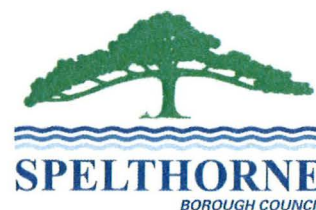


**Core Strategy and Policies
Development Plan Document**

Adopted 26 February 2009

**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB**



DETAILED POLICIES

Design of New Development

- 10.4 High quality in the design and layout of new development is fundamental to achieving the vision of both meeting development needs and also improving the environment. Design is not just limited to the appearance of development, although that is an important element.
- 10.5 The policy reflects the increased importance attached to sustainability issues in design, including issues regarding energy reduction, the use of renewable energy, waste minimisation and recycling, sustainable drainage and accessibility by occupiers and visitors. It reflects the need to integrate consideration of these issues in the overall design process so that they are taken into account from the start.
- 10.6 The policy also reflects the potential contribution of good design to creating safe and secure environments. Community safety is one of the Council's corporate priorities and it therefore attaches particular importance to the integration of safety and security considerations in the design process.
- 10.7 Planning applications must be supported by design statements and the Council expects design statements to show how all the design issues covered in the policy have been addressed in developing a proposal. The level of detail required will vary according to the scale and nature of the development and for some small scale proposals, such as domestic extensions, some of the criteria may not be relevant.
- 10.8 The Council intends to prepare a supplementary planning document on how the requirements of this policy and the other detailed policies in this section will be applied.

Policy EN1: Design of New Development

The Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will:

- a) create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land,
- b) achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook,
- c) be designed in an inclusive way to be accessible to all members of the community regardless of any disability and to encourage sustainable means of travel,
- d) incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value and other significant landscape features that are of merit, and provide for suitable boundary treatment,
- e) create a safe and secure environment in which the opportunities for crime are minimized,
- f) incorporate measures to minimise energy consumption, conserve water resources and provide for renewable energy generation in accordance with Policy CC1,
- g) incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDS).