriately maintained • allow for change and evolution		g	Play spaces should provide durable equipment and be suitable for the intended age or user group (age for SEND play users is less attributable).	
		b	Informal and incidental opportunities for play must be embedded within the design of neighbourhood streets, local streets and open spaces.		h	Areas for age-appropriate activities for teens and older children should also be considered.	
		c	Play spaces must be provided in accessible locations, well overlooked by homes.				
		d	The design of outdoor sport, play and informal open space must meet the Fields in Trust Guidance for Outdoor Sport and Play.				
		e	Play must include a range of equipment that offer inclusive and accessible play experiences for all.				
		f	A diverse range of children and young people in the local community must be consulted at the early stage of design to understand their needs and tailor the brief.				
	5.3	a	Hard landscape design must promote accessibility and legibility for all ages and abilities.		f	Permeable surfaces should be considered to help with drainage/surface water flooding wherever reasonably practicable in consideration of contamination risk.	
		b	Hard landscape design must be high quality, robust and fit for purpose.		g	Choice of materials for paved areas should reflect the hierarchy of the streets and spaces. Areas of planting should be integrated into paved areas to break down large expanses of paving which can be austere away from civic-type spaces.	
		c	Hard landscape materials must reflect the local context and complement the materiality of the proposed and existing architecture (where present).		h	The sustainability credentials of surface materials should be considered at the outset of the design (e.g. embodied carbon, recycled content and ease of renewal).	
		d	Areas of the public realm that are to be adopted must meet the Highway Authority’s approved specification. The specification is to be interpreted as a minimum, not a ceiling.		i	Permeable surface finishes should be prioritised where appropriate.	
		e	Surface finishes must be chosen based on suitability as well as their ease of maintenance, repair and replacement.		j	Contrast in colour or materiality should be used when it serves a purpose (e.g. to delineate or zone activities, indicate key routes or to highlight spaces).	
	5.4	a	Inclusive design must be considered from the outset of the design process.		c	Public realm should be designed to reflect the diversity of people using the space, and must be ‘accessible to all’.	
		b	Public realm must be safe and encourage social interaction.		d	Inclusive design should be through largescale as well as detailed considerations such as: blister tactile paving at crossing points, dropped kerbs for level access, adequately wide pavements, visual contrast in vehicular thresholds, guidance strips and well-placed street furniture avoiding clutter for mobility and visually impaired people.	
					e	Seating areas at regular intervals within the public realm and along key pedestrian routes should be provided. Seating should offer a combination of arms, backrests and varied seating heights with space for wheelchairs to also be used.	
					f	Public realm should provide ‘sensory richness’ through varied planting with tactile qualities, trees and moments for shade and rest.	
					g	Areas of ‘retreat’ in more quiet locations should be integrated for neurodiverse residents and visitors to pause away from busy areas and thoroughfares.	
					h	Provision for cycle parking in public realm spaces should consider adequate space for adapted bicycles.	
	5.5	a	Street furniture must be from a constrained palette with a ‘family’ of products with simple, robust design of high quality that will endure.		e	Seating should be overlooked in positions that consider wayfinding, adequate lighting, shade in summer months and avoidance of wind exposed areas.	
		b	The finish and colour of metalwork across the palette must be consistent.		f	Street furniture should be proprietary and easily replaced, bespoke items should be used where they are made of materials that can endure with zero maintenance over the lifetime of the bespoke item. Such items add value to place making and enhance public spaces.	

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		c	Street furniture must be integrated into landscape design, positioned to avoid clutter and maintain clear routes.		g	Vehicular access control should avoid a clutter of bollard types that can become unsightly, obstructive and a maintenance issue.	
		d	Regular seating opportunities must be provided to promote inclusive access, with varying seating heights, and regular incorporation of arms and backrests.		h	Bin provision (and capacities) should be adequate and in convenient locations to support a litter free environment. Options for recycling should be included where possible. Dog waste can generally be combined into general litter bins avoiding additional dog litter bins.	
					i	Street furniture should be combined with lighting columns to reduce clutter.	
					j	Riverside developments should include provision of riparian lifesaving equipment where necessary to facilitate safe and active use of the riverfront.	
	5.6	a	Proposed lighting must create a welcoming, safe and human-scale environment which encourages residents to use outdoor spaces.		g	Lighting design should consider vertical surfaces including walls, entrances and building façades.	
		b	Lighting must enhance the architecture and open spaces and reinforce the different character areas across Gravesham.		h	Primary footpaths and amenity spaces should be adequately lit but routes and spaces of lower status should consider motion-activated lighting.	
		c	Lighting must contribute positively to feelings of safety and security through the use of low-glare, warm white tones and good levels of consistency.		i	Luminaries should be specified for low energy consumption and their position should enable easy maintenance.	
		d	Lighting must be directed away from residential windows.		j	Care should be taken to develop strategies that minimise the amount of light pollution and glare caused.	
		e	Within the Gravesham part of the Kent Downs AONB, design proposals must protect darkskies.		k	Lighting should be designed to minimise light pollution, particularly near wildlife habitats, dark landscapes and nature conservation.	
		f	Lighting to riverfront must not have a negative effect on river ecology or safe navigation of the Thames.		l	Street lighting should be integrated with other street furniture.	
	5.7	a	Wayfinding must meet inclusive design requirements. Refer to 5.4 Inclusive Design and Accessibility.		c	Signage should be consolidated to avoid over-cluttering the public realm.	
		b	Wayfinding must clearly identify means of access to public open spaces and Public Rights of Way.		d	The form and materiality of signage elements should be consistent across the palette with an emphasis on simplicity, robustness and ease of replacement.	
	5.8	a	When incorporated into proposals, public art must be integrated within the form and fabric of public realm spaces or buildings and respect the scale of its surroundings.		d	Applicants for large schemes should consider voluntarily contributing an appropriate part of their development budget to delivering public art.	
		b	Any public art must be specifically designed for a place and contribute positively to the place-making, interest and local character.		e	Applicants should involve local residents, schools and the wider community through part or all of the design and implementation process.	
		c	Applicants must engage with the Council to inform the public art brief prior to commissioning an artist.		f	Applicants should collaborate with local artists or design practitioners, where possible, to promote and support local talent and businesses.	
					g	Applicants should consider 'value' and maintenance as a key constraint to design, understanding the available skills and resources for maintenance.	
					h	The process of developing public art proposals should foster and encourage interaction with visitors/local people to provide a sense of ownership.	
					i	Applicants should positively consider site hoardings (used to enclose/secure development sites) as temporary canvasses and/or for community engagement or information.	
					c	New development should reflect the prevailing pattern of the built form in those areas where there is a cohesive scale and grain such as the town centre, local centres and rural villages.	
					d	On large regeneration sites along the Gravesham Riverside there will be potential to introduce new development form and massing. Nevertheless, massing should create a rhythm of vertically proportioned bays or individual buildings.	
	5.9	a	New development must respond sensitively to the prevailing pattern and intervals of existing development to reflect the grain of the existing character area where the building (or larger development) is placed.		e	When a larger developments is proposed, the massing should be broken down into smaller proportionate elements that contextually respond to the character of the area and create a human-scaled street scene.	
		b	A coarse development pattern with large monolithic buildings or uniform development frontages must be avoided.		d	Applicants should clearly explain the rationale behind their approach to height and how this responds to the existing context height.	
	5.10	a	Where a development proposes variations in height, that is not consistent with the existing context, applicants must assess and evidence the height of existing buildings in the immediate vicinity and the local context (prevailing height). This evidence must be used to inform the development proposal and to demonstrate its impact on the local surroundings and the skyline.		e	Building height should not negatively impact air flow and natural light at street level.	
		b	For small scale infill development where the height of existing buildings along the street is consistent or of minimal variation, new developments must not exceed the existing building height level of the adjacent plots along the street.				
		c	Development must not overshadow or compromise the quality of neighbouring buildings.				
	5.11	a	New development must be of exemplary design quality. This includes considerations of height, massing, proportions, materials, detailing, site layout and its relationship with the surrounding context, positively contributing toward the character of the area.				
		b	A clear townscape rationale must be provided for the specific sighting of taller buildings, marking key locations or assisting with wayfinding to and from nodes, and responding to public transport accessibility and activity.				
		c	New development must be designed to avoid harmful impacts on daylight, sunlight, wind conditions, overheating and micro-climate, and include the provision of appropriate mitigation where required.				

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Built Form		d	The NPPF (2023) requires new developments to promote sustainable transport modes taking into account the type of development proposed and it's location. In accordance with the NPPF and National Design Guide the setting of new development must not be dominated by parking for vehicles and harm quality of place. Proposals should also avoid detrimental parking impacts on the existing road network.		
	5.12	a	Applicants must follow a design-led approach to achieve an appropriate density of development for the site.		d For all planning applications that include new residential units the below measurements should be provided: • number of dwelling units per hectare • number of habitable rooms per hectare • number of bedrooms per hectare • number of bedspaces per hectare
		b	Applicants must justify the proposed density through a contextual assessment of density within the Design and Access Statement. The study area used for the assessment must be clearly indicated.		e Plot ratios (the ratio between the site area and the total building floor area) and plot coverage (the proportion of the site area occupied by buildings) should be stated for mixed-use and commercial development. Plot ratios of over 2 are expected in town centre locations; between 1-2 within the urban area; and between 0.5-1 in rural locations and villages.
		c	Development in the rural area must deliver at least 30 dph and development in the urban area deliver a minimum density of 40 dph.		
	5.12	a	Development across these Riverside Regeneration Sites must introduce an active frontage along the riverside and allow for a continuous public realm, walking and cycling route along the waterfront.		
		b	Development must take into consideration key river views and be accessible to/from Northfleet High Street and local centres. Higher density development and taller buildings should respond to local context, with key sites adjacent to the riverfront suitable for such development.		
		c	Every development must aim to enhance north-south pedestrian connectivity between the town centre and the waterfront.		
		d	Development must positively engage with the chalk cliffs by introducing a continuous route and open space at the bottom of the cliffs.		
		e	Development must positively contribute to the grey-to-green transformation of the main key routes by placing a strong emphasis on walking and cycling, tree planting and SuDS (Sustainable Drainage Systems)		
	5.13	a	The majority of the primary frontage of a new building must follow the existing building line on the street. It is acceptable for architectural features such as porches, bays, balconies or limited and short protrusions to protrude beyond the building line.		c Building lines should be parallel to the centre line of a street and/or buildings opposite.
		b	Garages, side extensions and outbuildings must be set back from the building line.		d Where existing development does not have a continuous building alignment, applicants should set out a building line, based on the adjoining properties, function of the street or best practice guidance.
	5.14				e Where continuation of an existing building line creates a street which is too narrow for access, servicing and functioning of the street and adjoining development, new development should be set back by an appropriate distance.
		a	Development must provide threshold spaces that are integrated with the proposed architecture and landscape and respect local character.		j Ground floor homes should have entrances that front the street.
		b	Developments must introduce frontages with entrances and window openings at ground and upper levels facing the public realm to facilitate passive surveillance.		k Developments should avoid having bedrooms at ground floor level facing the public realm as this reduces privacy and passive surveillance. The Council encourages the introduction of maisonettes on the ground and first floor of apartment buildings.
		c	Blank gables and long stretches of inactive frontage facing streets, footpaths and public spaces must be avoided and will not be supported.		l Front gardens should be a minimum of 1.5m deep and provide screening by low walls, railings or planting to protect the privacy of the residents while still allowing "eyes on street" and passive surveillance.
		d	Active frontages must be introduced along the high street, town or local centres, key routes and open spaces to animate the street, create visual interest and provide active and passive surveillance of the street space.		m The design of front gardens should encourage residents to actively manage these spaces.
		e	Bin store enclosures must not dominate the streetscape.		n Long lengths of unrelieved hard boundary treatments should not be used when visible. Wooden shiplap or panel fencing will be discouraged when visible from the public realm.
		f	Bin stores in flatted buildings must be within easy access for both refuse collection and residents, and must avoid prominent locations in the elevations.		o Boundary treatments should be safe and not obscure visibility for vehicles emerging from properties.
		g	Communal refuse and cycle storage must be kept to a minimum on street frontages and public realm areas to ensure that overlooking of the street is maintained.		
		h	Primary building signage to houses and flatted buildings must be clearly visible and well lit.		
		i	Entrances to buildings must be designed to make all people feel safe and reduce the incidence of crime in accordance with Secured by Design principles. Entrances to buildings should be sheltered, well lit and open to view.		

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	5.15	a	New development must respect the character of the local area and must respond to prevailing roof forms in a way that is appropriate to the context.		e	Inconsistent roof pitches should be avoided.	
		b	Where there is a higher level of coherency in the character of an area, major variations to the roof form, pitch, colour and materiality must be avoided.		f	Roofs should be proportionate to the scale of the building.	
		c	Roofscape design must consider sustainability and orientation.		g	Roofscape design should respond to the existing topography and to views from above where applicable.	
		d	Materials used in roofs must be robust and appropriate for Gravesham's estuary environment.		h	In larger developments a variety of roof forms should be adopted to aid legibility of character areas and street hierarchy.	
	5.16				i	Rooftop plants should be appropriately screened and should be considered as integral parts of the roof design.	
					j	False roofs or screens without a function should be avoided.	
		a	Elevation design must respond to the scale and proportion of the surrounding character area.		e	Elevation design should reinterpret key aspects of the existing built form in a style appropriate to the context without resulting in pastiche replicas of surrounding buildings.	
		b	Blank gable ends with no windows fronting the public realm must be avoided.		f	Elevation design should articulate the base, middle and top of a building, providing a balance of proportions between each part of the building.	
		c	Applicants must give particular consideration to corner buildings to ensure that they positively contribute to street legibility making the most of their unique position.		g	Greater design emphasis should be given to the detailing and materiality of the building base and entrances.	
		d	Applicants must give particular consideration to recessing/projection of windows. Flush windows must be avoided.		h	Large elevations should be broken down into separate bays to provide a building that relate to the surrounding context and respond to the human scale.	
					i	The design of windows should respond to the use of the internal space, the desired levels of privacy and the façade orientation. It is important to minimise heat loss to the north (smaller windows) while providing sufficient solar heat gain from the south (larger windows).	
					j	External shading should be provided where extensive glazing is proposed on sun-exposed façades.	
	5.17	a	Development must be sympathetic or complementary to the palette of existing materials, colours, patterns and textures.		d	A predominant single colour to roofs and walls across the masterplan should be avoided to provide a "gentle variety" in keeping with the area.	
		b	Developments must have a coordinated site wide strategy for primary materials and colours.		e	Materials for secondary elements such as free standing bin, bikes and plant should be coordinated with the primary materials.	
		c	Developments adjacent to the river must use materials that are robust and appropriate for Gravesham's estuary environment.		f	Materials should be used for their durability, ease of maintenance and sustainability credentials (e.g. embodied carbon and recyclability).	
					g	Materials should support biodiversity (e.g. bee bricks or bat and bird boxes).	
	5.18	a	The internal floor area of the home must meet the Nationally Described Space Standards (NDSS), as set out in the adopted SPD on residential layout guidelines.		b	All new dwellings should be Building Regulations Approved Document M4(2) compliant.	
					c	10% of all new dwellings should be Building Regulations Approved Document M4(3) compliant (wheelchair homes).	
					d	All one-bedroom homes should have at least two habitable rooms. Sliding doors or walls may be used to separate the bedroom from the main living space.	
					e	Proposals for older people's housing should consider HAPPI (Housing our Ageing Population: Panel for Innovation) design principles.	
					f	Design proposals should consider providing additional secure storage at ground or basement level for individual dwellings in flatted buildings, and external storage in dwellings with gardens.	
	5.19	a	New developments must ensure that both existing and new homes receive an adequate level of natural daylight and sunlight.		d	The principles of the Building Research Establishment (BRE) document "Site layout planning for daylight and sunlight: a guide to good practice" should be applied to new development.	
		b	Where single aspect homes cannot be avoided, these must pass the Building Research Establishment (BRE) guidance for daylight and sunlight.		e	New homes should be dual aspect unless there are exceptional circumstances that make this impracticable or undesirable.	
		c	Single aspect north facing new homes must only be permitted in unique exceptional circumstances (such as when facing the River Thames)		f	Single aspect three bedroom or larger homes should be minimised.	
					g	Flatted buildings should maximise the number of corner, double and triple aspect flats.	
					h	Double loaded flat buildings should be oriented east-west, as shown in Fig. 129.	
					i	Orientation of new homes should follow Fig. 129-130.	
					j	Deck access homes are acceptable and encouraged to maximise dual aspect dwellings. South facing decks should be avoided.	
					k	Bedroom windows should not face immediately onto the deck.	
					l	New homes should be designed to allow direct sunlight to reach as many rooms as possible. As a minimum, at least one habitable room should receive direct sunlight, preferably the living, dining or kitchen.	
					m	Floor to ceiling heights should be generous and a minimum of 2.5m should be achieved.	TBC

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Homes and Buildings	5.20	a	All apartment buildings must provide access to a communal outside space either at ground or podium level. Alternative provision such as where there is good access to public open space, or in the form of roof gardens, may be considered on its merits.		d	Communal amenity space should be well overlooked by residents and accessible from the cores to all occupants regardless of tenure.	
		b	Communal shared amenity spaces must incorporate areas of planting and trees. Drought-tolerant planting is encouraged.		e	Daylight/sunlight in communal amenity spaces should be maximised particularly in the winter. Spaces designed for frequent use (seating, play) should receive sunlight throughout the day.	
		c	Communal shared amenity spaces must incorporate opportunities for play, seating, relaxation, exercise and communal activities.		f	Applicants should consider providing a direct route from the street to avoid having to take large maintenance equipment through the cores.	
		g	Private amenity space must be provided for all houses and bungalows to the rear and/or side of homes in line with Fig.136.		j	Private amenity for flats and maisonettes should be a minimum of 5sqm for homes with 1-2 bedspaces. An extra 1sqm should be provided for every additional occupant. Private amenity must have a minimum depth and width of 1.5m.	
		h	Private amenity space must be provided for all new flats and maisonettes subject to taking into consideration outlook, orientation, micro-climatic conditions (including noise, air quality and wind).		k	External access should be provided to the rear garden of a house or bungalow. This standard will be deemed to be satisfied where access is available through a garage without entering the house.	
		i	Calculation of private garden areas must exclude the area of parking/garage.		l	Direct access should be provided from the rear garden of a house or bungalow to a public highway or to a non-adopted road.	
					m	Front gardens of a minimum of 1.5m in depth or a landscape buffer of a minimum of 1m in depth should be provided for all houses or ground floor flats and maisonettes.	
					n	Boundary treatments and soft landscape should be used to create a clear distinction between public and private spaces.	
					o	Boundary treatments to front garden private amenity space should be a maximum of 1.2m height.	
					p	Boundary treatments to rear gardens should be a minimum of 1.5m in height.	
	5.21	a	Balconies must have good access to sunlight, daylight and outlook. North facing balconies must be avoided (unless on River frontage).		q	Boundary treatments to rear gardens should not be solid for the portion of boundary treatment that is above 1.8m height.	
					r	In instances where rear garden boundaries are located directly adjacent to public streets or spaces, these should be designed to be robust and provide a greater degree of security.	
					s	New developments should meet Council's minimum distances.	
					b	Balconies should be integral to the overall design of the elevations and should avoid being overly dominant. They are often more successfully visually integrated if they are partially recessed within the main façade.	
					c	Balconies should be accessed via the kitchen, dining or living space.	
					d	Balcony design should consider the need for privacy and/or shade on balconies (ideally adjustable sliding screens or retractable awnings).	
					e	Balcony and external amenities should be designed with form factor considerations in mind to support the thermal performance of the building envelope	
					f	The underside of balconies are very prominent in views from the street space and should be appropriately considered by design. They should be coherent with the overall design language, avoid exposed uncharacteristic materials or details, prevent bird roosting or nesting and consider the future maintenance and cleaning.	
					g	Applicants should take care when specifying balustrades as they can negatively impact the appearance of the building. Exposed balconies with transparent or excessively permeable balustrades can affect the visual coherence of a façade as residents use improvised screens to enhance their privacy.	
					h	Naturally ventilated winter gardens should be used when appropriate in limited circumstances, for example, where dwellings will be exposed to high levels of noise and/or strong wind, particularly at the upper storeys.	
					i	New homes facing key open spaces should have balconies and/or roof terraces facing these spaces.	
					j	Where set backs are used, these should include roof terraces.	
					k	New balconies adjacent to existing gardens should be recessed or screened to ensure the privacy of existing residents is respected.	

6. CONNECTIVITY AND INFRASTRUCTURE			
Principle	No.	Musts (mandatory parameters)	Shoulds (expected parameters)

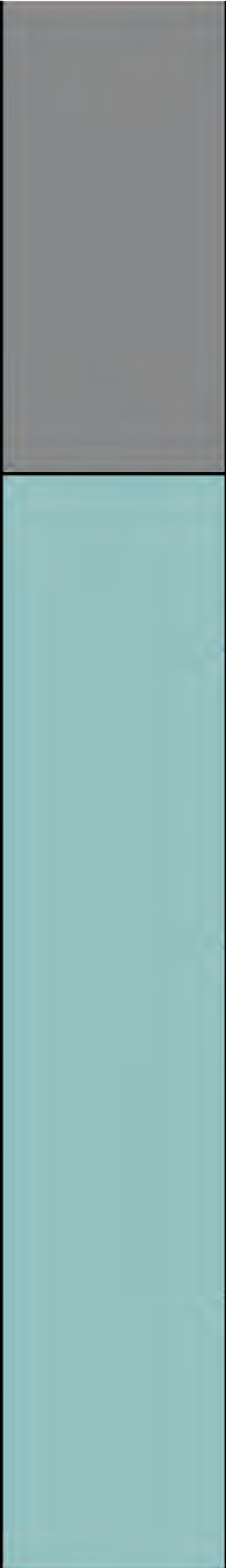
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Movement	6.1	a	Development must respond to the existing or planned accessibility by public transport and optimise the capacity of the site accordingly. However, any development must also be appropriate to its context, and comply with the design principles on height and density.		b	Applicants should demonstrate how the development enhances provision of and access to public transport. This could be achieved for example by providing suitable provision for public transport to be accessible from the development and/ or by improving permeability of the site for pedestrians and cycles, connecting to existing walk and cycle links, routes and facilities, or by improving the existing public realm.	
					c	Higher density development should be located in areas with high public transport accessibility where bus stops are within accessible 400m walking distance and a rail station within accessible 800m walking distance.	
					d	Public Rights of Way (PRoW) are an important feature within the Borough's active travel network and should be protected or enhanced.	
	6.2	a	New developments must establish a clear hierarchy of streets and variety of street typologies.		f	All street types should provide for clear pedestrian priority and minimise carriageway width.	
		b	The design of all streets must consider servicing and emergency access.		g	Streets should be designed to prioritise pedestrians first, then cycling, then public transport and lastly vehicular movement.	
		c	All primary and secondary streets must be designed to accommodate street trees and/or soft landscape.		h	On-street parking should be located to avoid key pedestrian desire lines and the related obstruction of pedestrian movement.	
		d	Sustainable Drainage Systems (SuDS) must be prioritised when designing streets.		i	Streets should maximise opportunities for social interactions with pause points, seating, pocket amenity spaces and squares.	
		e	Developers must consult with the Highways Authority and must follow the Highways Authority design guidance when designing roads for adoption.				
	6.3	a	As required by the NPPF (2023) parking provision must be adequate and appropriate for the development and it's location, whilst promoting sustainable transport modes and must include relevant accessible parking for inclusivity where required.		e	Dimensions of vehicle parking bays should follow standards in Fig. 150-154.	
		b	Parking provision must comply with the parking standards adopted by Gravesham Borough Council.		f	Parking provision should include practical management considerations such as numbered parking bays and adequate lighting.	
		c	Proposals must provide sufficient electrical charging facilities in line with Building Regulations.		g	Parking provision should take into account accessibility to public transport.	
		d	Where undercroft/podium parking is used, the majority must not be visible from the street and must avoid introducing long stretches of inactive frontage.		h	Accesses to parking should also be of safe design, incorporating adequate sight line visibility to avoid vehicular/pedestrian and other potential conflicts.	
					i	Unbroken perpendicular parking runs should not exceed eight spaces.	
					j	Unbroken kerbside parallel parking bays should not exceed six spaces.	
					k	Car club bays should be considered where vehicle parking is proposed in a development.	
					l	Parking should be considered for large vehicles and motorbikes.	
					m	Kerb upstands should deter parked cars overhanging/impeding footways with dropped kerbs incorporated for access	
					n	Planting and trees should be allowed adequate space to ensure longevity; paved margins should avoid planting being damaged.	
					o	Where on plot driveway parking is provided it should be integrated into plots and streets to avoid degrading the streetscape and maximise the opportunities for street greening and Sustainable Drainage Systems (SuDS).	
					p	For larger developments, unallocated parking should assist in minimising overall parking provision either off-street, or on-street through resident permits or controlled parking zones.	
					d	Refuse/recycling storage and plant rooms must be designed to avoid having a deadening impact on the building façade.	
					e	Refuse/recycling storage and plant rooms should not obstruct the passive surveillance of the street.	
					f	Refuse/recycling storages should be secure, well ventilated and easily accessible without causing nuisance through unpleasant odours or noise.	
					g	Applicants should consult the Council's Waste Services at an early stage to determine suitability of their refuse collection strategy.	
	6.4	a	Refuse/recycling storage and plant rooms must be designed to provide easy access for maintenance.		h	Substations should be designed to reduce their impact on the public realm. Substations in a prominent location should utilise measures as green walls/roofs, soft landscape and art to help reduce their visual impact.	
		b	Loading bays and turning circles within the public realm must be designed to provide for efficient deliveries but should not dominate the streetscape.		i	Site wide strategies for energy and underground utilities should be coordinated from an early stage with strategic place-making approaches for greening, such as trees, sustainable drainage systems and planting.	
		c	Refuse/recycling stores must accommodate all bins to meet the needs of residents and be of a size acceptable to the refuse collection service.		d	All cycle parking should be easy to access for all users and should not obstruct pedestrian movement.	
	6.5	a	Cycle parking must be provided in accordance with current Kent County Council's Design Guide as a minimum.		e	All new developments should consider the provision of short- stay visitor cycle parking.	
		b	All cycle parking must be well lit and in areas where there is passive surveillance.		f	Cycle parking should be provided in excess of minimum policy requirements where vehicle parking is proposed below policy requirements.	
		c	Short stay / visitor cycle parking must be provided by non-residential or community uses and by areas of play and recreation.				

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j	Location of cycle storage must be carefully considered and integrated to enable active frontage and avoid a deadening impact upon the façade and threshold.	
k	Cycle parking to flatted buildings must be secure, covered and near the entrances.	
o	Cycle storage must allow visual surveillance from ground floor window into the street for passive surveillance.	
p	Cycle storage in front gardens must be within maximum dimensions of 2m wide, 1m deep and 1.5m tall.	

6.6	a	New developments must be designed to conserve, enhance, connect, and improve the use and access of the Borough's existing blue and green infrastructure.	
	b	New open space provision must be designed to be inclusive and enjoyable by all community groups.	
	c	New developments must integrate approaches for the creation of green and blue infrastructure at a doorstep and strategic level, responding to the site context.	
6.7	a	Open spaces must be positioned in strategic locations promoting links to the wider green and blue infrastructure.	
	b	Open spaces must offer opportunities for play, sports and recreation whilst also considering complementary benefits of education and community stewardship.	
	c	All outdoor play spaces must be located in areas which are well overlooked, accessible from footpaths, and take advantage of the location to offer sunshine, shelter, shade and views where possible.	
	d	Greening must be comprehensively incorporated with plant species that offer climate change resilience, biodiversity value, considered levels of maintenance and drought tolerance. A complex palette should be promoted including climbing plants, hedgerows, tree avenues, bulb planting, meadow grass and woodland.	
6.8	a	Biodiversity in Graveland must be protected and enhanced through the design of streets and spaces.	
	b	A qualified ecologist must undertake an initial assessment of the biodiversity value of a site before the layout is developed with a view to retaining and enhancing existing biodiversity value on site.	
	c	A minimum 10% Biodiversity Net Gain must be targeted (householder applications to be exempt). BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years.	TBC
6.9	a	Sustainable Drainage Systems (SuDS) hierarchy must be used and be integral to the design of the streets and spaces.	

g	Sheffield/U-profile stands should be provided as a minimum. Stands should spaced apart with a minimum of one metre between each other. A two-metre length should be allowed for a cycle parking bay, ensuring the stand is sufficiently set back from any walls to ensure it is usable.	
h	Proposals should demonstrate how cycle parking facilities cater for larger cycles, including adapted cycles for disabled people and electric cycles.	
i	Proposals should consider supporting new staff cycle parking with the provision of showers, storage and changing facilities within the development to encourage the use of cycles as a means of transport.	
l	Cycle storage should normally be located within the building envelope at ground floor.	
m	Cycle storage to larger developments should be divided in several stores across the site to promote ownership and facilitate access.	
n	Applicants should consider non-standard and inclusive cycles e.g. cycles with child trailers, cargo bikes, recumbent or wheelchair friendly tricycles. Sheffield style cycle stands are appropriate for non-standard cycles.	
q	In houses, cycle parking should normally be located on plot, within the front or rear garden, garage or other outside storage.	
r	Cycle storage should be screened by planting or low wall.	
d	Trees, hedges, woodland and natural green spaces positively contribute to the sense of identity of a place and should be integrated into the design proposals with a presumption against removal in all instances.	
e	Open spaces should be easily accessible and inclusive to residents of all ages and offer variety in amenity value.	
f	Open spaces should be innovative, open to interpretation, flexible in use; offering opportunities for imaginative play and improving physical, mental and social abilities.	
g	Surface water run-off should be utilised as Sustainable Drainage Systems (SuDS) features, reducing impact on underground sewers and allowing for a more natural process.	
h	Applicants should use ecology surveys and habitat management plans to inform the proposed approach to creating or managing	
d	New developments should establish ecological networks that are resilient to future climate change pressures.	
e	New developments should promote links with the existing blue and green infrastructure through habitat creation and improvement.	
f	Opportunities for biodiversity enhancement should be maximised Measures can consist of: • Species-rich planting palettes with a bias towards native and wildlife friendly species • Habitat creation features such as bird boxes, bat boxes, hedgehog houses, fence gaps for commuting wildlife • Re-use of felled trees on site as log piles or dead hedges • Biodiverse roofs • Integration of sustainable drainage systems (SuDS)	TBC
g	Existing trees and valuable habitat features should be integrated into the site layout and landscape design with a presumption against removal.	
b	Opportunities for SuDS should be maximised and incorporated within the design of all streets and spaces, either to convey surface water run-off or to attenuate it locally.	
c	Applicants should consider the specific characteristics of the site to determine the most appropriate SuDS measures to implement. These can include: • Planted bio-swales or rain gardens • Retention and detention ponds • Permeable surfaces	
d	Where SuDS measures are used, in addition to their function as a drainage feature, these should be designed to improve water quality and biodiversity, in consideration of contamination risk to ensure the protection of groundwater and source protection zones in particular.	

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Nature	6.10	a	Planting design must maximise species diversity, be biased towards wildlife friendly and native species and tolerant of a changing UK climate.		e	Opportunities for blue roofs and use of grey water from buildings should be also considered.	
		b	New development must not utilise artificial grass in external amenity spaces.		f	Applicants should consider early the impact and interface with underground utilities and archaeology to ensure a coordinated design approach.	
					c	A mix of evergreen and deciduous plants with varying qualities should create yearround interest with seasonal bulbs and perennials.	
					d	Street planting should focus on robust, low-growing shrubs that will preserve sight-lines and define areas such as parking and defensible spaces.	
					e	Amenity lawns should support play and other flexible uses and should be sufficiently large to ensure they are adequately hard-wearing.	
					f	Selective mowing regimes should be considered to produce grass meadow areas. Diversity should be introduced through bulb or wildflower planting extending the wildlife value.	
					g	Planting should be set at-grade avoiding raised planters which can dry-out quickly. Soils should be free-draining to avoid heavy rain inundating planting beds.	
					h	Bedding displays and exotic planting are particularly high maintenance and should be avoided.	
					i	Vertical greening can make positive contributions to place-making. Suitable climbing plant species should be planted into adequately sized soil volumes. High maintenance intensive green walls should be avoided.	
					j	Planting design should consider aspect, micro-climate and soil conditions.	
	6.11	a	Where proposed works may impact existing trees, the applicant must follow British Standard 5837:2012 'Trees in Relation to Design, Demolition & Construction: Recommendations' with oversight by a qualified arboriculturalist.		k	Planting strategies should consider culinary and edible species to connect local people with their landscape settings.	
		b	Trees and planting must be prevalent along new streets with adequate space allowance above and below ground to protect underground infrastructure from tree root ingress.		h	Where applicants propose pruning, works should comply with BS 3998:2012.	
		c	New tree species must consider canopy size, form, character, drought tolerance, wildlife creation and climate resilience.		i	Proposed tree planting should offer variety and interest (colour, texture, scale, form and seasonality) with a 2m clear-stem to preserve sight-lines	
		d	If existing trees must be felled, mitigation planting within the development must be like-for-like in canopy cover or girth size.		j	Assumption towards the retention of trees should prevail due to the benefits posed.	
		e	New trees must have adequate support and an irrigation pipe for effective watering.		k	Trees should be planted as rootballed stock in winter months.	
		f	Trees in public realm spaces must be no smaller than 20cm girth, budgets should prioritise watering in the first three years.		l	Applicants should discuss their proposals with the tree officer to understand how trees can best work for their site.	
		g	Trees set within planting must be prioritised with trees in intensive pits limited to civic spaces where paved surfaces must reflect footfall.				
	6.12	a	New development must not restrict access to the riverside, but enhance public access for all where possible.		f	New development should not introduce blank elements or non-permeable boundaries higher than 1.2m along the riverside.	
		b	New developments adjacent to the riverside must deliver enhancement to the waterside environment.		g	Applicants should demonstrate how their design proposals integrate flood risk mitigation measures.	
		c	Applicants must engage with the Environment Agency and design proposals must be in line with the Environment Agency's current strategic regulations (such as Thames Estuary 2100).		h	New development should introduce active uses along the riverside and where appropriate allow use spillage into the public spaces.	
		d	Any new development within flood risk areas must demonstrate compliance with local and national policy on flood risk and be safe over its lifetime. This must also consider and make provision for the delivery of new flood defences and enhancement and ongoing maintenance of existing ones.		i	Opportunities for soft landscaping and tree planting should be maximised with large canopied, robust and resilient species appropriate for the setting.	
		e	New development must demonstrate compliance with marine policy, as set out in the South East Marine Plan, and not conflict with the safe commercial or recreational use of the river.		j	New development should provide a natural buffer zone free from development along the riverside to make space for biodiversity, whilst also offering a mosaic of habitat creation at ground level and roof level.	
	6.13				k	Developments should respond to riverside history and heritage of the Borough.	
		a	New developments must create buildings and spaces that reduce their environmental burden and the long term financial burden for occupiers.		e	Proposals should take into account Gravesham's Climate Change Strategy.	
		b	Applicants must demonstrate they have maximised energy efficiency of their proposals by using aspect, orientation and design elements to help reduce heating and lighting needs.		f	Applicants should create flexible and adaptable buildings using construction methods that could enable future alterations.	
		c	Applicants must consider the effects of climate change specifying robust landscape, materials and infrastructure that can help the building future climate adaptation, thereby making development climate resilient.		g	Applicants should demonstrate they have maximised water efficiency of their proposals through water efficient infrastructure, harvesting of rainwater and re-use of grey water in line with current Building Regulations.	

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Resources	6.14	d	Developments must adopt a “fabric first” approach to reduce their energy demand before integrating renewable alternatives.		h	Proposals should introduce low and zero carbon decentralised energy generation infrastructure where viable. Where it is currently unviable, the introduction of infrastructure to aid future installation should be considered.	
		a	Where applicants propose whole demolition and new development, they must demonstrate that opportunities for retrofit have been explored and discounted as a viable alternative.		i	Applicants should demonstrate they have integrated or considered the sustainability of the construction process and off-site construction methods.	
					b	Retrofit schemes should take a holistic approach by considering the condition of the existing building(s), identifying the improvement opportunities and detailing the measures to be implemented.	
					c	Retrofit interventions in heritage buildings should be put in relations to how the heritage values are affected. Setting the objectives for preservation is essential for finding the appropriate measures.	
					d	Existing buildings should be retrofitted to increase their water efficiency in line with current Building Regulations and reduce their carbon emissions to net zero equivalent through, for example, improvements to the building fabric, switching to low carbon heating or adding photovoltaic panels.	

7. FUTURE FOR GRAVESHAM?							
Principle	No.	Musts (mandatory parameters)			Shoulds (expected parameters)		
Uses	7.1	a	Development must contribute towards the provision of balanced communities, with employment sites and wharves protected inline with the Development Plan.		c	Development with homogeneous use classes should be avoided.	
		b	Major regeneration sites and higher density developments must enable the provision of a mix of uses, where feasible.		d	Applicants should discuss with the Council the specific use mix the development is aiming to deliver as early as possible in their design process.	
					e	Development should promote mix tenure communities to create vibrant neighbourhoods. Similarity of tenure may be acceptable in certain instances for specialist facilities e.g. bespoke housing for defined groups such as disabled, homeless and the elderly.	
					f	Applicants should promote co-location of residential and other uses in order to retain employment opportunities within the Borough while introducing a more sustainable mix of uses.	
					g	When new development includes sport/ leisure uses, design proposals for those uses should follow the current Sports England guidance and/or any other relevant body	
Lifespan	7.2	a	Large developments (over 150 dwellings) must avoid piecemeal management in favour of the adoption of a management plan.		e	Maintenance should consider the below key issues: • Cleanliness and attractiveness of external space • Sustainability and energy efficiency of maintenance - considering re-usable sources of water and low-energy lighting • Promoting the ecological value of landscape spaces, ensuring maintenance regimes avoid unnecessary use of chemicals and approaches that do not promote biodiversity • Engaging residents with certain appropriate maintenance measures to connect with the outdoors and take pride in their community • Ensuring close co-ordination with architectural maintenance strategies and highways-led approaches to access and refuse	
		b	Applicants must engage in early talks with the Council and other relevant bodies to discuss adoption standards and determine what areas of the development will be adopted to ensure that the proposed design is able to be appropriately managed and maintained.				
		c	Unadopted public areas must be maintained to a high standard by a private site management company.				
		d	The proposed hard and soft materials palettes must be cognisant of available budgets for maintenance				



Gravesham
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