

## Policy CS43 – Design, Heritage and Amenity

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All new development will be expected to enhance the character, quality and distinctiveness of the area in which it is located and relate well to surrounding property and land uses and the natural and historic environment. Design solutions will be permitted that will, where relevant:

1. preserve existing buildings of local character;
2. address the need for appropriate green infrastructure in line with Policy CS30;
3. preserve and enhance the character, integrity and setting of identified heritage and biodiversity assets and safeguard the future of heritage at risk;
4. take full account of any formally adopted area-specific design or density controls, master plans, character appraisals or area-specific management plans;
5. protect and provide unifying features of design such as gate piers, landscaping, walls, boundary fences and the nature, quality and type of materials;
6. prevent over-development and ensure that the density, height, scale, massing, siting and visual impact of any buildings or structures and the provision of landscaping and private amenity open space will be appropriate to the character, grain and layout of the surrounding area;
7. preserve important views into and out of the area;
8. maintain and enhance the architectural detailing and elevational treatment of main frontages and prominent elevations and align entrances to buildings with active frontages in the public realm;
9. preserve the outlook, privacy, light and amenity of existing and future occupiers by preventing overlooking or overshadowing and by maintaining an appropriate separation between habitable rooms and between habitable rooms and blank elevations;
10. minimise the opportunity for noise and other disturbance to future occupiers and adjoining uses;
11. secure an appropriate boundary between public and private areas, increase natural surveillance and reduce or prevent the opportunity for crime and anti-social behaviour;
12. provide for lifetime needs by allowing people of different ages and abilities to move around without difficulty;
13. orientate development to maximise passive solar gain, natural ventilation and facilitate the micro-generation of renewable energy, where the energy generated can be used at source;
14. incorporate sustainable construction techniques and a fabric first approach to support mitigation and adaption to climate change; energy and water conservation; and provision for low carbon energy and heat;
15. improve the energy efficiency of existing buildings;
16. ensure that extensions to existing property will match or complement the design and materials of the existing buildings and avoid a terracing effect between separate buildings; and
17. provide underground service ducts to enable future connections for cable, broadband and electronic communications and district heating networks where available and minimise the visual impact of any external apparatus.

Temporary buildings or structures, where justified, will only be permitted in unobtrusive locations and for a period not exceeding three years.

Applications for radio and telecommunications development must also demonstrate that the apparatus proposed cannot be located on an existing building or that an existing mast cannot be shared; that the proposal is the minimum consistent with the efficient operation of the network; and is designed and located to minimise its visual impact on the surrounding area based on the best environmental and design solution. Telecommunications operators must also demonstrate that the apparatus proposed will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation of national interest and that cumulative exposure to telecommunications development would not exceed the International Commission on Non-Ionising Radiation Protection Guidelines.

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- 26.6 The national commitment to zero carbon development means that all carbon emissions covered by the Building Regulations, such as from heating, lighting, hot water and other fixed building services will need to be increasingly abated. Experience has, however, shown that low carbon development can most easily be secured by taking advantage of site-specific factors and including sustainable design and construction measures within the original design and layout of the building on the basis of a fabric-first approach rather than applying bolt-on additions to standard design solutions. In complying with Policy CS43, developers will, therefore, be encouraged to take account of current best practice set out in guidance such as BREEAM, the Code for Sustainable Homes, the Lifetime Homes Standard, National Affordable Homes Agency Housing Quality Indicators and their equivalents, at the conception stage in the design process and to justify why any appropriate measures have not been included. Least cost interventions consistent with securing the objectives intended, will be supported.