Concept design process: pre-application stage

Nottingham City Council encourages the use o the Pre-application process. The collaborative design process at the Pre-application stages will help identify and tackle as many issues and challenges as possible, facilitating the technical approval stage.

Nottingham City Council's Validation Requirements for Planning Applications document sets out the minimum information that is usually necessary for particular types of application, and is designed to ensure that applications can be processed as efficiently as possible.

Developers are encouraged to create, wherever possible, street layouts that are to an adoptable standard that will be offered for adoption.

Technical approval of the proposed streets for adoption will be required prior to the finalisation of the Section 38 agreement, which will require full construction drawings to be submitted to the City Council.

Developers can use this as a basic checklist for developed design submissions:

Location plan and concept in context

Points of access

Proposed street structure

Proposed street hierarchy

Proposed street functions

Walking & cycling network and public transport access

Key nodes and spaces

Key site assets like existing landscape, views, topograpny, etc.