

Neighbouring amenity

Policy DE5 – Neighbouring amenity

- 1) Development proposals must demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:
 - a) loss of privacy, daylight or sunlight;
 - b) dominance or visual intrusion;
 - c) noise or vibration;
 - d) smell, dust, heat, odour, gases or other emissions;
 - e) pollution, contamination or the use / storage of hazardous substances; and
 - f) external lighting.
- 2) Development should also have regard to the advice within the Joint Design Guide on neighbouring amenity.

10.23 Amenity can cover a variety of impacts, including a neighbour's privacy, sunlight / daylight and any noise and disruption likely to arise directly or indirectly from the development. It is important to check for impacts on neighbours, whether a development is a new building, an extension or a new use. Policy DE5 (Neighbouring amenity) will help to ensure that new development does not result in unacceptable adverse impacts to the amenity of both existing and future occupants of nearby buildings and land.

10.24 The careful siting of properties can achieve sufficient levels of privacy by ensuring that there are adequate distances between properties and through the erection of screen walls and fencing. Developments should also be designed to avoid overshadowing of any adjoining dwelling or dwellings, although it is recognised that in high density housing schemes overlooking distances may not be so readily achievable. Innovative design approaches will therefore be sought to provide acceptable standards of privacy. The Joint Design Guide contains further guidance on neighbouring amenity that should be taken into account when designing new developments.

Outdoor amenity space

Policy DE6 – Outdoor amenity space

- 1) A high quality, usable private outdoor garden or outdoor amenity space, or alternatively a shared outdoor amenity area should be provided for all new dwellings. The amount of land that should be provided for the garden or amenity space will be determined by the size of the dwelling proposed and by the character of surrounding development. Private outdoor sitting areas should not be subject to direct, harmful / adverse overlooking by adjacent habitable rooms. They should also not be compromised by significant shading from buildings or from existing established significant trees and hedges and their associated leaf litter, that would lead to future pressure to prune or remove these landscape features.
- 2) Proposals for new development should demonstrate that the size, location and character of gardens and outdoor amenity spaces have been considered as an integral part of the design and not as an afterthought. These spaces should not be compromised by parking areas or garages. They should also satisfy relevant requirements on outdoor amenity space set out in the Joint Design Guide.

10.25 Access to outdoor amenity spaces such as private and communal gardens have an important role in contributing positively to our health and wellbeing. These spaces play a functional role in providing opportunities for food / plant growing as well as clothes drying. They also have a recreational role by providing access to daylight and fresh air, and space to play in, socialise and enjoy wildlife.

10.26 Policy DE6 (Outdoor amenity space) as well as the Joint Design Guide, seek to ensure that reasonable standards of private or communal outdoor amenity space are provided in new developments. This policy requires the character of the site and the surrounding development to be considered in determining the appropriate garden area, as well as the type of dwelling that is being provided. It also requires that private garden and outdoor sitting areas are designed to provide a reasonable degree of privacy and sunlight. Importantly, it ensures that outdoor amenity space should be an integral part of the design of a development considered at the beginning of the design process and throughout, and not an afterthought.

10.27 The Joint Design Guide contains more detailed design principles on private amenity space that should also be reflected in new developments in the districts. It sets guidelines in respect of the recommended minimum size of private amenity space that

should be provided for different types of dwellings, and also sets out that awkwardly shaped or impractical garden areas should be avoided, amongst other detailed design requirements.

10.28 Outdoor amenity space can promote health and well-being and provide a high standard of amenity in accordance with national policy. This policy ensures that all new dwellings are provided with private or communal outdoor amenity space, which will result in a high standard of amenity for future residents and will also contribute to the quality of life of the users of the outdoor space.

Waste collection and recycling

Policy DE7 – Waste collection and recycling

- 1) Development proposals for residential use must ensure:
 - a) adequate facilities are provided for the sorting, storage and collection of recycling and waste;
 - b) sufficient space is provided for the storage and collection of individual or communal recycling and refuse containers;
 - c) access is provided that is safe for existing users / residents and for refuse and recycling collection vehicles;
 - d) the location and design of recycling and refuse provision should be integral to the design of the proposed development; and
 - e) all refuse and recycling storage and collection facilities comply with the councils' waste collection and recycling guidance for planning applications.
- 2) Development proposals for non-residential use must ensure:
 - a) sufficient space is provided for the storage of communal recycling and refuse containers;
 - b) provision is made that is adequate for the proposed use;

c) the location and design of recycling and refuse provision should be integral to the design of the proposed development; and

d) all refuse and recycling storage and collection facilities comply with the councils' waste collection and recycling guidance for planning applications.

3) The following factors will be material in assessing whether adequate recycling and refuse provision has been provided:

a) the level and type of provision, having regard to the above requirements and relevant space standards;

b) the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles;

c) the impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision;

d) the impact of the provision on health and amenity of neighbouring development and the proposed development; and

e) the security of the provision against scavenging pests, vandalism and unauthorised use.

4) Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.

5) Innovative new ways to collect and manage household recycling and waste are encouraged. Any innovative recycling and waste collection and management proposals must be agreed in consultation with the councils' waste team and Oxfordshire County Council's waste and circular economy team at an early stage.

6) Development will not be permitted if recycling and refuse provision that meets the above requirements cannot feasibly or practicably be provided.

10.29 The councils have a duty to collect waste and recycling from all households, and to fulfil this duty there must be space to sort and store waste in new developments, with appropriate access to ensure that waste and recycling can be safely collected.

However, waste and recycling facilities in new developments are sometimes an "afterthought" in new development proposals.

This can lead to inadequate waste provision in new development and our streets and spaces being cluttered or made unattractive by bins. This can also have health and safety implications. Policy DE7 (Waste collection and recycling) will ensure that on all new developments there are adequate facilities for the sorting, storage and collection of waste and recycling.

- 10.30 These facilities serve an important role, and when thoroughly considered as an important element of the design of new buildings and spaces they can blend in with their surroundings, or even become a complementary design feature. There are some innovative solutions such as underground refuse systems (URS) which offer an alternative to the normal mode of waste storage on housing developments.
- 10.31 Therefore, in promoting good design and encouraging sustainable waste management initiatives, it is important to ensure that proper provision is made for waste and recycling, storage and collection, and that opportunities are taken for incorporating re-use and recycling facilities in all new developments. When designing provision for sustainable refuse and recycling storage and collection facilities, proposals must be compliant with the councils' waste collection and recycling guidance for planning applications (or future updated document).