

Appendix 9 - Local Distinctiveness and Place Shaping

11.3

Preferred Policy Option 23 Local Distinctiveness and Place Shaping	
(1)	All new development is required to achieve high quality design that responds to distinctive local character (including landscape and townscape character) of the area in which it is set and contribute to a strong sense of place. Essential elements of place shaping include creating economically and socially successful new places with a distinctive identity that promotes wellbeing.
(2)	Development should satisfy relevant detailed Design Criteria at Appendix 1.
(3)	Innovative designs will be encouraged where appropriate. Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will be refused. Distinct Local Character
(4)	All new development should be designed to respond to locally distinct patterns of development and character, including landscape setting and the historic environment . Proposals will need to take account of local design guidance including that contained within Conservation Area Appraisals, Neighbourhood Plan Character Areas, where available , and Supplementary Planning Documents to preserve or enhance the character, amenities and quality of an area.
(5)	Development should make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, the pattern of street blocks and plots, building forms, amenity, scale, height, massing, style, landscaping and the use of materials.
(6)	The layout of proposals must be easy to navigate, with buildings designed and positioned to define and enhance a hierarchy of streets and spaces and create a density appropriate to the site, taking account of factors such as the relationship between building height and street width, and the relationship between the height, width and depth of buildings.
(7)	Materials should be sympathetic to local character whilst also being sustainable, practical, durable and attractive with regard to aspects including their colour, texture, grain and reflectivity.
(8)	The size, function or density of some of the allocations for development within the Local Plan are such that it may not be appropriate for these sites to always reflect locally distinct patterns of development. In such cases, sites should take opportunities to create their own identity while ensuring cohesive and vibrant neighbourhoods. Connections
(9)	The layout of development should be designed to ensure it connects appropriately to existing street patterns and built form, and creates safe and accessible spaces.
(10)	Buildings and open spaces should be designed to create a high quality public realm, promote positive social interaction and create attractive environments that

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LOCAL DISTINCTIVENESS AND PLACE SHAPING POLICY

maximise opportunities and encourage people to move around by cycling and walking.

Safeguarding Amenity

- (11) Development should protect residential amenities and the attractiveness of non-residential buildings and spaces which contribute to the **social value** for both existing and **future** occupiers by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space, and suitable access.

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Landscaping and Public Realm

- (12) Development should incorporate visually attractive frontages to adjoining streets and public spaces and should provide for high standards of building materials, finishes and landscaping.
- (13) **A landscape led approach** must be considered as an integral element of the layout and design of development, including integration with adjoining networks of green **infrastructure**, open space, **surface water management systems and recreation and wildlife movement networks** where appropriate and retaining, enhancing or improving important existing natural features such as trees, hedgerows and walls as far as possible.
- (14) Proposals for **both, hard and soft** landscaping, should show how the design, planting species and materials have been selected with regard to factors including the character of the area, conservation and enhancement of biodiversity and the natural environment, and ongoing management and maintenance **for a minimum of five years, during the aftercare period**.
- (15) Development should provide a clear distinction between public and private space and should provide boundary treatments which enhance the appearance, character and amenity of the site and area, **whilst ensuring wildlife is able to move freely across boundaries**.
- (16) Development should enhance the public realm to promote social interaction, including making provision for adequate lighting and for street furniture and public art where appropriate and ensuring that all appropriate frontages contain windows and doors that assist informal surveillance.
- Safeguarding Assets and the Environment**
- (17) All development should conserve and enhance natural, built, cultural and heritage assets, including public open space.
- (18) Proposals must take opportunities to make sustainable design integral to the development and build resilience into a site's design taking into account climate change including through flood resistant design, Green Infrastructure, sustainable drainage, minimising the use of natural resources, reducing waste and ensuring that buildings and spaces are durable capable of adaptation to other uses and functions where practical in order to ensure their long-life.
- Safety and Security**
- (19) Development must design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places taking into account the Police 'Secured by Design' standards and where appropriate guidance on terrorism in the Government's Planning Practice Guidance.

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LOCAL DISTINCTIVENESS AND PLACE SHAPING POLICY

- (20) Development should provide natural security through layout and design with attractive, well enclosed, and overlooked streets, roads and spaces with clear consideration for the interrelationship of land use with external spaces and landscaping.
- Access and Inclusion**
- (21) Places, spaces and buildings must be accessible to all potential users, including those with mobility difficulties taking into account the setting of buildings in the wider environment, the location of buildings within plots, gradient, transport infrastructure and public realm.³
- (22) Development must provide appropriate levels of parking for cycles to support sustainable travel choices and appropriate levels of parking for vehicles to avoid additional on-street parking where this would cause congestion or harm to amenity or highway safety. Parking and cycle storage areas should be convenient, safe and visually attractive areas that do not dominate the development or its surroundings or impact on driver, cyclist or pedestrian sight lines.
- Ancillary Facilities**
- (23) Development must provide appropriate facilities for individual and communal use including cycle storage, amenity areas and facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on safety or security, the street scene, or the amenities of the proposed and existing properties.