

Note: all bold in original CBC text, red extra-pertinent, blue energy related.

Policy Flow Chart p 4 fig 1.3 The Design Supplement Status

NATIONAL POLICY – LOCAL POLICY – LOCAL GUIDANCE - DESIGN OUTPUTS

Development Strategy Policy 43: High Quality Development

p 6 1.02.08

For sites of 75 dwellings and over, particularly **where there are several schemes affecting a town or village**; a sustainable communities assessment may be required as part of the master planning process. The Buildings Research Establishment (BRE) is one of the bodies that provides these assessments (www.bre.co.uk)

p 6 fig 1.4 Policy Criterion matrix

- Be appropriate in scale and design to their setting – All developments require
- Contribute positively to creating a sense of place and respect local distinctiveness through design, layout, use of materials and planting – All developments require
- Use land efficiently, taking into account quality of life, - Residential requirement
- **Respect the amenity of surrounding properties, and their occupiers** - Residential requirement

1.8 Appraising the site and its setting

p 16 1.8 table

NATURAL ENVIRONMENT

- **Topography: which way does the site slope?**
- **Trees/hedges:** What trees and hedgerows are to be found on the site?

p 17 AMENITY

- Neighbouring Properties: What is the relationship of neighbouring buildings to the site? **Do neighbouring properties overlook the site?**

LAYOUT

- Street types: **Does this element make a positive contribution to the character of the area?**
- Orientation: **Does building orientations provide the best opportunities for solar gain?**
- Plot sizes: **Does this element make a positive contribution** to the character of the area?

p 18 BUILDING FORM

- **Building height:** Does this element make a positive contribution to the character of the area?

Building for Life 12

p 19 Integrating into the neighbourhood

1 Connections

1.08.01

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

4 Meeting local housing requirements

1.08.04

Does the development have a mix of housing types and tenures that suit local requirements?

p 43 1.20 Densities

1.20.02

Higher densities (over 50du/ha net) are appropriate in town centres and accessible locations close to public transport routes, shops and facilities while lower densities (below 25du/ ha net) are appropriate toward the edges of development or in rural locations and small villages. 1.20.03 **Fundamentally density should therefore be determined by the context within which a development is to be built. It should be sympathetic in terms of the surrounding built form.**

p 51 1.22 Safeguarding the Environment and Development from Pollution

1.22.02

Noise and Vibration

Nuisance from noise can severely impact upon the health and quality of life of residents within the community. It can also affect the ability to learn effectively in educational establishments; and can impair health and productivity in the workplace.

1.22.03

How can we Limit Noise Pollution?

2. If this cannot be achieved then emphasis should be placed on maximising layout, orientation and screening of buildings and private gardens (i.e. location of non habitable rooms on exposed façades, use of less sensitive land uses as buffers rather than barriers).

5. New builds should exceed the minimum standards set out in Building Regulations Part E in line with the target levels of the Code for Sustainable Homes.

p 54 Light Pollution

1.22.12

The problems and issues associated with the provision of outdoor lighting are becoming more widely recognised as a source of pollution. Obtrusive lighting can be damaging and be both an environmental and intrusive visual nuisance arising predominantly from glare and light spillage. **Light pollution in the countryside can lead to a suburban feel, losing the sense of distinctiveness associated with the countryside.**

1.22.14

- light trespass - light spillage beyond the boundary of the property on which a light is located.

Checklist of Key Placemaking Considerations

p 57 table

xiii Is the scheme of an appropriate density to reflect the surrounding context?

xiv **Have sustainability principles been integrated into the overall design, including:**

- **Orientation of streets and buildings to maximise solar gain.**
- **Measures to optimise energy and water use.**

Glossary

p 55 Context (or setting)

The physical (built and landscape), community and economic surroundings in which the development takes place.

Local distinctiveness

A locally distinctive scheme is one where the design has been influenced by its setting, not one which is standard to any location. The design will refer to site characteristics, local built forms, layouts and (where still available) materials.

Place

A space in the built environment that has some meaning for people due to the activities and uses which characterise the space, or the quality of the space itself.

Placemaking

Creating the physical conditions that people find attractive, safe, neighbourly and legible.