

- during construction;
- c. hard surfacing, street furniture and other landscape elements including lighting, are designed for ease of use by all users and with due regard to safety and an uncluttered appearance and are appropriate to their context; and
- d. provision is coordinated between adjacent sites and different phases of large developments.

- 3.31 The design of the space around buildings is as important as the design of the building. The purposes of landscape design are to help integrate the development into the surroundings and enhance the function, character and amenity of spaces and boundaries. Landscape proposals should retain existing features of value and incorporate these into the design proposals. This policy does not seek to control the design of individual gardens.
- 3.32 The design of all hard surfaces including areas subsequently adopted as highway will be required as an integral part of the proposal and must be of a high quality befitting the character of the surrounding area, and proposed use. The design of planting areas will be required as an integral part of the proposal with new trees, hedges, shrubs and grass areas. Species which enhance biodiversity will be sought where appropriate, for instance in major schemes and on boundaries. Further guidance will be provided in a Landscape Design SPD.



3/12 The Design of New Buildings

New buildings will be permitted where it can be demonstrated that they:

- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;
- b. are convenient, safe, and accessible for all users and visitors; and
- c. are constructed in a sustainable manner, easily adaptable and which successfully integrate refuse and recycling facilities, cycle parking, and plant and other services into the design.

- 3.33 A new building should express its purpose, be well organised so that its operations and facilities are conveniently located, be legible, secure and feel safe for users and strangers. It must be fully accessible for all those who will use and visit the building. It should be energy efficient in terms of its construction and running costs.
- 3.34 The materials to be used in the construction should be suitable for their purpose and setting. The durability of materials, how they will weather and their resistance to graffiti and accidental damage are important. The building should be easy to adapt to reflect the changing needs of the user and capable of easy adaptation to a new use. All the necessary environmental services, plant, recycling and refuse storage, bicycle and other storage must be successfully integrated into the building, be secure and located conveniently but unobtrusively.