

- 8.18 The Design Guide contains guidelines in respect of the recommended minimum size of private amenity space that should be provided, with the size relating to the number of bedrooms in the proposed dwelling. Used on their own, these standards would lead to uniform plot sizes and shapes that pay little regard to the character of the area. This policy, however, requires the character of the site and the surrounding development to be considered in determining the appropriate garden area, as well as the type of dwelling that is being provided. It also requires that private garden and outdoor sitting areas are designed to provide a reasonable degree of privacy, sunlight and outlook.
- 8.19 Often garden and outdoor amenity spaces, particularly communal areas provided for flatted developments, are identified at the end of the design process and consist of the leftover space surrounding the building(s). This tends to result in spaces of an inappropriate size and shape that bear no relation to the internal workings of the building and/or the requirements of the intended user(s). Gardens and outdoor amenity spaces should be considered from the beginning of the design process and throughout. The provision of garden and outdoor amenity spaces should not be compromised by the need for parking or garages.

Policy DES6: Residential Amenity

1. **Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:**
 - i) **loss of privacy, daylight or sunlight;**
 - ii) **dominance or visual intrusion;**
 - iii) **noise or vibration;**
 - iv) **smell, dust, heat, odour, gases or other emissions;**
 - v) **pollution, contamination or the use of/or storage of hazardous substances; and**
 - vi) **external lighting.**

This policy contributes towards achieving objectives 5, 6 & 7.

- 8.20 New dwellings should be designed to ensure adequate privacy for existing and new residents to enable them to enjoy their homes without undue intrusion from neighbours or the public. Buildings should also be orientated within their plots to maximise daylight and passive solar gain, with garden areas orientated to maximise sunlight. These objectives can be achieved by careful siting of properties,

by ensuring that there are adequate distances between properties and through the erection of screen walls and fencing. Developments should be designed to avoid overshadowing of any adjoining dwelling or dwellings, although it is recognised that in high density housing schemes overlooking distances may not be so readily achievable. Innovative design approaches will therefore be sought to provide acceptable standards of privacy. The Design Guide contains detailed guidance.

Policy DES7: Efficient Use of Resources

- 1. New development is required to make provision for the effective use and protection of natural resources where applicable, including:**
 - i) the efficient use of land, with densities in accordance with Policy STRAT5 Residential Densities. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged;**
 - ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials;**
 - iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials;**
 - iv) making efficient use of water, for example through rainwater harvesting and grey water recycling, and causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality);**
 - v) taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan;**
 - vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary;**
 - vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality; and**
 - viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.**

This policy contributes towards achieving objectives 4, 5, 6, 7 & 8