

Uttlesford Local Plan 2041

Submission document (regulation 19)

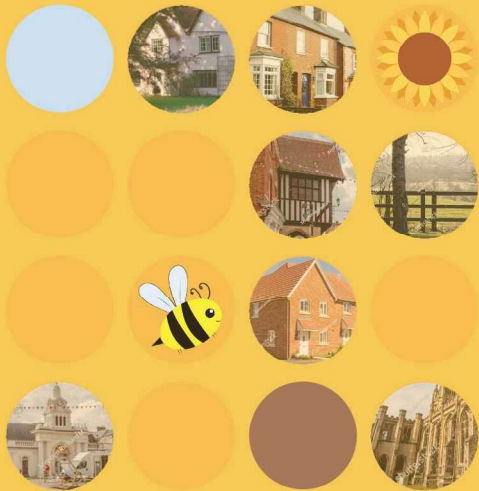
July 2024





Chapter 11

Building Healthy and Sustainable Communities



11.1 Achieving healthy and sustainable communities means ensuring that existing and future Uttlesford residents are served by the homes and facilities which meet their needs, promote healthy choices and social cohesion. The design of new places can substantially contribute to this goal by delivering the necessary services and facilities. Developments which secure an appropriate mix of housing types, encourage residents to walk and cycle, and facilitate opportunities for social interactions will provide the framework for future residents to form successful new communities. The Local Plan will ensure that these foundations are delivered as part of new developments within Uttlesford.

11.2 The Local Plan will also affect existing communities. The Key Settlements and Local Rural Centres within Uttlesford are planned to accommodate the majority of the proposed allocations up to 2041 as they provide a greater choice of services and facilities and provide the best opportunity to deliver sustainable development. The Local Plan will ensure that new developments are well integrated into the existing settlements so that current residents can benefit from new services and infrastructure provision and vice versa. In this way the Local Plan seeks to protect and support the vitality of new and existing communities



- Core Policy 52: Good Design Outcomes and Process
- Core Policy 53: Standards for New Residential Development
- Core Policy 54: Specialist Housing
- Core Policy 55: Residential Space Standards
- Core Policy 56: Affordable Dwellings
- Core Policy 57: Sub-Division of Dwellings and Homes in Multiple Ownership
- Core Policy 58: Custom and Self-Build Housing
- Core Policy 59: The Metropolitan Green Belt
- Core Policy 60: The Travelling Community
- Core Policy 61: Transit Sites
- Core Policy 62: The Historic Environment
- Core Policy 63: Design of Development Within Conservation Areas
- Core Policy 64: Development Affecting Listed Buildings
- Core Policy 65: Non-Designated Heritage Assets of Local Importance
- Core Policy 66: Planning for Health
- Core Policy 67: Open Space
- Core Policy 68: Community Uses
- Core Policy 69: New cemeteries and burial space
- Core Policy 70: Communications Infrastructure
- Development Policy 9: Public Art



Good Design: Outcomes and process

11.3 Uttlesford's towns and villages have grown over time, responding to their location and cultural heritage, the surrounding landscape and built form, movement patterns and building use, and in their relationships with open and public spaces. The use of traditional materials often reflects the local geology and landscapes, which can be broadly categorised as agricultural land, chalk ridges, or river valleys. These elements often underpin the character and identity of Uttlesford's built and natural environment.



11.4 The Council require all development, including all elements of the built environment, to be of the highest design quality and contribute to the Uttlesford's long-term economic prosperity, quality of life and a net zero or low carbon future.

11.5 Design is the comprehensive coordination of the many elements a new proposal must consider and incorporate. Therefore, our design policy (Core Policy 52: Good Design Outcomes and Process) should be read alongside all other policies in this plan, with focus on Climate Change, Housing, Infrastructure, and Transport.

¹ Department for Levelling Up, Housing and Communities, 2021, National Model Design Code: part 1 - the coding process. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf
² Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2021, National Model Design Code: part 2 - guidance notes. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf
³ UDC, 2023, Uttlesford Draft Design Code. Available at: <https://uttlesforddesigncode.co.uk/index.php?contentid=115>
⁴ Essex County Council, 2018, Essex Design Guide. Available at: <https://www.essexdesignguide.co.uk/>
⁵ Major development is defined as:
• The provision of 10 or more dwelling houses,
• Outline application on a site area of 0.5 hectares or more and where the proposed number of dwellings has not been specified,
• The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more, or Development carried out on a site having an area of 1 hectare or more.

11.6 The NPPF Section 12 'Achieving well-designed places', Planning Practice Guidance 'Design: process and tools', and the National Design Guide provide justification and set out requirements for good design and are the basis for our design policy.

11.7 The National Model Design Code , including additional Guidance Notes , which set out the national requirements for masterplanning, design coding, and community engagement should also be considered.

11.8 The reader should be familiar with the above documents before reading the following Uttlesford Design Policy, the Uttlesford Design Code(s) and the Essex Design Guide , which then provide further information, justification, and guidance that are specific to Uttlesford and Essex.

11.9 Informed by consultation, research and best practice, the Uttlesford Design Code focuses on the principles and outcomes needed to create and enhance high quality places to live and work and provides guidance to assist in their delivery. Following the principles and requirements established by Core Policy 52 and the Design Code will ensure that the design approach meets with the aspirations of the Council and the wider Uttlesford community, providing applicants with the best chance of achieving planning approval.

11.10 Good design should address local needs and challenges, providing fit for purpose solutions that make Uttlesford an

attractive and distinctive place to be. The approach to design will drive the importance of mixed uses and facilities, ensuring we enable people to start well, live well and age well in the communities in which they live. New buildings and places should reflect the distinctiveness of the district, fusing together the unique historic built environment and rural landscape setting.

11.11 Good design should consider how to create socially and commercially attractive places with a distinctive character and identity that enhance their surroundings. Proposals should first consider people and how they live and work; next consider the design of places and spaces that support this to form the basis of a place structure, and then organise and design buildings around this.

11.12 The Uttlesford Design Code sets out a vision for the design of individual buildings and collections of buildings, public spaces, streets, and each of their components. The Design Code outlines strategic principles, design guidelines and parameters for both designers and decision makers to shape the high-quality design of buildings and spaces in the district. The Design Code sets out key aspirations for design quality and placemaking across Uttlesford which will be used by the Local Planning Authority to inform the determination of planning applications. As such, the Design Code will be applied, along with Core Policy 52: Good Design Outcomes and Process, to assess whether a proposal in Uttlesford complies with the appropriate requirements.