

Uttlesford District Council

# District-Wide Design Code

June 2024







▲ The Avenue, Saffron Walden





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### Credits:

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▲ Painting of flowers from Amber-May, Age 7



**01**

**Introduction**

# 1.1 Overview

**The approach to all new development in Uttlesford should be to create something that has a tangible benefit to the quality of life of the people who live and work within the district. Design should be considered as a social endeavour, crafting places which enhance people's experience of the built environment.**

This Design Code sets out an aspiration for high quality design throughout Uttlesford, setting a new standard for development and placemaking in the district.

Good design should consider how to create socially and commercially attractive places with a distinctive character which enhance their surroundings. Projects should first consider people and how they live and work; next consider the design of places and spaces that support this, which form the basis of urban structure. Finally, projects should address organising and designing buildings to support the place.

Healthy places and climate resilience should run as a golden thread through all design in Uttlesford. Healthy placemaking seeks to create development that enhances our everyday life through; being sustainable, healthy, social and environmentally resilient, accessible and community focused.

Design proposals of any type, scale, or location, should strive for quality and challenge the norm, creating responsive outcomes which are embedded in their place. The influence of place and landscape must be clearly illustrated in design outcomes proposed. These outcomes should be supported by a compelling narrative to support the design intent.

## The National Design Guide and the National Model Design Code

The National Design Guide was published to set a national framework for the delivery of high quality design in new developments across the country. The aim of the [National Design Guide](#) and the [National Model Design Code](#) is to help local authorities and communities decide what good quality design looks like in their area.

The National Design Guide is structured around 10 characteristics of good design:

- Context - enhances the surroundings
- Identity - *attractive and distinctive*
- Built form - *a coherent pattern of development*
- Movement - *accessible and easy to move around*
- Nature - *enhanced and optimised*
- Public Spaces - *safe, social and inclusive*
- Uses - *mixed and integrated*
- Homes and Buildings - *functional, healthy and sustainable*
- Resources - *efficient and resilient*
- Lifespan - *made to last*

Proposals are expected to respond to the national objectives to create high quality buildings and places. Proposals must also deliver against the characteristics of a well-designed place set out by the [National Design Guide](#).

# 1.2 Code Vision

Through a landscape and context-led approach, the Uttlesford Design Code will shape places that we all want to live, work and visit by delivering more accessible, sustainable and beautiful developments.

The Code Vision contains six objectives with several components that have been informed through the community engagement undertaken to create this code. These objectives should be considered by all developments when shaping and delivering their proposals.

## 1. Resilient:

- Adaptable and resilient to the climate emergency and changing socioeconomic challenges.
- Committed to the ambition of reaching net zero.
- Create robustly designed places that support and encourage healthy lifestyles for all age groups.

## 2. Aspirational and innovative:

- Designs in Uttlesford will embrace new ideas and approaches, delivering places where people want to live and businesses want to invest.
- Encouraging developers to use innovative, sustainable and future-proofed design without a 'one-size-fits-all' approach.

## 3. Landscape-led and biodiverse:

- Future design in Uttlesford will be landscape-led with life first, spaces next, and then finally buildings.
- Protect priority habitats, and enhance the environment in all parts of design across the district.

## 4. Sustainable and connected:

- Local communities and a mix of uses that are connected by safe, attractive, fun and well-proportioned streets.
- Prioritising active travel between places and encouraging healthy modes of living.

## 5. Vibrant and locally distinctive:

- Delivering designs that complement and enhance their historic and modern context in a creative and innovative way.
- Designing with the characteristics of each location.
- New buildings and spaces the community can be proud of.

## 6. Engaged:

- Designs will be a collaborative endeavour, with the community engaged in shaping emerging proposals.
- Proposals will create a sustainable mix of buildings, places and streets that can be used by everyone.



▲ The Avenue, Saffron Walden is a fantastic example of a development that prioritises active travel through safe and enticing pedestrian and cycle-only routes.

# 1.3 Using the Code

## Purpose of the Code

The Code sets out a clear vision and a series of strategic principles that will help applicants, designers and decision makers to shape the design of buildings, public spaces, streets, and each of their components.

The Code will be used by the local planning authority to determine planning applications. The Code sets out key aspirations for design quality and placemaking across Uttlesford. The benefits of the design code include:

- It will allow decision makers to assess whether a proposal meets the design standards and placemaking qualities.
- It will provide clear, transparent and consistent code and guidance for new development.
- It will inspire high standards in design and placemaking.
- It will provide certainty in council aspiration for development of varying scales.
- It will speed up the approvals process by providing a clear set of parameters for everyone to follow.

## Who is the code for?

The design code is applicable to all development, which is defined as anything over one house (see 2.1, p.17 for details). This document excludes householder and Listed Building applications, however householder and Listed Building applicants would benefit from an awareness of the contents of the code when considering appropriate alterations to existing buildings.

The main users of the code can be set out as:

### Applicants

The Code is intended to give designers, developers and members of the public applying for planning consent, clear guidance on what is expected of the key elements of development proposals. It will provide a common language and understanding for what is required and the level of expectation when developing in Uttlesford.

### Planning Officers

The Code will be used as a tool by Uttlesford Council planning officers to inform the pre-application and planning application process. The Code will help ensure consistent design advice and rules are provided throughout the stages.

### Planning Committee

The Code will also be used to inform Councillors during their decision-making at the planning committee, ensuring consistency in decision making.

### Community groups

Community engagement will form a key part of any development proposal and there is an expectation that developments of a certain size will both engage and use the expertise of local community groups. The code will also provide residents and local stakeholders certainty on the design standards new development must meet.



## The code and the planning process

This document aims to support Uttlesford by providing a comprehensive guide to help inspire and guide the delivery of high quality places to live.

The Uttlesford Design Code should be read alongside the [National Planning Policy Framework](#), the [Design: Process and Tools National Planning Practice Guidance](#), the [National Design Guide](#), the Uttlesford Local Plan, any design-related policies contained within a neighbourhood plan (if there is a neighbourhood plan) and any approved masterplans or design codes for the area, settlement or a particular site.

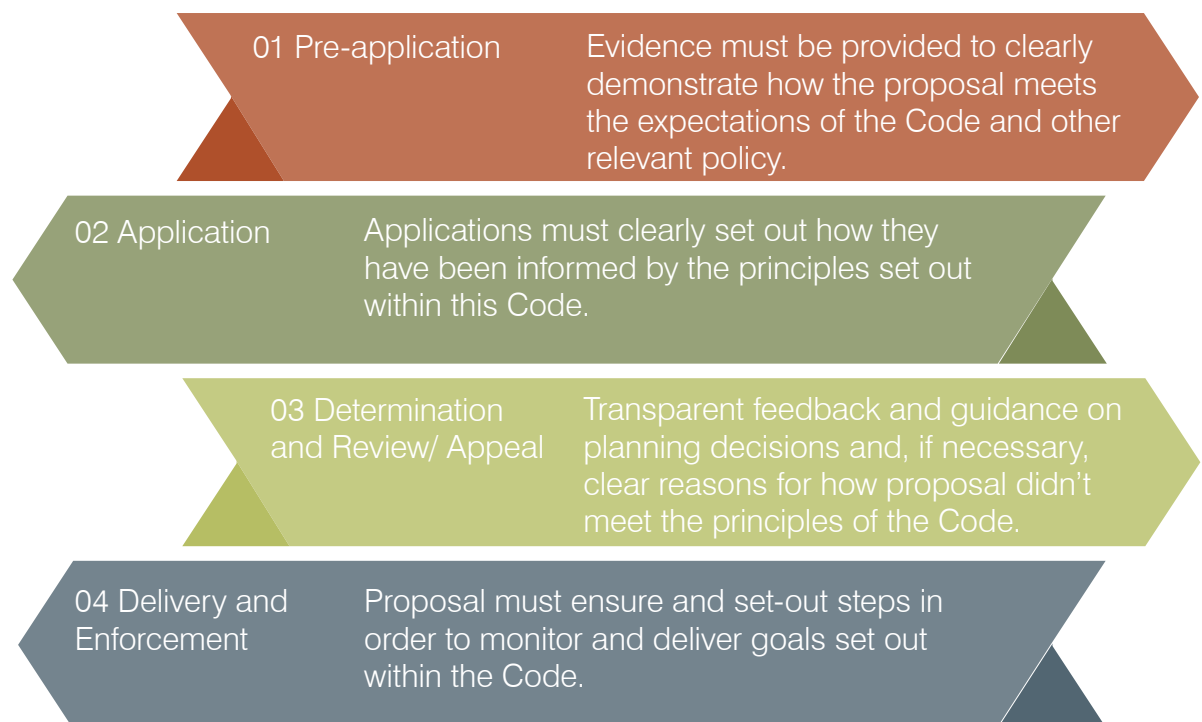
Informed by consultation, research and best practice, this Design Code focuses on the principles and outcomes needed to create and enhance high quality places to live and work.

It is intended to inform every stage of the design process, from appraisal of the site through to the submission of a planning application and delivery.

Applicants will have the best chance of achieving planning approval by following the Code's principles. This will lead them to a design that meets with the aspirations of the Council and the wider Uttlesford community.

The Code will sit as a Supplementary Planning Document (SPD) that should be referenced by new applications made to the council. This means it will be a material planning consideration that is consistent with existing national and regional planning policy aims.

## The Planning Process



▲ The graphic above illustrates how the Design Code is expected to be referred to at all design and planning stages, with evidence to be provided on how proposals and decisions respond to the guidance contained within in.

## Engagement through the Planning Process

Uttlesford has an engaged and passionate network of communities. Uttlesford District Council is committed to giving communities and stakeholders a say in shaping its future growth and design. The development of this Design Code has been informed through extensive community engagement focused on how new developments should look, within the district.

### 1. Pre-application discussions with the Council

It is important to engage council planning officers at the outset and at key project milestones throughout any project. These discussions can confirm whether the principle of development is acceptable and provide clarity on the format, type and level of detail required to enable an application to be determined.



▲ Co-design workshops can shape major proposals in a creative environment.

### 2. Community consultation and codesign:

Applicants and designers should take responsibility for communicating with hard-to-reach groups. Consultation must inform the community about the project and give them the opportunity to shape the development.

Designers and applicants should engage communities in the design process to help shape their proposals and gather local “buy-in” from the outset.

Suggested engagement methods include the use of questionnaires and surveys, public exhibitions or meetings, design workshops with community groups and other stakeholders (including access groups), websites and site notices.

Consultation must, naturally, be commensurate to the scale of a project. Larger development proposals, however, will be expected to engage fully with communities to shape and test ideas. For strategic allocation proposals (see Section 2.1 Approach to development), the Council will require as a minimum a two stage public consultation process – both at the concept and more detailed design stages.



▲ Engagement with young people creates a unique perspective.



### 3. Design Review and Social Value

Applications are referred to the Uttlesford Quality Review Panel. This panel is made up of local stakeholders, members and design experts and will be responsible for reviewing the design quality of proposals within the district. Details of the design review panel will be published separately on the Council's website and attendance will be agreed with the Council during the pre-application stage.

Schemes above 50 homes or 1,000sqm of floorspace may be referred to the Uttlesford Review Panel. Smaller applications which have a sensitive context, or are non-compliant with current policy may also be referred to the panel.

Whilst reviewing design quality, Uttlesford encourages a review of social value. This should consider the social impact of the development; including skills, learning, job creation, access to amenity, inclusive use and other key indicators. Developers are encouraged to clearly outline the social value of their design.v

#### Key steps in application process:



▲ A diagram illustrating key steps in the application process

## How to use the code

This document is intended to be a practical and usable guide for all parties involved in the design and planning of development in Uttlesford. It sets out a series of rules and considerations which, when followed, will combine to ensure that proposals are designed and delivered to the highest quality expected by Uttlesford District Council.

The code has two parts:

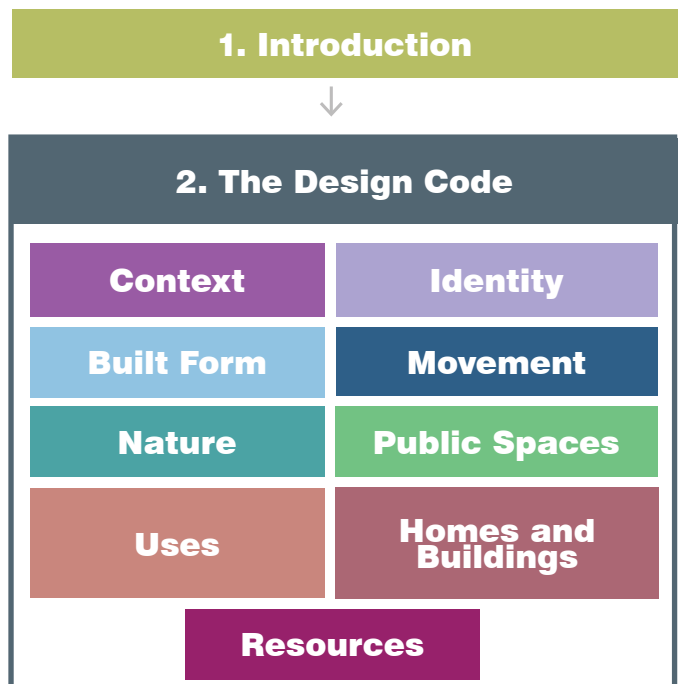
Introduction, provides guidance on how to use the code and the vision of the code. Information is also provided of Uttlesford’s Design Review process and how the community should be consulted as part of the design process.

The Design Code provides the rules for good design to inform all proposals across Uttlesford. This section is broadly structured in accordance with the National Design Guide themes - they should act as golden threads through all development in the district. The final of theme of the National Design Guide ‘Lifespan’ permeates throughout the entire document and therefore does not require a section within the Design Code.

## Appendix

A: Uttlesford Places, offering place-based design cues that emanate from the built and natural environment to inspire contextual design responses. This is not intended to set rules on specific designs, however to ensure design proposals consider a place-specific design response which reflects the character of the local area.

## The Structure of the Design Code



▲ The graphic above illustrates the structure of the document and design code.



## How to follow the design code

There are three types of information that each applicant should use in the design code: Code, Guidance, and Compliance and Process. The following information will show applicants how to differentiate between code, guidance and compliance and process.

**Code** are compulsory rules for applicants to follow. Code uses words such as 'must' and can be found in text boxes that follow the colour green at 80% opacity. The Code can also be identified by a heading that introduces the code and with the prefix 'C' at the beginning of the code. See the example below.

**P3C: Code for designing spaces that support interaction**

### Example of how to follow and use the design code



▲ The image above illustrates an example double page spread from the public spaces section of the design code.

**Guidance** is advice that applicants are strongly encouraged to follow. Guidance uses words like 'should' and is found in text boxes that follow the colour yellow at 80% opacity. Guidance is also identified by a heading that introduces the guidance and with the prefix 'G' at the beginning of the sentence. See example below.

**P3G: Guidance for designing spaces that support interaction**

**Compliance and Process** is information that applicants should follow to ensure they are meeting the design code requirements. This information is found at the end of each chapter in the design code and in text boxes that follow the colour pink at 80% opacity. This information will also use the prefix 'CP' after the first letters of chapter. See example below.

**P3CP: Public Spaces compliance and process**

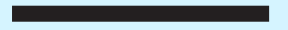




▲ Painting of homes by Izabella, age 12.



**02**



# **The Design Code**

## 2.1 Approach to development

The design code should be used as a new benchmark for design quality in Uttlesford. The majority of the design code applies to all forms of development, however occasionally specific contexts and sizes of development will require certain pieces of code. This section outlines how the code and guidance should align with developments based on their scale and location.

This includes:

**A1: Infill development**

**A2: Greenfield development**

Whilst the type of development may be clear at the outset, the scale of development may alter through the design process or after engaging with Planning Officers.

The following scales of development are defined on the next page as:

- Infill development
- Minor developments
- Major developments
- Strategic Allocations

Applicants must respond to the specific scale coding requirements as specified in the next 10 sections of the Design Code.

Developers must not circumvent coding by subdividing sites. Where sites are subdivided, or adjacent sites are in multiple ownerships, it will be expected that each subdivision or smaller site will require its own standards (such as open space) and provide any facilities that are required as a result of the total development site.

### What we don't want to see

- Applications that do not respond to the scale and character of its context.
- Development that doesn't prioritise active and sustainable modes of movement.
- Development that doesn't have a positive relationship with public realm.



▲ Public realm that prioritises vehicles over walking and cycling, as pictured above.



## A1: Approach to Infill Development

Infill developments in Uttlesford are considered to be where sites are located within the existing settlement boundaries and within the existing built-up environment.

Infill development commonly consists of 3 types:

- Where there are gaps between existing properties with a street frontage.
- Backland sites which may be landlocked or located behind existing buildings.
- Site redevelopment.

An overarching objective of infill development is to use land more efficiently and to develop in areas that have good access to existing amenities by sustainable modes of transport.

In smaller villages and hamlets without a settlement boundary defined in the Local Plan, the boundary would be defined by the existing physical features such as field boundaries, roads, trees, rivers and railway lines. Minor development in these areas will only be granted when the proposed dwellings will be filling in the gaps between existing dwellings.



▲ The Avenue, Saffron Walden is a strong example of a successful infill development that is located on a backland site behind existing buildings.

## A2: Approach to Greenfield Development

Greenfield developments in Uttlesford are considered to be where development is located on previously undeveloped land. In Uttlesford these will tend to be on the edges of settlements, but could also be located solely in rural, or urban areas.

Greenfield development is likely to come in various shapes and sizes. These contexts and scales of development are defined below.

### Minor developments

Minor development is more than 1 but less than 10 dwellings or less than 1,000 m<sup>2</sup> of additional floorspace. Certain parts of the design code may not be relevant or necessary for Minor developments. This can be established on a case-by-case basis.

### Major developments

For housing development:

- Where 10 or more homes will be provided or, where the proposed number of dwellings has not been specified.
- An outline application on a site area of 0.5 hectares or more.
- 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.

For non-residential development - an additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more.

### Strategic Allocations

Allocated sites within the local plan, where more than 100 homes will be provided. For non-residential proposals an additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more.

## 2.2 Context

The National Design Guide states that an understanding of the history and character of an area must influence the siting and design of new development. These new developments must reflect the local context as defined by their geography, history, character, landscape or land uses. The term ‘context’ should also be defined beyond the physical and landscape characteristics surrounding the development, and should include the size and scale of the development.

This includes:

**C1: Understand and relate well to the site, its local and wider context.**

**C2: Value heritage, local history and culture.**

The Design Code aims to ensure the positive qualities and characteristics that already exist across Uttlesford are appreciated and reflected in the design of a new development. This includes its unique topography, cultural assets, and an understanding of how the place has changed over time.

To guide applicants when thinking about their proposals “Uttlesford Places” (Appendix A) has been prepared. These places have recognisable character as defined by their geography, history, landscape or land uses. Uttlesford Places should be considered as a glimpse into the unique qualities of Uttlesford.

Applicants should also use Village Design Statements, Neighbourhood Plans and Conservation Area Character Appraisals to understand the unique characteristics of the place in which they are proposing development. These documents have been prepared by local communities for their specific area of Uttlesford and should be used to inform design responses.

### What we don't want to see

- Proposals that do not respond to their context.
- Applications which do not include a comprehensive analysis of the local area as per the requirements set out in this document and the National Design Guide.



▲ Poor integration to the adjoining public realm and amenity space.



## C1: Understand and relate well to the site, its local and wider context

Prior to starting the design process it is important to appreciate the constraints and opportunities of the site and to undertake a Context Appraisal.

The appraisal needs to be thorough and establish appropriate solutions. This may form part of an applicant's Design and Access Statement or a supporting document.

A Context Appraisal is critical to informing design options for sites with development potential. The level of detail required in the Context Appraisal will depend on the scale of development and the sensitivity of the site or location.

## C1C: Code for understanding and relating the site, to its local and wider context

**C1.1C** Proposals for new development must demonstrate an understanding of the key contextual features such as topography, geology, landscape, nature, boundary features, the layout of streets and buildings, their typical form and details. This understanding of context must evidently manifest in subsequent design proposals.

**C1.2C** Applicants must include a response to the appendix A "Uttlesford Places" to ensure their proposals respond positively to their local context.

## C1G: Guidance for understanding and relating well to the site, its local and wider context

**C1.3G** Applicants should demonstrate that proposals are not reliant on the car for everyday journeys, including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment.



▲ Heritage buildings are part of the local context in places such as Great Dunmow and should be used as inspiration for development in the local area.



▲ Pedestrian-only routes in Abode, Cambridge are attractively landscaped and overlooked by neighbours, thereby providing safer, well-used active routes.

### C2: Value heritage, local history and culture

The contribution that designated heritage assets make to the built environment is legally protected. Uttlesford's historic environment is highly regarded by the local community for its diversity in form, age and character. Hundreds more non-designated heritage assets are also scattered across the district, therefore making vital contributions to Uttlesford's unique character.

### C2C: Code for valuing heritage, local history and culture

**C2.1C** At the pre-application stage developments must agree site-specific approaches to individual, and place-based heritage assets that are located within and adjacent to the development sites

**C2.2C** Proposals must demonstrate engagement with heritage professionals and local communities to ensure their values are taken into account.

**C2.3C** Where proposals are located within the viewing corridors of landmarks (such as churches or historic buildings), they must respond to said landmarks, and create new viewpoints within the development.

### C2G: Guidance for valuing heritage, local history and culture

**C2.4G** Proposals should seek to use development as an opportunity for people to engage with historic sites, landscapes, buildings, materials and local culture.

**C2.5G** Identifying important views and settings of heritage assets should derive from Uttlesford Places and Historic England's GPA 3 – Setting and Views.



▲ Converted heritage buildings provide a richness and variety to Hatfield Heath's historic built context.



## CCP: Context compliance and process

**CCP1** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Context chapter:

- Character appraisal to demonstrate an understanding of local context and its design cues.
- Views assessment to evidence a positive response to important views.
- Opportunities and constraints plan that provides a clear understanding of local design strengths and weaknesses.
- Engagement statement to show how heritage professionals and local communities have been consulted.

**CCP2** Developments should outline their alignment with all relevant Historic England guidance and Advice Notes (HEANs), and Good Practice Advice (GPAs), within either the Heritage or Design & Access statement.

**CCP3** Applicants should reference conservation area appraisals, village design guides, and landscape character assessments, within the heritage statement or Design & Access statement.

**CCP4** Heritage statements must accompany all applications for development affecting heritage assets (designated and non-designated) both directly and indirectly. This is a national and local planning policy requirement and will be required to validate your planning application. Statements should contain the following:

- Identification of heritage assets potentially impacted by the development (designated and/or non-designated).
- Statement of Significance of all heritage assets identified.
- Assessment of development's impact on the significance of heritage assets.
- Description of any heritage (public) benefits arising from the development (see section 16 of the NPPF - Conserving and enhancing the historic environment).
- Summary of impact of heritage harm and assessment against relevant national and local planning policy and the statutory duty to preserve or enhance if listed buildings and/or conservation areas are impacted.



▲ Heritage statements should assess the impact any development will have on designated and non-designated heritage assets.

## 2.3 Identity

The National Design Guide indicates that the identity or character of a place comes from the way that buildings, streets, spaces, landscape and infrastructure combine together and how people experience them. Local character creates distinctive places that people can easily find their way around and live long in their memories.

This includes:

**I1: Respond to existing built character and identity within the district**

**I2: Places and buildings that reflect the character of the landscape**

The district has a distinct character which varies across the rural, sub-urban, and natural environment.

An understanding of the character of a place and its surroundings is essential to producing a contextual and sympathetic design proposal. Designers should research both the historic built character and landscape character. They should spend time in the local area to appreciate its distinctive qualities. With this understanding they will be able to reflect and respond to these characteristics through the design, evidenced through a local character appraisal.

This section should be read in conjunction with the appendix “Uttlesford Places” section of this design code which sets out key characteristics which define the district. This explains what aspects contribute to creating the unique identity of Uttlesford. Developments must include a response to Uttlesford Places and this should be prepared at pre-application stage and discussed with Officers.

### What we don't want to see

- Poorly designed buildings with poor proportions and no connection to the context.
- Developments which lack coherence and legibility.
- Disregard to the contextual relationship of development/buildings with landscape.



▲ Poorly designed schemes which could be anywhere. Use of inappropriate building materials, scale and form that don't reflect the character or identity of the area.



## **ID1: Respond to existing built character and identity within the district**

Applicants should develop a strategy to demonstrate identity and legibility within the proposals, which will help to reinforce local identity and/or create a vibrant and fresh identity for the new place. This can be achieved through:

### **Composition and Verticality**

Fine grain, dormer windows and the typical timber spans, contribute to a regular vertical rhythm within Uttlesford's historic streets. Built form in Uttlesford offers active ground floors and modest heights.

### **Roof Forms**

Roof forms in Uttlesford vary in character and are expressed through high pitched roofs, varied setbacks, end of gables and dormers, which break up the horizon. In many historic settlements within the district, gables facing the street often articulate corners and break long roof lines.



▲ Modern dormer windows create character at Thorpe Lea Close in Great Chesterford.

### **Variety and Contrast**

The juxtaposition of individual buildings, architectural styles, materials, facade colours, scales and massing creates a rich and vibrant variety of built form in Uttlesford's towns and villages. Cohesiveness must be achieved through complementary architectural styles and materiality.

### **Patterning and Detailing**

Lime render pargetting is common across timber framed buildings in Uttlesford. These varied and unique patterns form a distinct part of the identity of Uttlesford.

### **Landmark Buildings**

There are many landmark buildings across Uttlesford, typically listed churches or civic buildings. These would have historically been key areas of activity and used as reference points for wayfinding and navigation. Views to these existing landmarks are an important part of the local character.



▲ Front pitched gables activates the roofline of these modern interpretations of farmsteads with traditional Uttlesford materials.

### Urban Grain

The typical urban grain of Uttlesford's towns and villages is based on the medieval street structure, coupled with narrow burgage plots, which result in a fine urban grain. This is most evident in the village's historic streets and town centres. Beyond this the grain is much looser, transitioning to large individual plots, and informal groupings of buildings within hamlets and the edges of villages.

### Open spaces

Open spaces including commons, village greens, are key structuring elements of the settlements. Within the towns and villages, market squares form the focal centre of the settlement and contribute to the identity of the place.

#### ID1C: Code for responding to existing local character and identity

**ID1.1C** Proposals must demonstrate a relationship to their area's history, culture and local character.

**ID1.2C** Proposals must use a variety of materials and architectural detailing that are traditional to Uttlesford such as Pargetting.

**ID1.3C** Open views to historic buildings and local landmarks must be conserved.

**ID1.4C** Roof forms must vary. Continuous repetition of roof forms, eaves lines and uniform ridges must be avoided.

**ID1.5C** Redundant farm buildings made of red brick or black timber-framed and boarded barns must be retained and re-used unless clearly demonstrated to be unviable.

### Traditional Uttlesford street scene illustrative example



▲ Indicative street scene which responds to the building widths and plots traditionally found in Uttlesford. The homes have varied roof forms, a mixed palette including coloured render, and respond to the street ratios, typical of the district. The street also includes resilient measures such as street trees, biodiverse landscaping and anti-social parking measures.



## **I1G: Guidance for responding to existing local character and identity**

**ID1.6G** Proposals should clearly demonstrate how they have reflected the varied roofscape of Uttlesford.

**ID1.7G** New developments should use the vertical rhythm that is created by narrow and joined building forms that is common across Uttlesford.

**ID1.8G** Where modern floor plates are required (such as for mixed-use development) facades should incorporate dividing elements to create vertical segments.

**ID1.9G** Proposals should consider the use of surface relief and depth of shadow to avoid flat facades. The use of deep reveals is encouraged to emphasise building details and offer solar shading.

**ID1.10G** Larger proposals should use the characteristics of historic urban grain as a tool for legibility.

**ID1.11G** New development should use focal buildings to create new landmarks for reference points and to enhance the identity of a place.

**ID1.12G** Location of new open spaces should be accessible, legible, contribute to the identity of place, and form part of an open space network.

**ID1.13G** Developments should consider using public art to add legibility, identity and character to open spaces. This will reinforce their prominence as key public spaces.



▲ Dairy Lane, Stansted Mountfitchet, is a modern interpretation of the local farming identity, and the traditional architecture seen in Stansted. The distinctive roofline is inspired by nearby manor houses, whilst the use of white weatherboarding is synonymous with homes throughout the district.



▲ Modern barn conversion in Stansted Mountfitchet that uses flint walls and agricultural materials to strengthen the sense of identity.



▲ Pargetting, as pictured here in Saffron Walden, is a key way of displaying the district's identity within the built form.

### ID2: Places and buildings that reflect the character of the landscape

New developments will be required to understand the landscape character and how their proposals preserve the identity of the district.

Appendix A Uttlesford Places explores the landscape character of the districts three overarching landscape character areas. Other Information can be found in section 2.6 Nature, and within the [Uttlesford Landscape Character Assessment](#).

The Uttlesford Landscape Character Assessment contains proposed and suggested landscape planning and management guidelines. All development should be designed to minimise visual impact on the existing landscape character.



▲ Where topography is a key component of a site, proposals should clearly demonstrate how building and forms respond to the topographical characteristics of Uttlesford. Elmdon Lee, pictured above.

### I2C: Code for creating places and buildings that reflect the character of the landscape

**ID2.1C** Applicants must positively respond to the characteristics of their landscape character area as specified in the Uttlesford Landscape Character Assessment.

**ID2.2C** Proposal must conserve historic lanes and unimproved roadside verges.

**ID2.3C** All schemes must conserve woodland, copse and hedgerow structure and utilise these characteristics to inform new landscape proposals.

**ID2.4C** All development must conserve and protect panoramic views.

**ID2.5C** Schemes must maintain the mixture of open and enclosed views across the hills and valleys.



▲ Proposals should use topography to maximise views of the surrounding countryside like here to the north of Saffron Walden, should be conserved and protected.



## IDCP: Identity compliance and process

**IDCP1** Applications will be required to demonstrate their design has positively responded to the districts physical identity and landscape character. This should be informed by the following sections of this design code and the following documents:

- Uttlesford Places (p12-20), drawing inspiration from the local palette and uses, materials and colours that respond to landscape setting and landscape character.
- Street Character Types set out with section 2.7 Public Spaces to reinforce character and identity within developments.
- The Uttlesford Landscape Character Assessment, which provides sub-character areas with specific code and guidance for each area.

**IDCP2** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the **Identity** chapter:

- Character appraisal to demonstrate an understanding of local identity and its design cues.
- Figure ground map of the scheme to demonstrate an understanding of the local urban grain.
- Ecological identity should be reflected within the landscape strategy.
- Views assessment to evidence how identity is retained/enhanced through existing or proposed views.
- Material palette to demonstrate how the local vernacular has been represented within the proposal.

**IDCP3** The applicant should provide a Biodiversity and Ecology statement to ensure local landscape identity is sufficiently understood and responded to.



▲ Protected lanes like the above in Broxton, form a key part of Uttlesford's identity and must be conserved.



▲ Historic settlements in Uttlesford often contain a distinctive urban grain. A range of diagrams can evidence how the street and building layout of proposals reflects local identity through the built form.

## 2.4 Built Form

The National Design Guide suggests a successful place is one which has a coherent pattern of development. A coherent pattern forms as a result of the careful arrangement of blocks, streets, buildings and open spaces - the built form. Ranging from rural settlements, to city centres, these three-dimensional components work together in a variety of settings to create a well-designed place. In tandem, these forces create character and a sense of place.

This includes:

**B1: Building types, density and compact development**

**B2: Appropriate building forms, arrangements and heights**

**B3: Destinations**

Well-designed places have a coherent form of development and reflect the prevailing character of its context. For Uttlesford this means:

- Using appropriate building typologies to achieve densities that reflect the context and historic character of the town.
- Basing the layout of streets on surrounding street patterns and historic settlement morphology.
- The use of appropriate building types and forms.

The range of distinctive urban and rural buildings is set out in appendix A Uttlesford Places and section 2.3 Identity.

Creating low carbon places that are resilient to climate change, means innovative variations to traditional homes are encouraged. For example, innovative house types allow for orientation towards the sun so buildings can be shaded from excessive heat during the summer months.

### What we don't want to see

- Development that is not compact or dense enough to support active travel and footfall.
- Perimeter blocks where internal arrangements are dominated by parking spaces and poor quality boundaries.
- Poorly designed buildings, blank walls facing the public realm, places with poorly aligned buildings.



▲ Timber fencing separates the built form from the public realm, preventing overlooking and engagement with the street. The loose urban grain negatively impacts the neighbourhood's walkability.

## B1: Building types, density and compact forms of development

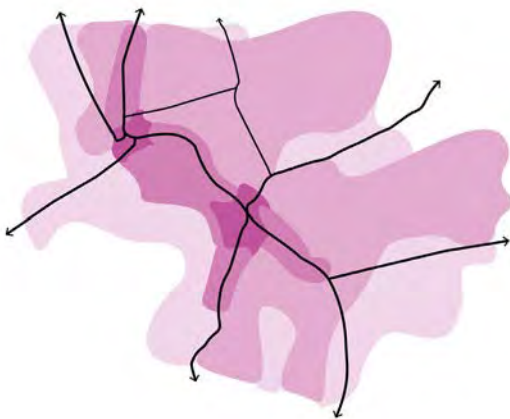
Successful places use an appropriate mix of building types along with public spaces to create interest.

### Adjoining buildings and compact development

In Uttlesford, buildings join along key routes and in town and settlement centres, creating compact places. In smaller villages and in the countryside, detached and semi-detached homes are more common. In larger proposals variation should be used to create character.

### Gradual Density

Density should be varied and increase along key movement routes, and around key intersections. Increased densities should also be applied within focal spaces, areas of mixed uses, local and village centres.

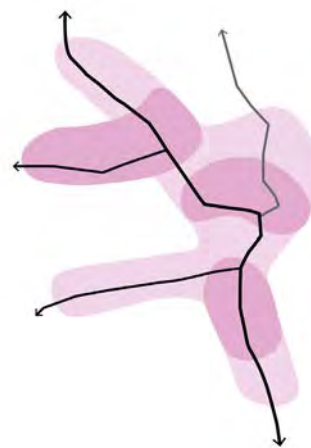


▲ In Thaxted the key movement corridor and historic through-route has an increased density through terraced streets. Further peaks in density are found around key nodes including the market square.

Varied and gentle transition of density should be used to transition between the below indicative ranges:

- **60+** dwellings per hectare within main town centre areas (infill, and new district centres).
- **40-60** dwellings per hectare for primary streets and new local centres.
- **30-40** dwellings per hectare for areas that are well related to the settlements.
- **25 - 35** dwellings per hectare for landscape edges, farmsteads, rural lanes and infill within smaller villages.

The abstract spatial diagrams below of settlements in Uttlesford provides an indication of the approach that should be taken to creating varied and gentle density in accordance with the principles in the previous section.



▲ Smaller villages such as Manuden have modest densities as a result of their location. Peaks in density are found at intersections relating to uses and the polyfocal nature of the settlement morphology.



### **B1C: Code for building types, density and compact forms of development**

**B1.1C** Applicants must demonstrate that built form analysis has been undertaken including the arrangement of development blocks, streets, buildings and their relationship to open spaces.

**B1.2C** Applicants must show that the proposed development incorporates a rationale based on the analysis in B1.1C.

**B1.3C** Developments must not achieve density through utilising overcrowded large detached and semi-detached homes. These schemes will not be acceptable.

**B1.4C** A clear strategy of higher density along key routes and spaces must be provided.

**B1.5C** A combination of building typologies that support the density narrative must be used to create interest and variety.

**B1.6C** Uniform buildings and facade design will not be permitted.

### **B1G: Guidance for building types, density and compact forms of development**

**B1.7G** In settlement centres, buildings should join to create a more compact layout and respond to the historic context of Uttlesford.

**B1.8G** New development should be sympathetic to the existing grain.

**B1.9G** Building types and forms should respect the character of the local area or should contribute to its own distinctive, but complementary character.

**B1.10G** The building forms used along a street should create rhythm and interest.

**B1.11G** Increases in density should be achieved through uplifts in scale and by using (compact and joined) house types that relate to the character of Uttlesford.

**B1.12G** The council will actively encourage proposals that establish bespoke design solutions and residential typologies as opposed to standard 'off-the-shelf' housing types and layouts.



▲ Within the centre of Uttlesford's settlements building types and forms change to create an increase in density.



▲ Homes in Horsted Park, Kent, are a great example of innovative house types that meet the needs of the local community.

## B2: Appropriate building types, arrangements and heights

### Building Form

A recognisable building form relates to its contextual character. Groupings of buildings and blocks enclose public realm and their form is key to the creation of active street scenes. Attractive streets and spaces are well-defined by frontages of buildings that positively address the street and public space.

### Arrangement

A coherent building line shapes the enclosure and character of a place. The spacing and alignment of buildings on the street acts a guide for future development nearby. Order and unity is essential to create an interesting and varied place.



▲ Farmsteads across Uttlesford have been reinterpreted at The Avenue in Saffron Walden. The grouping utilises a local spatial typology whilst providing a mix of building types and forms. The block depth allows for an efficient and interesting use of land, allowing a mature avenue of trees to be retained.

### Heights, Tall and Large Buildings

New buildings heights should use information provided in the Essex Design Guide to ensure there is no unreasonable loss of light or privacy for existing and future resident.

Buildings up to 1.5 times the context height are considered to be large buildings, whilst a tall building is anything that is more than 1.5 times its contextual height. In most of Uttlesford buildings above 3 storeys would be considered tall buildings.

### Local and District Landmarks

Buildings 1.5 to 2 times the height of the local context will be considered **local landmarks**, with anything taller considered a **district landmark**. These buildings (typically non-residential buildings such as churches, windmills or focal features of civic buildings), will be prominent and should be utilised to signify points of interest and aid with legibility, identity and placemaking.



▲ The Stansted Mountfitchet windmill helps people to navigate people around the town, whilst adding to the area's identity.

### B2C: Code for appropriate building types, arrangements and heights

**B2.1C** Facades along perimeter blocks must be outward looking to visually and physically connect the scheme to its surroundings.

**B2.2C** New development must create a clear distinction between public and private spaces within their block or parcel structure.

**B2.3C** Where infrastructure already exists, for example, routes and public spaces, new development must introduce a positive, 'active' frontage to them.

**B2.4C** Side elevations and corner turning buildings must have ground floor windows.

**B2.5C** Building lines must enhance key views.

**B2.6C** In Major Developments and Strategic Allocations buildings must vary heights, eaves and ridge lines to add visual interest and variety to the street, and to avoid mass repetition within a settlement.

**B2.7C** Dwellings that form part of a terrace or group of buildings must express individuality to avoid monotony along the building line.



▲ In Uttlesford, local and district landmarks such as churches use height to help users find their way into, and around the town.

### B2G: Guidance for appropriate building types, arrangements and heights

**B2.8G** New block structure should facilitate a compact housing layout and reinforce the movement network hierarchy.

**B2.9G** Proposals should incorporate layouts where the edges of all streets and public spaces are defined by building frontages.

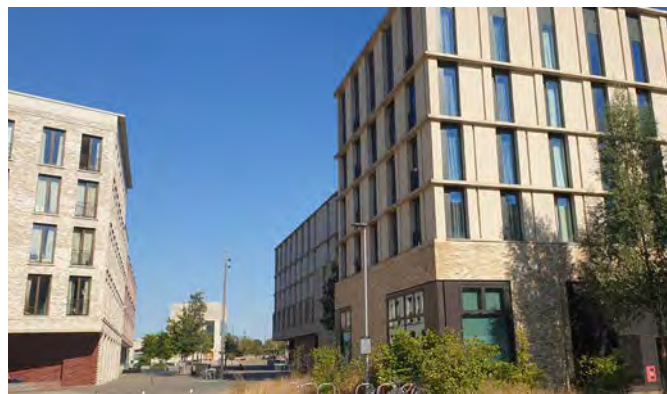
**B2.10G** Proposals should positively address and incorporate existing landscape features and topography into the layout.

**B2.11G** Landmarks and focal points should be incorporated into the layout and be made visible along key routes.

**B2.12G** In development centres and along key routes, where density is increased, the building line should be continuous with limited setback.

**B2.13G** Within the rural areas and settlement edges, where the density is lower, building setbacks may be greater and have more variation.

**B2.14G** The proposed building line should provide appropriate levels of privacy for new buildings.



▲ In Eddington, Cambridge, taller apartment blocks complement the scale of the adjacent tall buildings.



**B2.15G** New development should generally reflect the height and scale of existing buildings (that are distinctive to Uttlesford), the street frontage and the predominant building line.

**B2.16G** An uplift in scale should be used for landmark buildings and focal points containing community uses or facilities.

**B2.17G** Tall buildings and district landmarks should only be provided within the largest centres and within new district centres, subject to visual impacts.



▲ Traditional terrace forms are reinterpreted in a Passivhaus design at Goldsmith Street in Norwich. Similar solutions, drawing reference from the Victorian terraces with linking footpaths across Uttlesford could facilitate compact and outward looking block structures in Uttlesford.

**B3: Destinations and heritage within the built form**

Destinations are places where people can meet, play, share experiences and congregate as a community. The status of destinations should be reinforced through the design of their setting, built form and building detailing.

**Relationship of heritage assets to Built Form**

Well-designed places will use existing heritage assets to their advantage. Heritage assets should contain buffer zones (including green 'buffer' spaces) surrounding them to preserve their status and form.



▲ The status of destinations should be reinforced through the design of their setting, built form and building detailing.

**B3G: Destinations and heritage within the built form**

**B3.1G** Destinations should be distinguishable from the rest of the settlement.

**B3.2G** Destinations should be located on nodes on the appropriate hierarchy of routes.

**B3.3G** New residential developments will be expected to provide regular spaces for people to meet and engage.

**B3.4G** New developments should include character areas, that contain at least one destination space per area.

**B3.5G** Buffer zones for heritage assets should demonstrate a positive relationship with the existing landscape, biodiversity and any key views from or framed by the heritage asset.

**B3.6G** Buffer zones should retain any heritage assets within its boundaries.



▲ Village Halls are key destinations across the district. Hallingbury (pictured) comprises 300 homes and has an actively used village hall.

## BFC: Built form compliance and process

**BFC1** The applicant should provide the following information within the Design & Access Statement and accompanying reports and statements, to demonstrate they have complied with the code and guidance from the **Built Form** chapter:

- Heritage analysis and Heritage Impact Statement to demonstrate how the scheme impacts nearby heritage assets.
- Context appraisal to demonstrate local character analysis and an understanding of existing context and arrangement of local blocks, streets, buildings and open spaces.
- Building heights plan must accompany applications indicating where any uplift in scale (above the prevailing height) will be located.
- Block structure diagrams to demonstrate a clear distinction between public and private space.



▲ Heritage analysis, context appraisals and LVIA's are a few ways that an applicant can evidence they have a strong understanding of key views, such as the one here in Thaxted.

- Daylight/sunlight assessment to assess whether the built form is likely to have adverse effect upon levels of light to adjoining sensitive land uses. Pre-application discussions should confirm whether this is to be required at either the outline planning application or the reserved matters stage.
- Landscape strategy that outlines how the built form addresses the landscape and/or countryside.
- Elevations of key building types to demonstrate that the existing/proposed external appearance reflects the existing local character and context of the area.
- A Landscape Visual Impact Assessment (LVIA), should be provided to identify the effects of new developments on views and on the landscape itself. 3D views, perspectives, and CGI's should also be used to understand the perceived impact of proposals from street level, and nearby sensitive locations.
- Pre-application discussions and design reviews should be undertaken during the design process to ensure the scale, form, and materials used within the scheme reflect the local vernacular.



▲ The scheme should clearly demonstrate how it has interpreted Uttlesford's local vernacular. The Avenue in Saffron Walden, pictured above, has used black weatherboarding a common material used across the district.



## 2.5 Movement

The National Design Guide says that a well-designed place is accessible and easy to move around. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. This gives people choice in how to make their journeys and contributes to the quality and character of the place.

This includes:

**M1: A connected network of routes for all modes of transport**

**M2: Active travel design**

**M3: Well-considered parking, servicing and utilities infrastructure for all users**

Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport.

A well-designed street network contains different streets that each have a specific role in a place depending on the movement upon them, and the built form around them. A successful street network will correspond with a clear contrast in the arrangement and appearance of the built form and landscaping. This contrast will reinforce the street's role within the hierarchy, whilst helping users to easily navigate the street network.

The current [Manual for Streets](#) (and any subsequent update) and relevant adopted [Essex Highway Standards](#) and guidance must be referred to for more detailed guidance on street design. All streets must follow guidance that aligns with the Essex Design Guide and their street types.

### What we don't want to see

- Inactive street edges.
- No consideration of pedestrian and cycle safety and desire lines
- Vehicle dominated design and connectivity.



▲ The street edge is inactive and there is no consideration of pedestrian and cycle movement.

## M1: A connected street network that is designed for all modes of transport

Movement routes must prioritise pedestrian, cyclists and public transport alternatives before car drivers.

### Public Transport

New development should be accessible to public transport, with priority given to those which integrate with existing routes or services.

### Street Hierarchy

The diagram below highlights a typical neighbourhood street hierarchy and the relationship to the indicative Street Character Types set out within section 2.7 Public Spaces.






### Legibility and Permeability

The use of distinctive built form, enclosure and landscaping should facilitate navigability of developments.

### Street Hierarchy example



▲ Illustrative example of a typical neighbourhood's street network

-   Market Streets: Primary focus for retail and other services.
-  Local Streets and Village Streets: A street that links neighbourhoods to local centres, schools and community facilities.
-  Living Streets: Residential streets with managed traffic flows to prioritise active travel.
-  Farmstead Homezones, Mews and Rural Lanes: Used for access to small groups or clusters of homes.

## M1C: Code for a connected street network that is designed for all modes of transport

**M1.1C** Applicants must undertake movement analysis early in the masterplanning process to identify existing local destinations people could access within 20 minutes walk of the site.

**M1.2C** Street networks must be direct ensuring walking and cycling routes are the quickest means possible for people to easily access local destinations.

**M1.3C** New built form must demonstrate how it creates or contributes to the legibility and permeability of the street and footway.

**M1.4C** New development must avoid long and straight roads within residential areas, but avoid excessively curvilinear street patterns, which will not be accepted.

**M1.5C** Roads must be broken up into discernible sections or spaces to create legibility and reduce speed of vehicles.

**M1.6C** Where major infrastructure already exists, new development must introduce direct and surface level pedestrian crossings.

**M1.7C** New bus routes must be identified with local bus operators.

**M1.8C** Pedestrian and cycling routes must be provided to adjacent residential areas, nearby facilities, and open spaces.

**M1.9C** Street layouts and hierarchies within developments must be futureproofed to ensure they can connect into any future residential areas, nearby facilities or open spaces.

**M1.10C** Bus stops and shelters must provide seating and not obstruct pedestrian movement or cyclists, including crossings.

**M1.11C** Key routes and spaces must feature wayfinding cues for legibility.

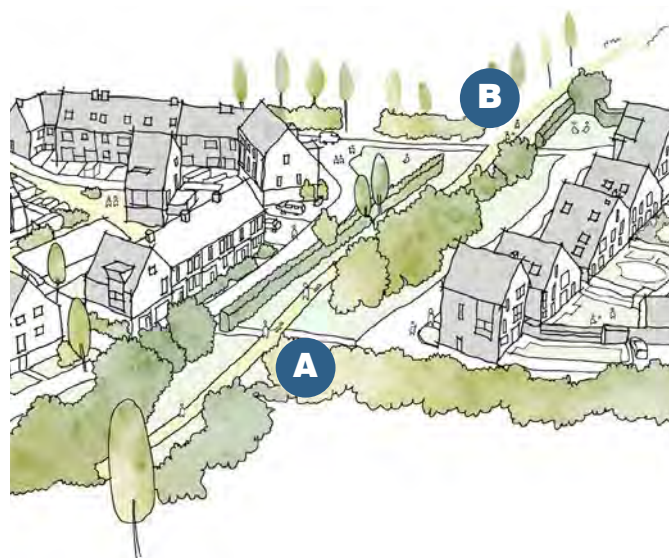
**M1.12C** Built form and the street network must create gateways into new neighbourhoods.

**M1G: Guidance for a connected street network that is designed for all modes of transport**

**M1.13G** Where development is planned adjacent or near to existing and planned public transport nodes, housing density should be demonstrably increased within 400m (5 minutes walk) of these facilities.

**M1.14G** Direct walking and cycling infrastructure should be provided to create accessible places that promote active travel.

**M1.15G** Developments should utilise the indicative street characters within section 4.6 Public Spaces to inform their street hierarchy.



▲ The image above illustrates how a new development successfully connects into an existing development whilst integrating with the public right of way. Labels A and B show where developments have created pedestrian connections into adjacent developments.



▲ Bus stops provided with suitable space to safely embark / disembark, whilst safely separated from the adjacent cycleway.



## M2: Active travel design

Active travel networks should demonstrate that they connect to everyday destinations and are designed to deliver on the key principles of LTN1/20 for a direct, safe, convenient, comfortable and attractive experience.

### Walking and Cycling Routes

Routes must be attractive, direct, legible and safe for cyclists and pedestrians. They also must be well-maintained routes with legible signposting and visible destinations will encourage people to walk and cycle.

The design of routes requires a joined up approach from the outset, with particular regard to Active Travel England's role as statutory consultee.



▲ Lower order streets prioritise safe and inclusive pedestrian environments, whilst allowing access to small clusters of homes.

## M2C: Code for designing effective active travel

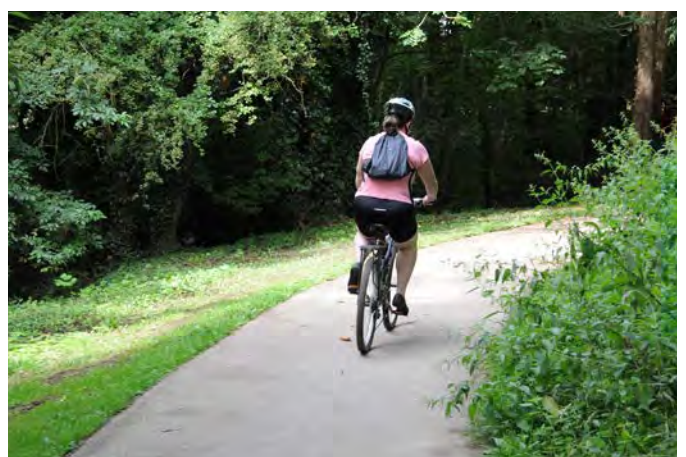
**M2.1C** Movement routes must be designed to have natural surveillance, be well lit and avoid creating hiding places and blind spots.

**M2.2C** Proposals must provide walking and cycling connections within the site, and between the site and existing settlements.

**M2.3C** Proposals must create desire lines along key movement routes and green corridors.

**M2.4C** New developments must establish a wayfinding strategy for active travel modes that includes signposting to on-site or nearby facilities, and to the National Cycle Network and local Public Rights of Way.

**M2.5C** Except for quiet residential streets, cycling routes must be safe off-road routes between homes and key destinations.



▲ New development can support delivery of cycle networks between settlements.

**M2.6C** Cycle lanes must be physically segregated by a kerb or upstand on primary streets and designed in accordance with LTN1/20.

**M2.7C** New developments must provide safe street crossings at desire line crossing points with clear sight lines on busier streets.

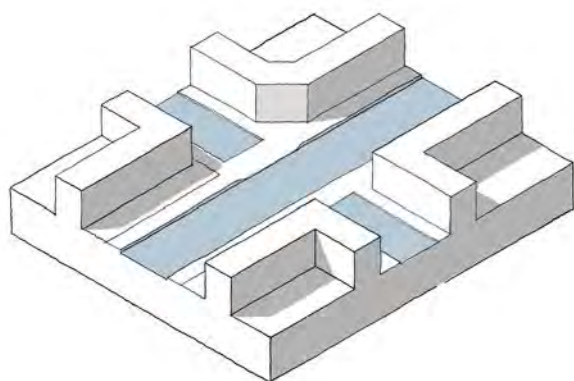
**M2.8C** Continuous footways must be provided across junctions.

**M2.9C** Proposals must give cyclists priority at junctions with side-roads, reinforced using level changes and materials.

**M2.10C** Crossings must use high-quality and attractive materials to ensure resilience over time and to reduce the visual dominance of carriageways.

**M2.11C** Pedestrian crossings must be raised table or level with the footway height for Essex Street Types E-H.

**M2.12C** Blended 'Copenhagen' crossings must be used at side road junctions for Essex Street Types E-H. Kerb and corner radii must be tighter than those currently set out in the Essex Design Guide for Street Type E to achieve this.



▲ Diagram showing a blended / raised crossing at junctions to slow vehicle speeds and create a direct, accessible crossing.

## M2: Guidance for designing effective active travel

**M2.13G** New schemes should aim to incorporate desire lines within residential streets with very low traffic.

**M2.14G** Focal points and areas of interest should be created along routes. This can include, landmarks, squares, street art, vistas, and public open space.



▲ Farmsteads across Uttlesford have been reinterpreted at The Avenue in Saffron Walden. The grouping utilises a local spatial typology whilst providing a mix of building types and forms. The block depth allows for efficient and interesting use of land, allowing a mature avenue of line trees to be retained.

### M3: Well-considered parking, servicing and utilities infrastructure for all users

All developments should demonstrate parking, access, and servicing analysis before designing development.

#### Car parking

Car parking must be well-lit, safe, secure, well-landscaped and integrated into the built environment so that it doesn't overpower the street scene or development. It must also be conveniently located, and flexible to meet the needs of different users including visitors and those with disabilities.

#### Cycle parking

Well-designed cycle parking is safe, secure and accessibly located. It is effectively integrated into a variety of settings and well maintained and managed. It should be designed for all ages and a range of physical and mental abilities.



▲ Cycle parking on Trevenson Road, Pool, is sheltered and conveniently located for all users.

#### Car and cycle parking standards

Developments must use parking and cycle parking requirements (including disabled, visitor and unallocated) as within the [Essex Parking Standards: Design and Good Practice \(2009\) for Residential Developments](#) and [Uttlesford Local Standards](#) for 4+ beds. The parking standards should be taken as maximum for new developments.

Where applicants can demonstrate a strong sustainable and active travel strategy, a relaxation of these standards within the development may be appropriate.

#### Movement of services and utilities

Access and space for servicing and utilities maintenance should be well-integrated and futureproofed into new developments, including removals, refuse collections, and deliveries.

Service and utilities areas must be secure and overlooked to avoid a negative impact on neighbourhood amenity and the streetscape.



▲ Visual impact of parking space projecting beyond the building line is reduced with planting and strong frontage.



**M3C: Code for well-considered parking, servicing and utilities infrastructure for all users**

**M3.1C** Developments which excessively over-provide parking will be refused.

**M3.2C** A maximum of 2 on-plot parking spaces will be permitted for all new homes within strategic allocations. Additional spaces must be located on-street or in parking squares to control street parking.

**M3.3C** Strategic allocations must include at least one car-free street.

**M3.4C** All parking (including parking courtyards) within new residential development must be overlooked, well-lit, clearly identifiable.

**M3.5C** Frontage and new street car parking must use trees and soft landscaping to soften the visual impact of parked cars on the street scene.

**M3.6C** Views along streets must not be impeded or dominated by parked cars, driveways or garages.

**M3.7C** Car parking to the rear of properties must be discreetly located away from the street scene and public realm or as part of a well-designed focal square or space.

**M3.8C** At least one car club space must be provided per 500 homes complete with electric charging infrastructure or ducting provided to enable future upgrades.

**M3.9C** Adequate space for EV charging points and cables must be demonstrated using detailed plans.

**M3.10C** Off-plot EV charging must have a designated space so there is no physical obstruction or visible clutter within the street scene.

**On Plot Parking**

**M3.11C** Proposals that contain triple tandem parking will be refused.

**M3.12C** Where bins and bikes are accessed via the driveway, the width must be sufficient for cars to pass.



▲ Landscaped and designated on-street parking spaces here in Brentford Locks, discourages anti-social parking.



▲ On-plot parking is integrated into the street scene with soft landscaping to create an attractive streetscape.

## On Street Parking

**M3.13C** On-street parking must be provided with a street tree or robust landscaping every 6 bays, mown grass is unacceptable.

**M3.14C** On-street parking must use different surface materials to define the use of different areas and must avoid white lining.

**M3.15C** Where on-street parking is provided it must be within landscaped build outs.

## Parking Courtyards and Cycle Parking

**M3.16C** Rear courtyards must not serve homes on Market and Local Streets (section 2.7) unless supported by well-landscaped on-street visitor spaces.

**M3.17C** Rear courtyards must have robust boundary treatments (timber fencing will be refused) and with measures to stop anti-social parking to homes, such as bollards.

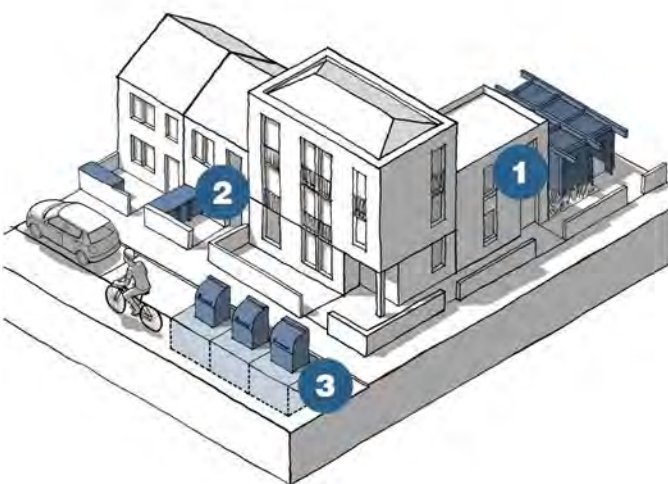
**M3.18C** Designated cycle storage must be easily accessible and as close to the street as possible.

**M3.19C** Cycle storage must be covered, secure and included as part of the design of new homes.

**M3.20C** Cycle parking (including for bike-sharing schemes) near key destinations and local facilities (such as shops and schools) must be closer to the entrance of these facilities than car parking is.

**M3.21C** Clear, dedicated, well-lit and overlooked routes from shared cycle parking facilities to the main entrances of all buildings in the proposal must be provided.

## Well-designed parking and bin storage



▲ The above diagram highlights well considered car parking, cycle parking and bin storage.

- 1** Car parking: The arrangements for car parking should aim to minimise the impact of the car and solutions will vary depending on context.
- 2** Cycle parking: Provision of the storage of cycles for residents, workers and visitors needs to be integrated into all development.
- 3** Servicing: New development should integrate the requirements of utility providers, refuse collection and emergency access without the obstruction of movement or visual intrusion.

### **M3: Guidance for well-considered parking, servicing and utilities infrastructure for all users**

**M3.22G** Where public transport is accessible, the parking standards should be relaxed to minimise pressure on land and encourage alternative modes of transport.

**M3.23G** All new parking should use permeable surfaces.

**M3.24G** Proposals should consider solutions such as remote parking barns to reduce car dominance.

**M3.25G** The continuity of the footway and/or cycleway should take priority over the location of parking spaces.

**M3.26G** Off-plot parking for homes should be located as close as possible to the property it serves.

**M3.27G** Unallocated on-street parking provision should be provided ahead of rear parking courts.

**M3.28G** Rear courtyards should be avoided unless there is a strong rationale for their use (for example, enabling pedestrianised public spaces).

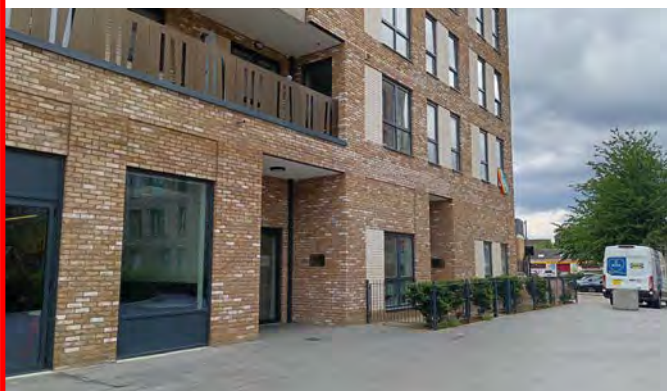
**M3.29G** Courtyard parking should be designed to provide spaces for no more than 10 dwellings.

**M3.30G** Undercroft parking should be only be used where it can be adequately concealed from principle elevations by active ground floor uses.

**M3.31G** Cycle parking for homes should require its own space separate to the internal arrangement of garages.

**M3.32G** Proposals should provide convenient access for service vehicles, minimising the need to turn frequently.

### **What we don't want to see**



▲ Whilst car parking is banned within this courtyard, there is no cycle parking near the building entrance for residents and visitors.



▲ Unallocated on-street parking without trees or planting to break up continuous long runs of parking.



## MCP: Movement compliance and process

**MCP1** Applicants should demonstrate how the design of public transport and mobility infrastructure takes account of the DfT's document 'Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure'.

**MCP2** Major developments and strategic allocations must demonstrate how the masterplan has incorporated the principles of Sport England's Active Design Guidance.

**MCP3** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the **Movement** chapter:

- Movement analysis to demonstrate a strong understanding of the local movement networks and the opportunities and challenges of delivering new connections.
- Movement strategy that evidences how the site physically integrates and connects with existing and proposed assets and facilities. This includes, but

is not limited to schools, shops, and the landscape.

- Active travel strategy highlighting the walkability and cycle-friendly nature of the scheme. The strategy should also show how active travel routes extend beyond the site.
- Movement hierarchy diagrams, and the location and design of junctions and crossings within the site.
- Street design and sections to demonstrate the varying features and functions of streets with the development's street hierarchy.
- Public transport connections (for example bus stops) beyond the site boundary.
- Sustainable travel and cycle strategy to demonstrate the proposal prioritises climate-friendly movement.
- Wayfinding strategy to evidence the development's legibility.
- Car parking and cycle parking strategy.

**MCP4** The applicant should provide a highways statement to accompany the application. This will identify how the development might produce an increase in traffic, public transport use and local parking availability.



▲ Well-designed parking court with permeable paving and space for servicing and utilities.



▲ Overlooked on-street parking that uses landscaping to soften the visual impact of cars and to control anti-social parking.

## 2.6 Nature

**The National Design Guide specifies that nature contributes to the quality of place, and people’s quality of lives. Successful and healthy places integrate existing natural assets and incorporate new features to enhance the landscape of their scheme. The below sections provide further information on what is expected at a national level:**

**N1: Provide a network of high quality open spaces with a variety of landscapes and activities**

**N2: Improve and enhance water management**

**N3: Support rich and varied biodiversity**

This section will outline code and guidance to improve resident’s access to nature where plants and wildlife will thrive. A cared for, and carefully designed natural environment will provide countless benefits for people and planet.

Connecting with nature is beneficial for physical and mental health for a number of reasons. It provides people with a place to exercise as well as spaces to alleviate stress. Access to nature also allows people to develop positive relationships with the natural world. It gives people the opportunity to understand our planet and how we can protect biodiversity and nature.

Development in Uttlesford should seek to maximise these opportunities by aligning with the vision of the [Essex Green Infrastructure Strategy](#). This will ensure that all residents have equal access to safe and wildlife-rich public green spaces that provide a stimulating environment to connect with nature.

### What we don’t want to see

- Over-engineered drainage solutions.
- Open spaces which restrict play such as “no ball games” signs.
- Poorly designed play spaces that aren’t engaging or appealing to potential users.
- Leftover spaces counted towards open space provision.
- Footpaths and Public Rights of Way which are poorly responded to within new developments.



▲ Footpaths are not overlooked and are defined by timber fences, whilst drainage that has been designed unsympathetically without landscaping features

## **N1: Provide a network of high quality, green open spaces with a variety of landscapes and activities**

Well-designed places have a clear hierarchy and network of multi-functional green spaces, with an obvious purpose.

High-quality green spaces incorporate nature to enhance people's quality of life. They integrate with existing natural features and create new ones to ensure diverse ecosystems can flourish.

### **N1C: Code for providing a network of high quality, green open spaces with a variety of landscapes and activities**

**N1.1C** Open spaces within the development must be connected to each other and form a wider network via attractive, clear and direct pedestrian and cycle routes.

**N1.2C** Where drainage features are counted towards open space provision they must be able to demonstrate multi-functionality. For example natural play features such as logs in rain gardens.

**N1.3C** Buffer zones, pumping stations and other similar infrastructure must not be counted towards the volume of amenity/open space associated with the scheme.

**N1.4C** Left-over spaces within proposals will not count towards open space provision.

**N1.5C** Open spaces must be accompanied by a footpath and demonstrate genuine recreational value.

**N1.6C** Boundary treatments to open spaces must prioritise hedgerows and planting. Proposals incorporating extensive timber fencing will be refused.

**N1.7C** Entrances to open spaces must be step-free and clearly located along the busiest pedestrian routes.

## **Open Space Provision**

**N1.7C** Open space provision **must** follow the amount specified below. The minimum required open space will vary depending on the scale of development.

- Parks and gardens: 0.1ha per 1000 people, within 15 minute walking distance from the home.
- Natural & semi-natural greenspace: 5.58ha per 1000 people. Natural green space must be within 30 minutes drive from homes. Semi-natural green space must be within 15 minutes walk from the home.
- Amenity greenspace: 1.59ha per 1000 people within 15 minute walk from the home.
- Allotment: 0.2ha per 1000 people within 15 minute walk from homes.
- Provision for children & young people: 0.11ha per 1000 people. Provision must be within 10 minutes walking distance from the homes, with skateparks 15 minutes walk from home.



▲ The multi-functional drainage feature pictured here in Marleigh Avenue, Cambridge, creates a thriving environment for flora and fauna to flourish.



**N1.8C** Open spaces must be overlooked, with well-lit areas of activity avoiding excessive use of lighting as to cause nuisance to wildlife.

**N1.9C** Strategic Allocations and Major Developments must include exciting multi-sensory play spaces for children and young people of all ages. These must be well-integrated within the urban realm or the open space network.

**N1.10C** Play spaces must sensitively integrate with their context through an appropriate choice of materials and equipment uses.

**N1.11C** Open spaces and designed landscape elements must have a clear management and stewardship strategy that ensures the condition of the spaces do not depreciate over time.

**N1G: Guidance for providing a network of high quality open spaces with a variety of landscapes and activities**

**N1.11G** Open spaces should connect via a network of green and blue infrastructure.

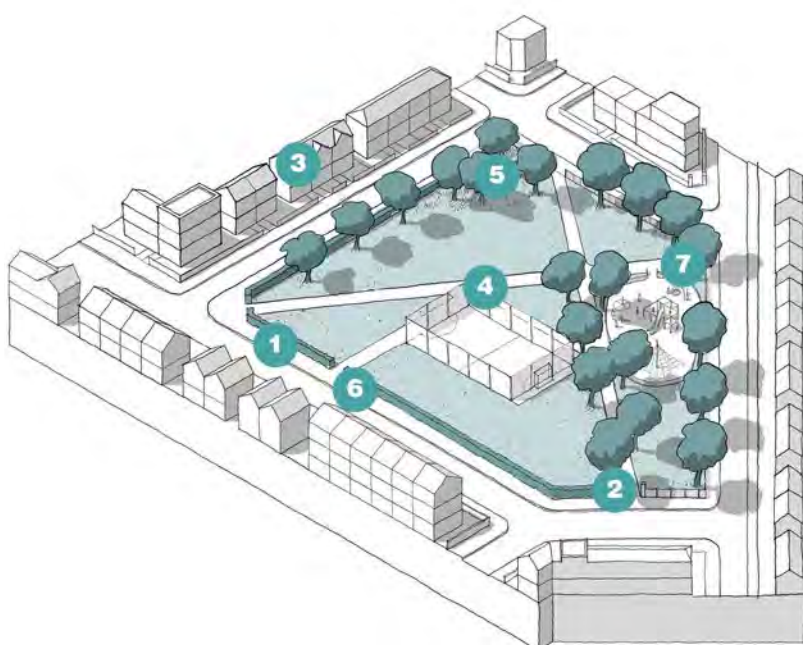
**N1.12G** Multi-functional green infrastructure should be included, for example, integrating SUDS into the open space network.

**N1.13G** Play areas should be located within the centre of the development.

**N1.14G** Strategic Allocations should include one or more of the following: allotments, community growing projects, community orchards in an accessible location(s).

**N1.15G** New open spaces should be nature or biodiversity rich, containing plants and species that are native to Uttlesford.

**Features of a well-designed open space**



▲ The diagram above highlights the key principles of open space design.

- 1 Boundary: Sensitive treatment without interrupting wildlife networks.
- 2 Entrances: Conveniently located access points and paths on desire lines
- 3 Surveillance: Overlooked open spaces and streets.
- 4 Activity: Sufficient space for sports pitches and play areas
- 5 Ecology: Nature-rich areas within the green spaces.
- 6 Access: Public open space that is accessible and welcoming to everyone.
- 7 Allotments and community growing: Community growing projects for food production and learning.

## N2: Improve and enhance water management

In well-designed places, water management maintains healthy water systems, creates effective sustainable drainage systems, and provides opportunities for relaxation, nature and play.

### Sustainable Drainage

A high-quality place will use Sustainable Drainage Systems (SuDS) to deliver effective surface water management. As well as mitigating flood risk, SuDS can improve biodiversity, water quality and amenity space.

### Flood Risk

Flood risk must be considered early in well-designed places. It will be based on a rigorous understanding of all sources of current and future flood risk. This ensures safety from flooding throughout its lifetime.



▲ An attenuation basin is designed as a focal feature akin to a village green, safely incorporated into open space with no requirement for fencing. The feature serves a multi-functional purpose for biodiversity.

## N2C: Code for improving and enhancing water management

**N2.1C** Proposals must evidence an understanding of existing water management constraints and opportunities before designing new water management.

**N2.2C** SuDS and retention/attenuation basins must not take the character of unnatural engineered depressions within their design.

**N2.3C** SuDS must contain human scale multi-functionality for humans such as play features and increased biodiversity.

**N2.4C** Proposals must demonstrate how they have responded to their flood-risk assessment and drainage strategy.

**N2.5C** New developments must demonstrate their resilience under existing and future extreme rainfall events predicted under 2050 climate models.

**N2.6C** SuDS must be designed in line with the [drainage hierarchy](#) and the most recent edition of [CIRIA SuDS manual](#) and [DEFRA's technical standards on SuDS](#).



▲ A bridge facilitating access over a planted swale that has been successfully integrated into a local open space.

**N2G: Guidance for improving and enhancing water management**

**N2.7G** Water should be incorporated into green infrastructure design, for example rain gardens, swales and ponds with pond deck seating.

**N2.8G** Some surface water should be captured for reuse to help with the sustainable management and long-term maintenance of green infrastructure features within the scheme.

**N2.9G** Where included, volumes of water should be split across the site and have wider positive impacts on water management.

**N2.10G** Measures to reduce flood risk such as planting more woodland should be included within proposals in the river valley landscape character area.

**N2.11G** Street and tree planting should be used as one of the primary means of storm and surface water management and form part of the SuDS and drainage strategy.

**N2.12G** Permeable paving should be used in all homezone or shared surface areas.

**N2.13G** SuDS and soft landscape maintenance plans are co-beneficial in order to minimise both current and future risk of SuDS failing due to lack of maintenance.

**Illustrative example of multi-functional SuDS**



- 1** Existing hedgerows and trees are retained alongside the Public Right of Way to maintain the natural character for walkers.
- 2** Homes overlook the green corridor enhancing surveillance and activity.
- 3** Regular permeability is provided from the homes to the footpaths.
- 4** The footpath forms part of a wider green infrastructure network that provides access for people to connect with nature.

▲ Illustration depicting how a water attenuation feature should be integrated within a residential development.



### N3: Support rich and varied biodiversity

All proposals in Uttlesford **must** be designed in accordance with the following documents and statements:

- **Essex Green Infrastructure Strategy**
- **Uttlesford Biodiversity Strategy 2024** (containing key information about Biodiversity Net Gain).
- **Essex Biodiversity Action Plan**
- **Essex's Living Landscapes vision**
- **Essex Local Nature Recovery Strategy**
- **Uttlesford's Landscape Character Assessment**

There are some rules and guidance in this section with how developments should respond to Uttlesford's landscape character areas (Chalk Uplands, River Valley and Farmland Plateau).

### N3C: Code for supporting rich and varied biodiversity

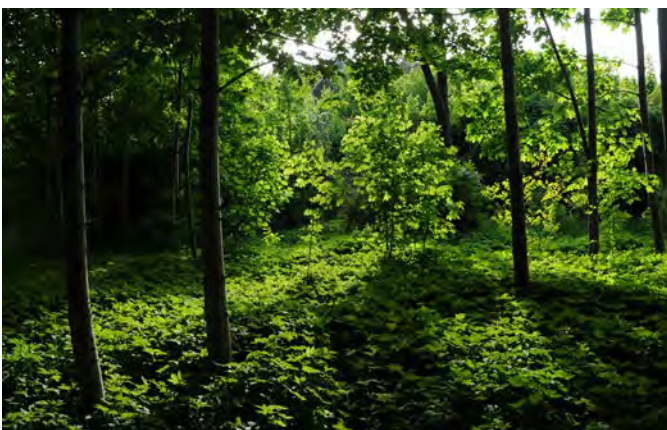
**N3.1C** A baseline assessment of the scheme's biodiversity opportunities and constraints must be provided by the applicant.

**N3.2C** Schemes must conserve and enhance existing hedgerows with hawthorn, where gappy and depleted to emphasize the existing landscape character.

**N3.3C** Ornamental non-native planting, amenity lawns, residential gardens, drainage features and semi-planted landscape types such as grasscrete must not be included within any buffer zones stipulated for biodiversity under national or local guidelines.

**N3.4C** Bat and bird boxes must be integrated within the fabric of the building, according to guidance set out by the bat conservation trust and the Royal Society for the Protection of Birds (RSPB).

**N3.5C** Schemes must create and maintain connectivity across residential parcels for hedgehogs and other small animals.



▲ Specie rich native woodland that improve landscapes connectivity is one of the preferred biodiversity strategies in Uttlesford.



▲ Wetland meadows within the flood plain at Worcester Park are managed and planned to maximise function.

**N3.6C** Schemes must conserve, manage, and strengthen field boundaries through planting native species appropriate to local landscape character.

**N3.7C** Development must conserve and manage the ecological structure of woodland, copses and hedges within all landscape character areas.

**N3.8C** Proposals must conserve and manage wet meadows within the farmland plateau floodplain.

**N3.9C** Development must ensure that new riverside planting and habitat creation is designed to reflect and enhance landscape character and contribute to nature recovery.

**N3.10C** Schemes must conserve and enhance the green ‘natural’ character of the river valley.

**N3.11C** Proposals within the chalk uplands must retain, enhance and connect species-rich grassland and verges on thin chalk soils to promote biodiversity and deliver nature recovery.



▲ Proposals must ensure they retain the natural character of the river valley landscape. In some case it may be appropriate to use blue infrastructure as a key open space or settlement layout feature.

**N3G: Guidance for supporting rich and varied biodiversity**

**N3.12G** Landscaping schemes should seek to maximise the contiguity and size of areas managed for biodiversity, following ecological theory and the principles of “bigger-better-more joined up” as set out in the biodiversity strategy and the [Lawton review](#).

**N3.13G** In suitable settings (such as within existing urban areas), applicants should maximise opportunities to “green” buildings with features such as green roofs and living roofs should be taken.

**N3.14G** The size, location, relationship to footpaths, landscaping, habitats within and of buffer zones should align with guidance set out within the Uttlesford Biodiversity strategy.

**N3.15G** Bat boxes should be of the integrated “bat brick” type and clustered on buildings, with at least two boxes fitted per building.

**N3.16G** Development should seek to conserve and restore marginal riverside habitat such as marshland and pasture, reed



▲ “bigger-better-more joined up” landscape design should incorporate blue infrastructure to enhance and extends habitats and ecological networks.



## NCP1: Nature compliance and process

**NCP1** Applications will be required to demonstrate their design has responded to the districts landscape character and their biodiversity requirements. This should be informed by the following sections of this design code and the following documents:

- Uttlesford Places, corresponding to the landscape characteristics of each landscape character area.
- Uttlesford Biodiversity Strategy 2024
- The Uttlesford Landscape Character Assessment, which provides sub-character areas with specific code and guidance for each area.
- Essex Green Infrastructure Strategy.
- Essex Local Nature Recovery Strategy (LNRS)
- Essex Biodiversity Action Plan

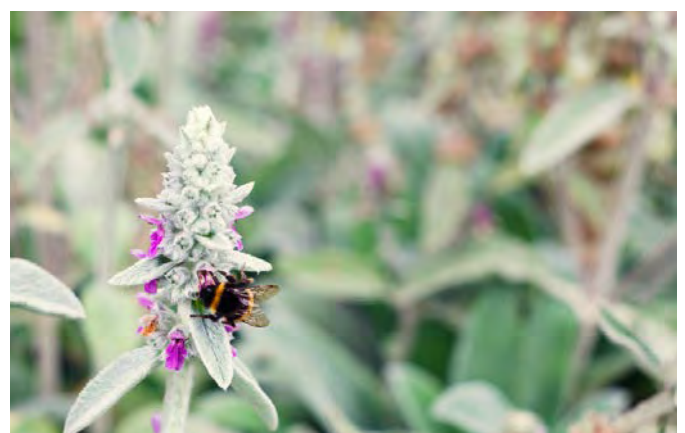
**NCP2** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the **Nature** chapter:

- Open space strategy to demonstrate a sufficient network of spaces have been designed inclusively and related to the local context.
- Landscape strategy to evidence the proposal has maximised gains to biodiversity and to provide opportunities to form new habitats.
- Drainage and water management strategy to show surface water will be sustainably managed within a development.

**NCP3** The applicant should also provide a biodiversity and ecology statement, and a flood-risk assessment that should respond to the code and guidance with this chapter.



▲ A comprehensive drainage strategy will contain the various types of SuDS measures and an appropriate rationale behind providing them.



▲ Habitat creation and connecting with nature should be a key part of any application. The proposals approach to biodiversity net gain and landscape character should be evident within the application.



## 2.7 Public Spaces

The National Design Guide states that the quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.

**This includes:**

**P1: Create well-located, high quality, safe and attractive public spaces**

**P2: Inspiring streets that belong in Uttlesford**

**P3: Make sure public spaces support interaction**

The scale and proportion of streets and public spaces influences how safe and attractive they are to be in. They influence how people interact with each other and the way in which we move through a place.

Well-designed public spaces provide meeting places and opportunities for comfort, relaxation and stimulation for all, no matter their needs. All streets should be designed with accessibility for all users in mind, including wheelchair users and those with dementia.

Importantly, the commitment to achieving net zero needs to be reflected in the designs for streets and public spaces. Streets must be futureproofed and flexible so space can be re-allocated from private motor traffic to active travel, and from parking spaces to sustainable drainage features and street trees.

### What we don't want to see

- Roads for cars and a street structure that lacks a clear hierarchy.
- Streets that have no character and do not relate to the Uttlesford street scene.
- Streets which haven't considered the accessibility of all users.



▲ An unattractive street with no discernible character. The wide carriageway creates a poor sense of enclosure and also fails to include cycling provision.

## P1: Create well-located, high quality, safe and attractive public spaces

Well-designed public spaces, including streets, are designed to support an active life for every user. They should provide safe, accessible and attractive opportunities for socialising, informal play, rest and movement that have climate resilience evident in their design.

### Secured by design

'Secured by Design' standards is an initiative that seeks to improve the security of buildings and their immediate surroundings. There may be some guidance which conflicts with other design goals and these should be acknowledged and resolved on a case-by-case basis.



▲ Alfred Place Gardens in London, encourages socialising and a number of opportunities for play.

## P1C: Code for designing well-located, high quality, safe and attractive public spaces

**P1.1C** All public spaces must have a clear function and not be leftover spaces.

**P1.2C** All spaces, streets and homes in new developments must meet 'Secured by Design' standards.

**P1.3C** All public spaces must be overlooked along at least one side of the space.

**P1.4C** Formal play/activity space must be located in well-overlooked locations.

**P1.5C** Active groundfloor uses and frontages with entrances and windows must provide overlooking to all streets and open spaces.

**P1.6C** All public spaces must contain some form of nature-rich green and blue infrastructure.

**P1.7C** Public spaces which people may use after dark must be well-lit.

**P1.8C** Children's play areas must not be placed on busy roads, or other roads with high pollution, and no pedestrian crossings.



▲ Corridors for movement and spaces for rest are clearly differentiated in Jubilee Square, Leicester.

**P1.9C** Sufficient ground preparation and planting must be used to allow for tree growth appropriate to the species and situation.

**P1.10C** Linear spaces must be well-proportioned, with no bottlenecks, and created along the route to encourage movement, activity and play.

**P1.11C** Formal public spaces must include surfaced paths, street furniture and places to safely sit and gather with a rationale for their location.

**P1.12C** Proposals must demonstrate there is an appropriate level of shelter and shading for key routes, seating and play areas, to protect users from extreme weather.

**P1.13C** Street furniture, signage and road markings must not clutter the public realm or the street.

**P1G: Guidance for creating well-located, high quality and attractive public spaces**

**P1.14G** Street furniture and lighting should be incorporated to reduce street clutter (i.e. Lamp posts or on-building lights and street furniture zones).

**P1.15G** Car and cycle parking should be designed effectively into the street scene using landscape and high quality materials.

**P1.16G** All public spaces should include 'liveable street' principles to encourage informal play, recreation and engagement with people and nature.

**P1.17G** Opportunities to introduce street art should be explored to enliven the public realm in all proposals. Proposals should follow the [Public Art guidance within the Essex Design Guide](#).

**Example of a safe and well-designed space**



- 1 Opportunities for overlooking and passive surveillance.
- 2 Open spaces connected by safe routes.
- 3 Provision of trees along streets and open spaces to provide shade.
- 4 Surfaced paths and spaces to sit and gather.
- 5 Lighting of key routes and spaces.
- 6 Shade for some areas of play and seating enabling use within hotter periods.

▲ Diagram of a safe and well-designed place with key features numbered.



## Uttlesford Street Design and Character

The technical requirements of highways design within Uttlesford are set by Essex County Council. It is expected that the lowest order technical requirements are used. This should be discussed at pre-application stage with the Local Authority and Essex Highways.

The street types presented within this code set out the character of well-designed streets expected within Uttlesford.

All streets should integrate with the local character of Uttlesford. For example, highways must feel like rural lanes rather than roads, containing features such as vertical and horizontal deflection, shared surface materials, chevrons with trees/planting.

### P2C: Code for designing inspiring streets that belong in Uttlesford

**P2.1C** Each street type must contain street trees and a range of nature-rich green and blue infrastructure to provide urban cooling and sustainably manage surface water.

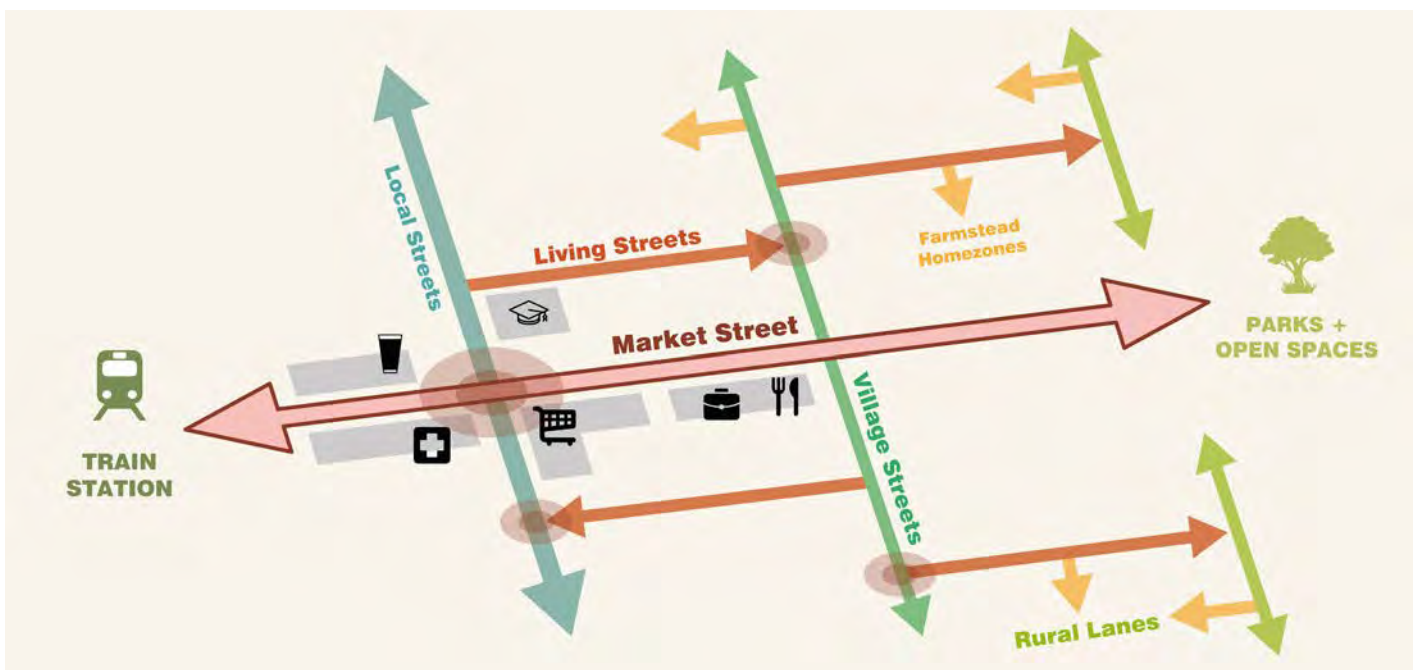
**P2.2C** Proposals for streets must include multifunctional features to support social value and green and blue infrastructure integration.

**P2.3C** Regular street crossings must be placed with clear sight lines on busier streets.

**P2.4C** Streets must be designed to ensure slow vehicle speeds and safe access to dwellings by pedestrians and cyclists.

**P2.5C** All streets must be multi-functional, for example providing both SuDS and play.

## Example of Uttlesford street character network



▲ Diagram of successful Uttlesford street character network.

## Market Streets

Market Streets provide local employment and amenities for residents. These streets will have shops, cafes, bars and restaurants that provide activity and vitality to their neighbourhoods.

- See Essex Design Guide Street Types B and D for technical street requirements.



▲ Primary street with safely and clearly delineated cycle infrastructure and rain gardens in Eddington, Cambridge.

### Character guidance for Market Streets

**P2.6G** Wide footways should be provided on both side of the street.

**P2.7G** Regular street trees should be planted on both sides of the Market street every 5-20m.

**P2.8G** Active frontage should line Market Streets.

**P2.9G** Cycle lanes should be provided either along both sides of the carriageway or double-sided on one side.

**P2.10G** Direct plot access from market streets should be avoided.

**P1211G** The ratio of street enclosure for Market Streets should range from 1:2 to 1:3.

**P2.12G** Market streets should integrate bus routes, with localised narrowing and a variety of crossing points to promote slower vehicle movements.

## Market Street example



▲ Above is an illustrative sketch for a successful Market Street. It contains key features such as wide footways and cycle lanes on both sides of the street, and a range of SuDS and landscaping elements incorporated into the street scene.

## Local Streets

Local Streets link high streets and provide access into neighbourhoods. These streets will integrate shops, retail space, and community facilities into their network.

- See Essex Design Guide Street Types D and E for technical street requirements.



▲ Continuous frontage of homes creates a strong interface with the street in Trumpington Meadows, Cambridge.

## Local Street example



▲ The illustrative sketch of a local street demonstrates the frequency of street trees along the footways in front of a strong building line on each side of the street. Landscaped on-street parking bays are neatly integrated into the street scene and clearly separated from pedestrian crossings.

## Character guidance for Local Streets

**P2.13G** All Local Streets should have footways and street trees each (every 10-20m) each side and a variety of informal street planting.

**P2.14G** There should be limited vehicular access to the street from buildings and their plots to enable continuous frontages.

**P2.15G** There should be a variety of points for pedestrians to cross the street.

**P2.16G** The ratio of street enclosure of Local Streets should range from 1:1 to 1:2.

**P2.17G** Local Streets will be expected to have strong building lines and continuous frontages.

**P2.18G** Localised narrowing along Local Streets should be used to control vehicle speeds, however passing places for buses (if a proposed bus route) must be provided.



## Village Streets

Village Streets link key neighbourhood spaces, safely connecting all street users to community uses and providing access through residential areas. They will integrate green infrastructure into their network, such as swales, play-on-the-way and community growing.

- See Essex Design Guide Street Types D, E and F for technical street requirements.



▲ Access to individual driveways successfully integrates with the swale that runs alongside the main street in Arkesden.

### Character guidance for Village Streets

**P2.19G** All Village Streets should have footways on each side (where fronted by development) and street trees (every 10-20m) and a variety of informal street planting.

**P2.20G** The majority of Village Streets should hold giveway driving principles such as narrow carriageways and regular spaces and passing places for cars to pull into.

**P2.21G** Streets should be designed to be 1.5 cars wide to ensure slow vehicle speeds.

**P2.22G** There should be frequent pedestrian access to the street from buildings.

**P2.23G** The ratio of street enclosure should range from 1:2 to 1:3 enclosure.

**P2.24G** Access to individual driveways should be restricted to no more than 50% of homes. This may be to one side of the street, or a combination.

## Village Street example



▲ A Village Street, as sketched above uses the existing landscape to structure the street. A footpath lined with mature trees runs parallel to the river, providing access to homes from the street. Slow vehicle speeds and narrow carriageways allow for informal play and social interaction.

## Living Streets

Living streets provide a physical connection to the wider community and a social connection with neighbours. Their low vehicle speeds and shared surface nature means walking and cycling is an easy and safe way to get around.

- See Essex Design Guide Street Types D, E and F for technical street requirements.



▲ Shared surface streets prioritise safe active travel at Horsted Park, Chatham.

## Living Street example



▲ The sketch above of a Living Street shows strong gateway features with increased height and roofline symmetry celebrating the arrival experience. The communal nature of the shared surface design is also emphasised with pedestrians accessing the street from their front door.

## Character guidance for Living Streets

**P2.25G** Living Streets should have footways on both sides (where fronted by development) or be shared surface design.

**P2.26G** Direct plot access is permitted and should be accompanied by landscaping

**P2.27G** There should be pedestrian access to the street from buildings and their plots.

**P2.28G** The majority of Living Streets should hold giveaway driving principles.

**P2.29G** Streets should be a maximum of 1.5 cars wide to ensure slow vehicle speeds and restrict uncontrolled parking.

**P2.30G** The ratio of street enclosure should range from 1:1 to 1:2 enclosure.

**P2.31G** Living Streets should provide fun and safe community uses such as informal play and Play Streets or School Streets.

**P2.32G** Living streets should incorporate strong gateway features clearly showing the users that they are entering the street and character of the zone.

## Farmsteads and Homezones

Farmsteads and Homezones are a safe solution to people and vehicles sharing the whole of the residential street space on equal terms. They may be inspired by the rural farmsteads and clustered courtyards arrangements common within Uttlesford.

- See Essex Design Guide Street Types F, G and H for technical street requirements.



▲ Uttlesford character is reflected within the farmstead at Morris Dance Place, Thaxted, as front pitched gables activate the roofline.

## Farmsteads and Homezones example



▲ The sketch of a Farmstead and Homezone above illustrates how buildings have been arranged around, and front onto a courtyard. This form is inspired from how buildings are grouped in the Uttlesford countryside and should include street furniture and a range of planting.

### Character guidance for Farmsteads

**P2.33G** Developments should incorporate homezones in low-traffic residential areas.

**P2.34G** Farmstead clusters should be shared surface and utilise permeable paving. Tarmac homezones should be avoided.

**P2.35G** Farmstead homezones should incorporate planting.

**P2.36G** Parking should be discreetly sited and behind the building line.

**P2.37G** Farmstead clusters should include spaces to sit out. For example Benches / seated planters to encourage neighbourly interaction.

**P2.38G** Gateway features should also be used in farmsteads and homezones for legibility and an arrival experience.



## Mews Streets

Inspired by burgage courts and back streets within the historic cores of the larger towns and settlements. Use of these streets provides localised access to dwellings, a space for all to safely and slowly move, whilst providing variety within residential areas.

- See Essex Design Guide Street Type F for technical requirements



▲ Mews streets are a key historic feature of Uttlesford's street network like pictured here near Gold Street in Saffron Walden.

## Character guidance for Mews Streets

**P2.39G** 8m maximum width (from building to building) is preferred for Mews Street to allow for informal planting, delineation of services and for daylight.

**P2.40G** Within Mews Streets, landscape should be provided along residential building edges where access to dwellings or on-plot parking is not required.

**P2.41G** Mews Streets should deliver elements of active frontage. This may include entrances to homes on the street or to garages / annexes associated with homes which front adjacent streets where plot access is not permitted.

**P2.42G** Mews Street design should clearly mark transition into a mews street through surface materiality, localised narrowing (below 6m where parking access is not required), or gateway buildings for example.

**P2.43G** Mews street should feel intimate with enclosure ranging from 1:1 to 1:2.

## Mews Street example



▲ A successful Mews Street as sketched above has a 1:1 to 1:2 sense of enclosure creating intimacy between the building frontages. The shared surface is lined with planting and is clearly distinguishable from its adjoining street types.

## Rural Lanes

The Rural Lanes typology is reflective of the narrow protected lanes of Uttlesford which connect villages, hamlets and scattered farms and cottages.

- See Essex Design Guide Street Types D, E and F for technical street requirements.



▲ The topography and landscape within this deeply sunken lane adds to the rural character on Cock Lane, Clavering.

### Character guidance for Rural Lanes

**P2.44G** Rural Lanes should contain any of the following landscape features: SuDS components, hedges, wide verges and street trees every 10-20 metres.

**P2.45G** For refuse and servicing, use of bin collection areas to retain rural character is preferred.

**P2.46G** Lane width should be no more than 1.5 cars wide, with passing bays integrated. Preference for passing bays is opposite driveways to mitigate uncontrolled parking.

**P2.47G** Trees and vegetation should be used to create a sense of enclosure in rural lanes. The enclosure (ratio of vertical vegetation, to carriageway width) of rural lanes should range from 1:1 to 1:2.

**P2.48G** Within higher density neighbourhoods rural lane features may be more urban in character however they should still retain narrow widths and significant amounts of landscape.

## Rural Lanes example



▲ The sketch of the Rural Lane above illustrates how landscape and trees create a rural aesthetic whilst mirroring the built form's verticality. Landscaped footpaths encourage active travel and interconnect with the open space and SuDS network.



## Car Free and Multi-functional Streets

A common local feature across Uttlesford is the “twitchell” which is a pedestrian link through typically residential areas. These links provide opportunities for enhancement of pedestrian connectivity and additional permeability within neighbourhoods.

### Character guidance for car-free streets

**P2.49G** Developments should implement play streets in low-traffic residential areas and ‘School streets’ along routes adjacent to schools.

**P2.50G** Shared surfaces should be used along high streets and low-traffic residential streets and should:

- Be finished in a quality material.
- Integrate on-street parking for visitors and residents.
- Delineate use of space with high-quality materials.



▲ Car-free routes in Eddington, Cambridge, contain attractive landscape and multi-functional areas to socialise.

## Mobility Hubs

Provision of Mobility hubs within new residential developments will encourage residents to reduce car dependency by providing convenient central facilities that support active travel.

### Character guidance for mobility hubs

**P2.51G** Mobility hubs should be provided in local centres within strategic allocations and contain a combination of the following:

- Covered bus stop with real-time information.
- Car club/car parking with EV charging points.
- Cycle storage, E-bike and E-scooter hire/repair centre.
- Cafe/work hub/delivery pick up point/co-location with other centre facilities.
- Spaces to rest.



▲ This mobility hub in Copenhagen contains generous landscaping along with places to shelter and rest. Emergency vehicle access has also been flexibly integrated into the public realm.



**P3: Make sure spaces support interaction**

The best public spaces have widespread appeal and are places that facilitate social interaction, rest, play, meeting, and stimulation for all users. All public spaces should be designed with suitable local precedents (use Uttlesford Places for inspiration).

**Meeting places**

Focal points at the heart of the community will provide formal and informal settings for activities such as meeting, resting, playing, holding events and parking.

**Future Adaptability**

Streets and on-street parking should be designed with their future adaptability as part of people-centred public realm. For example this could include road space for additional public transport, extended pedestrian and community space or areas of planting for climate resilience.

**Community events**

Strategic allocations should contain a provision of space suited to formal and informal community-oriented events, such as Parkrun.



▲ Multi-functional meeting space at Houlton, Rugby with spaces for play, wildlife, socialising and gatherings.

**P3: Code for designing spaces that support interaction**

**P3.1C** Developments of all scales must have focal points for socialising and events at the heart of the community.

**P3.2C** Public spaces must be designed to support nature recovery and climate change resilience.

**P3.3C** Street furniture must be provided where there are key views of local landmarks, and every 100m in areas of high footfall and main pedestrian routes.

**P3.4C** Street furniture must be robust, durable, varied and influenced by the most-used high quality street furniture in the local area or the design rationale of the development.

**P3.5C** Strategic Allocations and Major Developments must provide opportunities for community food growing in shared spaces.

**P3.6C** All proposed public spaces must be accessible to people with a range of abilities with clearly signed routes, tactile surfacing, and wayfinding. Routes between destinations must have step-free alternatives.



▲ Focal space at the top of Chapel Hill in Stansted Mountfitchet becomes a space for community events and celebrations.

## **PSCP: Public Spaces compliance and process**

**PSCP1:** Proposals should address the 10 Healthy Streets indicators contained in Healthy Streets guidance within the Design & Access statement:

1. Easy to cross
2. Shade and Shelter
3. Places to stop and rest
4. Not too noisy
5. People choose to walk, cycle and use public transport
6. People feel safe
7. Things to see and do
8. People feel relaxed
9. Clean air
10. Pedestrians for all walks of life

**PSCP2:** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the **Public Spaces** chapter:

- Context Analysis/Appraisal to demonstrate a strong understanding of Uttlesford's public spaces.
- Character appraisal to demonstrate an understanding of Uttlesford street type character.
- Street types illustrations and accompanying street sections to demonstrate how the proposal has interpreted street type character.
- An illustrative masterplan to evidence how the built form reflects the street network and provides frontage onto the street.
- Sustainable travel plan to outline how individual mobility hubs have been effectively designed into the street and public space network.
- Open space strategy that demonstrates how the scheme features safe, accessible and functional open spaces that are appropriately located.
- Evidence that public spaces have been designed with the principles of secured by design.



▲ A local centre in Eddington, Cambridge uses streets trees and street furniture to create shaded places to rest and socialise.



▲ At Houlton, Rugby, public spaces provide a gathering space to accommodate large numbers of people.

## 2.8 Use

The National Design Guide states that sustainable places include a mix of uses that support everyday activities, including to live, work, and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development enhances local transport, facilities and community services, and maximises their potential use.

**This includes:**

**U1: A mix of uses and homes**

**U2: Socially inclusive**

This chapter sets out rules and guidance for designing vibrant and mixed-use neighbourhoods.

In addition to an appropriate mix of commercial, employment and community uses, new places should have an appropriate mix of housing types to suit people at all stages of life including self-build and custom build options.

The location of uses in a new development can have a significant impact on the vitality of the place and the success of the development contributing towards net zero.

All new residential developments should integrate within an existing 20 minute neighbourhood in Uttlesford. This ensures that every day journeys to local destinations like schools, shops or the GP can be easily walked or cycled to, by future residents.

### What we don't want to see

- Large developments that only contain residential and open space uses.
- Lack of active frontage on primary routes.
- A mix of homes and services that aren't tailored to local needs.



▲ There is a clear lack of frontage onto the primary route into the scheme which discourages pedestrian activity.



## U1: A mix of uses and homes

### Mix

The right balance of uses will create activity in an area at all times of day, encourage active travel for users, and contribute to creating a sustainable place.

### Active frontage

Active frontage is where ground and sometimes upper floor uses (often retail, cafes, commercial, but will also include residential and industrial), contains doors and windows that positively address street. This visibility encourages activity, safety and creates visual interest.

## Accessible land uses in a well-designed neighbourhood



▲ Uses diagram highlighting uses and their connectivity in a well-designed neighbourhood

## Housing for all

Successful neighbourhoods contain a rich mix of people. New developments will consider the different user and their specific house requirements early in the process. Finding the right mix will create a diverse, equitable and resilient community.

## Types of Homes

Achieving the right balance of house types is important for producing a sustainable community where people are able to access the homes they want or need.

- 1 A new community use is located at the heart of the development, with a range of flexible uses.
- 2 All homes are within a 20 minute walk of the local primary school.
- 3 Accessible town centre are within 20 minutes.
- 4 Focal spaces within each neighbourhood provide opportunity for neighbourly interaction.
- 5 Community growing promoting edible and healthy landscapes.
- 6 Homes for all ages are integrated across the development.
- 7 Central play for all ages located along the green spine.

**U1C: Code for a mix of uses and homes**

**U1.1C** Applicants must demonstrate a comprehensive understanding of the existing uses within the local and wider area.

**U1.2C** Local centres must be recognisable with a mix of land uses, local shops, community spaces or play area.

**U1.3C** The principles of active frontage must not be compromised by car parking, commercial bins, service equipment and service entrances.

**U1.4C** Development must identify uses early in the design process so that the viability of the scheme is ensured.

**U1.5C** New developments must demonstrate that new house types respond to the requirements of local policy, and are an appropriate type and mix for the particular area of Uttlesford.

**U1.6C** New developments must demonstrate how they successfully integrate home working into their design.

**U1.7C** Strategic Allocations must use a minimum of 3 house types from the following:

- 2 Bed Houses
- 3 / 4 / 5 Bed Houses
- 1 / 2 / 3 Bed Flats
- 1 / 2 Bed Apartment Over Garage typologies
- Stacked Maisonettes
- Later Living Housing (including retirement living, extra care)
- Co-Housing
- Self Build / Custom Build Housing

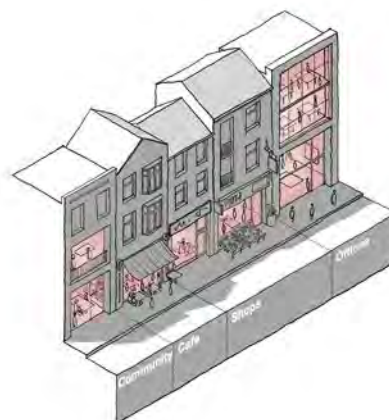
**U1.8C** Proposals must provide the agreed proportion and mix of affordable homes as specified by the Council.

**U1.9C** Schemes must demonstrate tenure blind design, with no discernible difference in appearance or construction quality between affordable and market dwellings.

**U1.10C** New developments must ensure affordable dwellings are distributed across the development, with affordable housing available across a variety of typologies.



▲ Passivhaus development in Wimbish development where the properties are reserved for applicants with a strong local connection.



▲ Illustrative sketch for the successful integration of mixed uses and active frontages in a Local Centre.

## U1G: Guidance for a mix of uses and homes

**U1.11G** Uses should be distributed throughout mixed-use places based upon Uttlesford's traditional context.

**U1.12G** Uses will not be supported which are reliant on the private car such as 'out of town' industrial, retail and commercial sheds.

**U1.13G** Proposals for infill or backland developments and within the existing urban areas should maximise land use.

**U1.14G** If proposals intend to provide a non-residential use, they should identify which non-residential uses are not provided or inaccessible in the local area. These uses should be provided within the development.

**U1.15G** All dwelling types should cater to contemporary households, including single person households, small and large families, sharers, older people and downsizers.

**U1.16G** Retirement villages, care homes, extra-care housing, sheltered housing, independent living, and age-restricted general market should be located with good access to public transport and local facilities.

**U1.17G** Proposals should allow for flexibility of uses particularly at the ground floor.

**U1.18G** Commercial and non-residential buildings should provide active frontage along certain sections of the street and the primary elevations.

## Illustrative example of multiple residential typologies in a residential block



▲ Illustrative sketch for successful housing block with a range of residential typologies.

- 1** Stacked maisonettes with an accessible home at ground level for older resident and flat above for starter homes, couples or single people.
- 2** Larger family homes with private gardens.
- 3** Cottages for older residents allowing for down-sizing.
- 4** Compact houses for smaller families and households.
- 5** Communal amenity supports community interaction of surrounding residents and allows for secure resident growing areas.



### U2: Socially inclusive design

Well-designed places will contain balanced and mixed neighbourhoods that are accessible and designed with everyone in mind. They maximise the opportunity for social interaction in the layout, form and appearance of the development.

#### Schools, local services and community facilities

Schools contain uses and facilities beyond education and create activity that enriches local trade, and services.

Community facilities play a vital role in the social life of communities, acting as a self-organising public service and a method of facilitating community cohesion.



▲ Felsted school hosts various local services and is well-connected to nearby communities.

### U2C: Code for socially inclusive design

**U2.1C** Development must retain existing key social facilities.

**U2.2C** New schools must be in an accessible location such as a local centre and served by safe cycling and pedestrian routes.

**U2.3C** New community facilities must contain landmark features such as welcoming entrances and recognisable design features.

**U2.4C** Sports hubs and changing facilities must be multi-use and combined with community meeting or cafe facilities.



▲ St Gabriel's CofE Academy Primary School at Houlton, Rugby, is located within an accessible walking distance to the homes in the new settlement.

## U2G: Guidance for socially inclusive design

**U2.5G** Schemes should provide opportunities for healthy living, and social interaction.

**U2.6G** New schools should prioritise sustainable travel with a focus on safe multi-modal parking/drop off zone infrastructure.

**U2.7G** Schools should incorporate opportunities for wider community use, engagement and interactions to maximise the site and facilities.

**U2.8G** New schools should be located close to new local centres and community uses to create a heart to new neighbourhoods.

**U2.9G** Strategic allocations should include non-residential uses for all ages to create community cohesion. These can range from a community orchard to a small community hub/flexible work space.

**U2.10G** Proposals with community facilities and co-working spaces will be favourably considered.

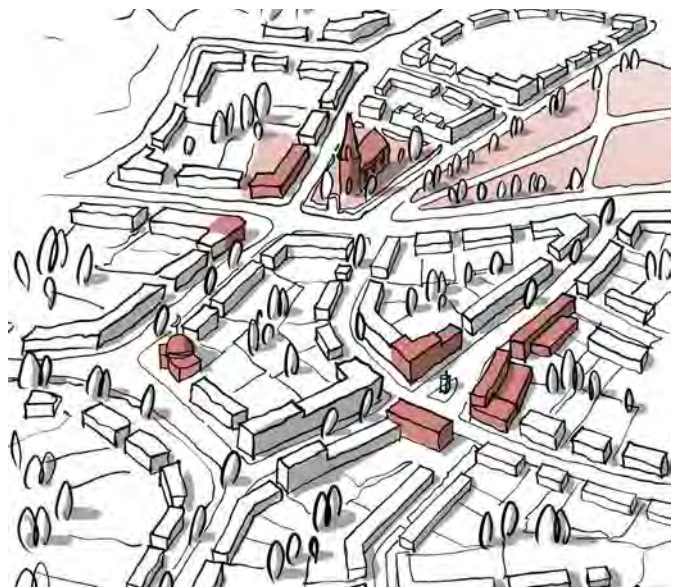


▲ Barn conversion at Houlton, Rugby to provide community uses and a cafe.

## UCP: Use compliance and process

**UCP1** The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the **Use** chapter:

- Context appraisal to show the proposal integrates and complements existing uses and services.
- Frontage, movement and access diagrams to evidence how the scheme aligns its movement strategy with key areas of activity.
- Housing typologies and/or accommodation mix to evidence the proposal's positive response to local needs.
- For larger schemes, images and diagrams of community facilities and non-residential use types and location may be required.



▲ Example of an appropriate way to highlight key frontages, uses and services using a 3D model of the proposal.

## 2.9 Homes and Buildings

Homes and communal areas within buildings must provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation and air quality as well as sound, intrusive artificial light and odour levels. The quality of internal space needs careful consideration in higher density developments (for example, Apartments), particularly for family accommodation, where access, privacy and external amenity space are vital.

This includes:

**H1: Healthy, comfortable and safe internal and external environment**

**H2: Well-related to external amenity and public spaces**

**H3: Rural/agricultural conversions and non-residential buildings**

**H4: Attention to detail: storage, waste, servicing and utilities**

The design of our homes has a huge impact on our quality of life. It is where the majority of people spend most of their time alone, with family, friends or neighbours, so it is essential that they are designed well.

The design of homes should meet the demands of modern life, providing comfortable space to live, play, socialise and work. Residential developments should offer choice through a well considered variety of sizes and layouts which are adaptable and practical.

Buildings should not be designed in isolation, they must consider their settings, local vernacular, history and place, as set out within the section 2.2. 'Context'. They should be designed to be attractive with thought and care in their detail regardless of who will live there. The materials they use and the specifications they are built under must be robust, easy to maintain and built to last.

### What we don't want to see

- Off the shelf housing that has poor privacy and is at risk of noise interference between buildings.
- Homes that poorly interact with the street and public spaces.



▲ The home pictured above has a poor relationship with the semi-public green space that sits adjacent to its plot.



## H1: Healthy, comfortable, and safe internal and external environment

Good design means people have comfort, safety, security, amenity, privacy, accessibility and adaptability in their homes and the buildings they use.

### Space standards

Nationally described space standards (NDSS) are minimum requirements for internal space within new dwellings.

### Accessibility

Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability. At a national level, Building Regulations Approved Document M set out three categories of accessibility for dwellings as below:

- **M4(1)** Category 1: Visitable dwellings
- **M4(2)** Category 2: Accessible and Adaptable dwellings
- **M4(3)** Category 3: Wheelchair user dwellings.



▲ Whilst continuous frontages are important they must ensure there is a minimal risk to overshadowing and a loss of privacy like here in Hanham Hall, Bristol.

## H1C: Code for healthy, comfortable, and safe internal and external environment

**H1.1C** New schemes must comply with nationally described space standards, including the minimum dimensions for bedrooms and built in storage.

**H1.2C** All planning drawings for residential properties must show the floor areas, indicative furniture layouts and dimensions of all rooms are adequately sized/shaped, without conflict of windows/doors.

**H1.3C** Bedroom floor areas must meet the required NDSS bedroom sizes.

**H1.4C** All new dwellings must meet Regulation M4(2) Category 2. 10% of market housing and 20% of affordable housing are encouraged to meet Regulation M4(3) Category 3.

**H1.5C** The Council will encourage proposals that use bespoke design solutions and residential typologies instead of standard 'off the shelf' house types and layouts.



▲ The Avenue, Saffron Walden provides residents with comfortable living conditions and generous private/shared external amenity space.

### H2: Well-related to external amenity and public spaces

Proposals should outline how the homes and spaces within their development will improve the health and well-being of their residents.

#### Security

The sense of security will be increased by the design of the home and its layout, boundary treatments, surveillance and parking structure.

#### Lighting, aspect and privacy

Developments including new buildings, and extensions/alteration, must maximise opportunities for natural lighting and ventilation.

#### Gardens and Balconies

Private amenity space can include, gardens, terraces and balconies, or a mix of all three. Communal spaces can also be a good way to supplement garden space in developments.



▲ The front and back of the home is clearly defined by landscaping and a front door facing the street. Private balconies are also provided for the homes without gardens.

#### Minimum quantities for private amenity space

1 storey house:

- Rear garden: Equal footprint of dwelling or 50sqm, whichever is larger.
- Minimum length of garden: 9m if north facing, 5m otherwise.

2 storey house:

- Rear garden: Equal footprint of dwelling or 50sqm, whichever is larger.
- Minimum length of garden: 12m if north facing, 10m otherwise.

3 storey house:

- Rear garden: Equal footprint of dwelling or 100sqm, whichever is larger.
- Minimum length of garden: 15m if north facing, 10m otherwise.

Apartments:

- Minimum balcony/terrace area: 5 sqm for 2 people + 1 sqm per additional occupant.
- Private communal space, where no public open space within 400m: 25sqm per apartment.



▲ Homes along narrower living streets in Trumpington Meadows are oriented to ensure maximum opportunity for ventilation and natural light.

## H2C: Code for well-related to external amenity and public spaces

**H2.1C** Main entrances must face the street and clearly articulate building elevations to maximise visibility from the public realm.

**H2.2C** New homes and buildings must clearly define the front and rear of dwellings.

**H2.3C** Rear boundary treatments of homes must be made of robust materials such as brick or, if facing open countryside, a public right of way, or public space, a hedge.

**H2.4C** All new dwellings within Strategic Allocations must achieve a minimum average daylight factor (ADF) target value of 1 per cent for a bedroom and 1.5 per cent for a living room.

**H2.5C** Balconies must be provided for new homes without private gardens. Balconies must be able to accommodate a table and seating.

**H2.6C** Communal gardens must be appropriately enclosed and contain seating and picnic areas, that receive sunshine during at least part of the day.

**H2.7C** Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision.

**H2.8C** A minimum distance of 25 metres between elevations containing habitable rooms must be maintained only where new properties back onto existing properties.

**H2.9C** Proposals must not result in a loss to the private amenity area of existing dwellings without suitable replacement.

**H2.10C** Large buildings must prioritise the pedestrian experience by enhancing the street scene through mitigative measures such as street planting.

## Features of a successful communal garden



▲ Illustrative sketch of a successful communal garden.

- 1 Private gardens have direct access to the communal garden space.
- 2 Private gardens alongside communal gardens to provide a balance of communal and independent living.
- 3 Resident community growing and spaces to meet promote healthy living.
- 4 Gated access to communal gardens to secure use.
- 5 Communal gardens bring a mix of homes together.



**H2G: Guidance for well-related to external amenity and public spaces**

**H2.11G** All new homes and buildings should meet 'Secured by Design' standards.

**H2.12G** Focal lighting should emphasise entrances and porches of homes, making them safe and inviting.

**H2.13G** Single aspect dwellings should be avoided, particularly for dwellings facing north and south. All homes should be dual aspect.

**H2.14G** Cul-de-sac layouts should be avoided when planning estates or business parks.

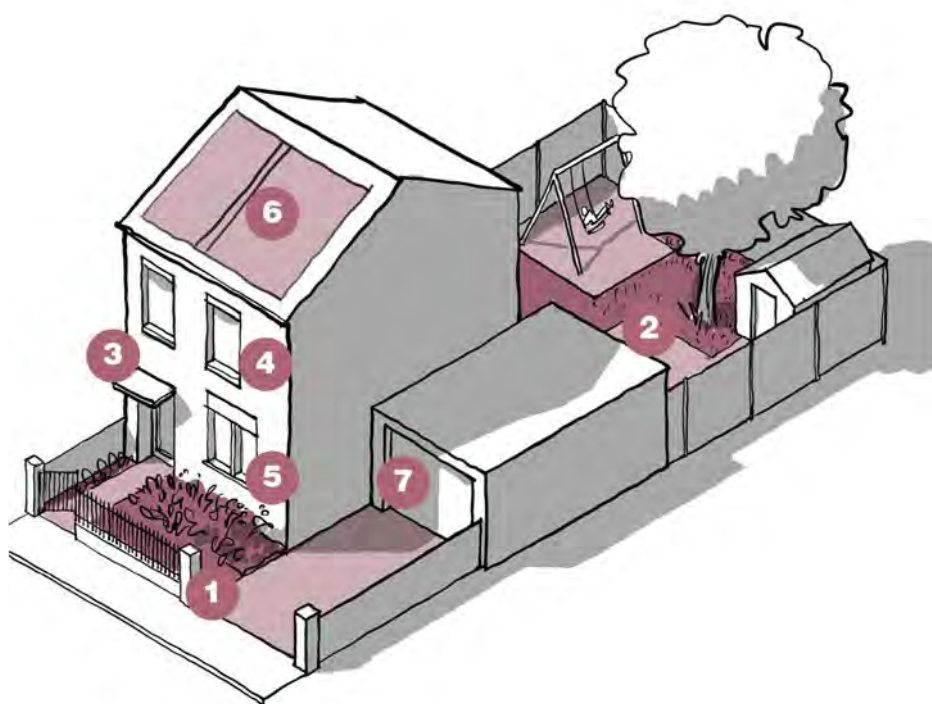
**H2.15G** For apartment buildings with more than 4 homes, communal residents' gardens should be provided based on a minimum area of 25m<sup>2</sup> per apartment.

**H2.16G** Large buildings should make a statement and provide interest through their silhouette or break down of elevations, whilst considering their impact on the skyline.

**H2.17G** All buildings should seek to include environmental technology such as solar panels, photo-voltaic panels, and heat pumps into their design.

**H2.18G** Homes and gardens should be designed to be flexible to adapt to the changing needs of their users over time.

**Features of a well-designed home**



▲ Illustrative example of a well-designed home.

- 1 Appropriate defensible space with room for planting.
- 2 External amenity space for every home with a tree in every garden.
- 3 Welcoming entrances with articulate detail.
- 4 Deep window reveals allow for future integration of external solar shading.
- 5 Large ground floor windows for enhanced security through natural surveillance.
- 6 Varied features and roof-forms which respond to solar orientation allowing for integration of solar panel
- 7 Secure storage for cycles on plot.

### H3: Rural/agricultural conversions and commercial/non-residential buildings

#### Rural/agricultural conversions

Conversion of traditional farmsteads and their buildings should demonstrate an understanding of Historic England's HEAN 9 guidance and The 2015 Farmstead Assessment Framework.

#### Commercial and non-residential buildings

Commercial and non-residential buildings and spaces should respond to the needs of the users and contribute positively to the built environment regardless of their use. New proposals should not simply repeat previous commercial and residential, but seek to innovate and improve the surrounding environment.



▲ Contemporary barn conversion in Uttlesford that demonstrates an understanding of local vernacular and the farmstead built form arrangement.

### H3G: Guidance for rural/agricultural conversions and commercial/non-residential buildings

**H3.1G** Barn conversions should respect traditional materials.

**H3.2G** Rural/agricultural conversions should reflect the prevalent vernacular materials of weatherboarding and clay pantiles.

**H3.3G** Non-residential buildings should draw on the typology, and vernacular provided by historic non-residential buildings in the area. Simple metal boxes without any detail should be avoided.

**H3.4G** The public realm surrounding non-residential buildings should prioritise the pedestrian experience and integrate with the surrounding landscape.

**H3.5G** Non-residential and commercial buildings should provide a mix of uses at ground floor level. They should be positioned to be outward looking and facing towards the front of the building to maximise activity.



▲ At Here East in Hackney, landscape and the pedestrian are prioritised along the primary frontage of non-residential buildings.

### H4: Attention to detail: storage, waste, servicing and utilities

Well-designed places have a clear attention to detail. They consider the day-to-day operation of buildings and how people access and use them both now and in the future.

#### H4C: Code for storage, waste, servicing and utilities

**H4.1C** Developments must minimise their visual impact by effectively integrating services like substations, utility boxes, cable runs and maintenance access into the scheme.

**H4.2C** Each dwelling must have enough space for three 240 litre wheelie bins.

**H4.3C** There must be a provision of loading bays in local centres to ensure small services vehicles can unload and deliver to local shops and businesses without blocking the street.

**H4.4C** For larger residential blocks, facilities must be provided to manage recycling internally.

#### H4G: Guidance to storage, waste, servicing and utilities

**H4.5G** Public and communal waste should be clearly labelled and attractive to encourage proper use.

**H4.6G** Where applicable, separate goods and services entrances to buildings should be clearly distinguishable from the main entrance.

**H4.7G** Planting should be used to screen and soften larger utility buildings and structures.

**H4.8G** Utilities boxes should be discreetly located and not be positioned on the primary facade or other highly visible locations.



▲ Each dwelling in Reynard Mills, Hounslow has enough space for several bins as well as on-plot parking.



▲ Communal waste points in Eddington, Cambridge, are effectively integrated into the street scene. Communal waste points allow for a designated service route in the development.



## HCP1: Homes and Buildings compliance and process

**HCP1** The applicant should provide the following information within the Design & Access Statement and the accompanying statements to demonstrate they have complied with the code and guidance from the **Homes and Buildings** chapter:

- Parking strategy which includes details of any existing/proposed access and a proposed parking layout.
- Refuse, recycling and servicing strategy to show a clear approach to private and public waste, storage and utilities.
- Maintenance plan demonstrating the proposals approach to the maintenance and stewardship of private and public spaces.
- Landscape strategy that ensures that proposed homes relate to external amenity and public spaces.
- Material palettes that will evidence the proposals understanding of traditional Uttlesford materials.
- Elevations and Active Frontage diagrams to evidence a clear and safe distinction between public and private space.



▲ A clearly defined maintenance and stewardship strategy will set out how a development will maintain the public realm, landscape and ecology of the site.

- A Secured by Design statement to ensure proposed homes and spaces are secure.
- Housing typologies and/or accommodation mix to identify the range of homes being used, their associated space requirements and their approach to maximise solar gain and ventilation.
- Typical house, apartment, private amenity layouts (establish this at pre-application discussions) and accommodation schedule may be required.
- All homes must be compliant with BRE 2022 daylight and sunlight guidance and should demonstrate this via a daylight/sunlight assessment. Pre-application discussions should confirm whether this is to be required at either the outline planning application or the reserved matters stage.
- A Townscape Visual Impact Assessment or a Landscape Visual Impact Assessment may be required to ensure new homes do not result in overshadowing, a loss of privacy or an oppressive or overbearing impact for existing properties.



▲ A daylight/sunlight assessment will demonstrate to the council that homes within the applicant's proposal will benefit from natural lighting and solar gain.

## 2.10 Resources

**A well-designed place conserves natural resources such as water, energy and land. Successful developments effectively respond to the challenges of climate change by minimising carbon emissions and being energy efficient to meet net zero by 2050. A well-designed place will explore a variety of design measures to mitigate the impact of greenhouse gas emissions, and respond to climatic events.**

**This includes:**

**R1: Follow the energy hierarchy and maximise resilience**

**R2: Careful selection of materials and construction techniques**

The UK has adopted the target of 'net zero' by 2050. Achieving net zero means the country removes as much carbon from the atmosphere, as it emits. Designing new places in Uttlesford is fundamental to the Council's strategy in meeting this target.

The design of our homes has a huge bearing on the environment. From the construction process through to the moment we sell it, our homes have the potential to significantly contribute to meeting net zero.

The design of homes should follow the appropriate guidance including recognising and adhering to the energy hierarchy, the sustainable use of materials, and construction techniques. Modern environmental technology solutions should also be incorporated in the design of the home, whilst sizes and layouts should be flexible for future needs.

### What we don't want to see

- Buildings that do not consider thermal efficiency.
- Buildings that do not maximise opportunities for renewable energy.
- Buildings that are not airtight and will lose heat.



▲ The roofs of the homes pictured above do not contain solar panels, or have considered solar energy generation within their design.

## R1: Following the energy hierarchy

### Energy hierarchy

Following a 'fabric-first' approach, a successful place will administer a local energy hierarchy based on energy efficiency standards, renewable energy sources and renewable energy networks.

### Energy efficiency

Successful places will effectively use materials, construction techniques and the orientation of buildings to increase their energy efficiency.

### Renewable Energy

New developments will maximise opportunities for on-site energy generation from renewables or low-carbon sources. This includes solar photovoltaic (PV) panels and low carbon heating sources like air source heat pumps.

### Neighbourhood energy issues

Addressing energy issues at the neighbourhood scale will support local supply and demand and contribute to the reduction of transmission losses.



▲ Homes in Temple Gardens maximise thermal efficiency through glazing and southern orientation.

## R1C: Code for following the energy hierarchy

**R1.1C** All new developments must evidence their resilience to future environmental conditions.

**R1.2C** Public realm lighting must be LED.

**R1.3C** All windows on south facing sides must have solar shading, such as deeper reveals, brise soleil or glazing coatings. Windows on east or west sides that are highly exposed must have solar shading.

**R1.4C** All new homes should use sustainable heating technology in line with current Building Regulations requirements, such as heat pumps or connection to a district heat network.

**R1.5C** Proposals must demonstrate that they have been designed to maximise the percentage of energy generated by renewable or low carbon sources.

**R1.6C** Where renewable heat sources and /or solar PVs are not provided, floor plans building/plot layouts must highlight spaces where these could easily be provided in future to avoid costly alterations to buildings.

**R1.7C** Domestic renewable energy proposals for designated and non-designated heritage buildings and assets must demonstrate that they have followed the guidance from Historic England.



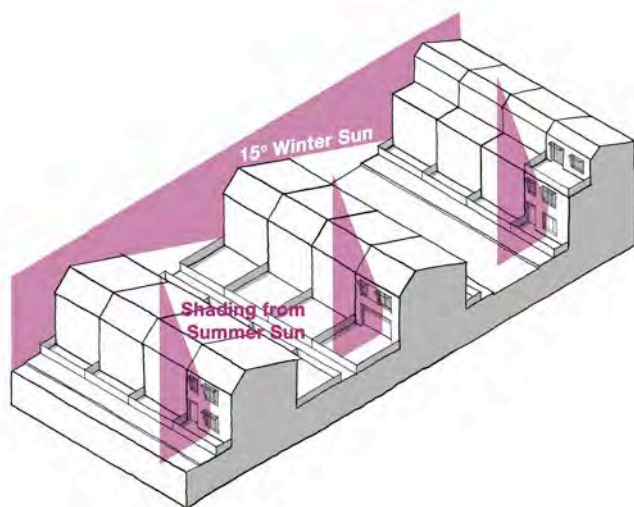
**R1G: Guidance for following the energy hierarchy and maximising resilience**

**R1.9G** All residential and non-residential buildings should achieve primary energy demand targets (15 kWh/sqm/per year) except for bungalows (22 kWh/sqm/per year).

**R1.10G** Proposals should demonstrate buildings have been appropriately orientated and designed to maximum heat absorption and natural ventilation.

**R1.11G** Buildings should include design features to maximise thermal efficiency, such as inclusion of triple glazed windows, deep window reveals and minimal heat loss through walls.

**R1.12G** Most streets should be on axis within +/-30 degrees of south with houses positioned roughly east-west to maximise solar gain.



▲ Buildings orientated in the right direction will provide shading from the summer sun and solar gains in the winter.

**R1.13G** For those buildings facing within +/- 30 degrees of south, roofs should be pitched asymmetrically north/south with majority roof area facing south to facilitate PV positioning.

**R1.14G** Windows as a proportion to walls should conform to the following:

- North = 10-15%
- East = 10-15%
- South = 20-25%
- West = 10-15%

**R1.15G** Proposals should demonstrate how they are:

- Maximising airtightness and designing out cold-bridging where there is discontinuity in the insulation at junctions such as floor/wall.
- Using super-high levels of insulation in walls, roofs and floors.
- Consider mechanical ventilation and heat recovery systems to improve heating efficiency.



▲ Buildings should be designed with solar panels from the outset.

**R1.16G** Living rooms should not be positioned on north facing sides. Bedrooms should avoid positioning on west sides. Kitchens, bathrooms, offices, and utility rooms should be positioned on north sides.

**R1.17G** Where beneficial for heritage assets and the wider historic environment, heritage assets should introduce energy efficiency and renewable energy measures. Applicants should first check whether listed building consent will be required for any of these improvements.

**R1.18G** Proposals should integrate solar or photovoltaic panels into the envelope of the buildings from the outset, avoiding bolt-on solutions.

**R1.19G** Buildings with larger roofs (over 200sqm) will be expected to provide solar arrays.

**R1.20G** Where solar PV arrays are provided on rooftops, these should utilise at least 50% of suitable rooftop space.

**R1.21G** Strategic Allocations over 250 homes should develop a local community energy network like district heating.

**R1.22G** Where neighbourhood renewable energy is proposed, engagement should be undertaken with the local District Network Operator to understand any capacity implications on the energy network.

**R1.23G** A net-zero show home should be provided to demonstrate its characteristics and used as an education tool to teach new residents how to use any new technologies.

**R1.24G** The site should achieve net zero from a whole-life carbon cycle perspective through an Extended Whole Life Carbon Assessment covering materials (embodied carbon), construction, in-use energy, maintenance and demolition.

**R1.25G** New proposals should demonstrate a range of strategies to mitigate the Urban Heat Island Effect, such as using green infrastructure for shading.

**R1.26G** Public realm and open space planting strategies should consider including climate-resistant species to future-proof the development.



▲ Heat pumps and/or other low carbon heat sources must be installed in all new homes.



▲ Solar panels are integrated into the roof. Benefits include, aesthetics, maintenance, safety, and pest control.

### R2: Careful selection of materials and construction techniques

Well-designed new developments will use materials and construction techniques carefully to mitigate their environmental impact and improve the schemes energy efficiency and productivity. All proposals should:

- Use modern methods of resource-efficient off-site and on-site manufacturing and building techniques.
- Reduce the amount of embodied energy produced by construction techniques and material choices.
- Incorporate water saving techniques for drought resistance.
- Mitigate the environmental impact of demolition, construction and material production.



▲ Modular housing provides a resource-efficient method of construction in Port Loop, Birmingham.

### R2C: Code for careful selection of materials and construction techniques

**R2.1C** All proposals must outline the carbon footprint of their proposed construction strategy and the steps taken to minimise impact.

**R2.2C** All proposals must provide detailed information on the water extraction and waste disposal of their construction approach.

**R2.3C** New proposals must provide rainwater harvesting for any buildings or space with water needs.

**R2.4C** Water butts must be included within the design for each home.

### R2G: Guidance for careful selection of materials and construction techniques

**R2.5G** Material choice and construction methodology should include low-carbon, local or recycled, modular and off-site, whilst considering embodied carbon and transport emissions.

**R2.6G** Surface and grey water recycling should be incorporated in homes and the public realm.

**R2.7G** Green/brown roofs and walls and permeable paving should be included as a strategy to reduce surface runoff.



## RFC: Resources compliance and process

**RCP1:** Proposals must demonstrate how their design positively responds to the seven themes of the Uttlesford Climate Emergency strategy; Resources, energy conservation, transport, planning, council assets and operation, natural environment and adapting to climate change.

**RCP2:** The applicant should provide the following information within the Design & Access Statement and the accompanying statements to demonstrate they have complied with the code and guidance from the **Resources** chapter:

- Sustainable design statement should explain how proposals have positively addressed the code's and Council's sustainable design principles to ensure new places, spaces and buildings are durable, adaptable and limit long-term resource use, including water and energy consumption.

- Shading strategy to show the shadow impact of a development on existing properties, public realm and the landscape.
- Whole life carbon assessment to estimate the amount of carbon emitted throughout the life cycle of the development, from the early stages of development though to the end of life.
- Pre-application discussions should confirm whether a construction method statement is required that will detail appropriate working methods and practices within the development.
- Environmental Impact Assessment may be required and this should be established at the pre-application stage. This should identify the significant environmental effects (positive and negative) of a Proposed Development.
- Energy statement to demonstrate how the development's energy performance will be measured and achieved.



▲ Large mature trees provide shading in Accordia, Cambridge, whilst native hardy plants are resilient to all-year round weather.



▲ Green roof in Broughton, Milton Keynes is an effective strategy to reduce surface runoff and recycle rainwater.

