

**Urban Place Supplement**  
**Environment Committee, item 7**

**Committee:** Environment Committee  
**Date:** 7 November 2006  
**Title:** Urban Place Supplement  
**Author:** Melanie Jones, Principal Planning Officer,  
Local Plan Policy and Conservation Ext  
461

**Agenda Item**  
**7**  
Item for  
decision

---

---

**Summary**

1. This report advises members that the Urban Place Settlement is now out on consultation and seeks their views

**Recommendations**

The urban place supplement is supported for adoption as a Supplementary Planning Document – subject to approval of any changes following consultation.

**Background Papers**

The Urban Place Supplement

**Impact**

Communication/Consultation	When the SPD is adopted it will be made generally available to town and parish councils, agents and members of the public via the website and on request.
Community Safety	<b>Nil</b>
Equalities	<b>Nil</b>
Finance	<b>Nil</b>
Human Rights	<b>Nil</b>
Legal implications	<b>Nil</b>
Ward-specific impacts	<b>All</b>
Workforce/Workplace	<b>Nil</b>

**Situation**

- 1 The Urban Place Supplement (UPS) to the Essex Design Guide has been drafted by the officers from the County Council working with local authorities and other organisations. The UPS has been developed to “fill the gap” in trying to achieve quality high density design in an urban context. Local Authorities in Essex have been asked to include it in their Local Development Frameworks

## Urban Place Supplement

### Environment Committee, item 7

as a supplementary planning document and once adopted it will supplement policies in the Uttlesford Local Plan. Each of the Essex authorities that will be adopting the UPS is carrying out consultation in accordance with its own Statement of Community Involvement. In Uttlesford the closing date for comments was the 27 October but some Districts will not be completing the consultation until mid November. An assessment panel made up of representatives from the local authorities will consider all the representations and suggest changes before each authority adopts the SPD. For Uttlesford this is programmed to be in January 2007.

#### General

- 2 The UPS will apply to residential and mixed use developments from large urban extensions to small infill plots. The aim is to deliver high quality environments that produce fewer carbon emissions. A full appraisal of the context of the site will be required on all sites over 0.1 ha and the most appropriate type of development for the site will depend on this and the size and location of the site. Beyond centres there will be a presumption against high densities unless a site is very well served by public transport.

#### Design

- 3 Buildings should be designed so that they appear to be what they are – this helps people to find their way around. Buildings should be robust and capable of being adapted to different uses or to meet the different needs of future occupants. The design should also take into account the potential for home working. All developments should be built to lifetime homes standards but exceptions are made for two of the usual requirements. To provide parking space outside the entrance to each property would seriously harm the quality of the public realm and providing a covered entrance would be a serious design constraint.

#### Amenity Space

- 4 Detailed requirements are set out in the UPS for different street types. Outside space of at least 25m<sup>2</sup> is required for all homes. This could be in the form of private gardens, communal gardens, roof terraces or balconies. There will also be a strong emphasis on public space. This must be designed to include biodiversity and be accessible to everyone. Gated communities and restricted access to public space will not be allowed. Public art should be required on sites over 10 dwellings or 0.1ha. With a recommendation that up to 1% of the total development cost is allocated for art.

#### Car Parking

## Urban Place Supplement

### Environment Committee, item 7

- 5 At densities of less than 50dph parking should be provided within the plot, on street or in rear parking courts as set out in the Essex Design Guide. If less than 100% parking is provided this should be allocated and parking must be managed to make sure that displacement into other areas does not occur. Above 50 dph only some form of underground, decked or multi storey parking will be acceptable.

#### Waste Recycling and Storage

- 6 The UPS sets out the space needed for the separation and storage of waste in different sized properties. Facilities must be designed into the kitchen specification of each home and the boxes provided by the developer. All developments must provide adequate communal facilities for the storage of domestic waste prior to collection and developments more than 0.1ha should include facilities for the on site composting of green waste

#### Resource Efficiency

- 7 Between 2007 and 2011 all new homes seeking planning permission in Essex must achieve a very good eco homes rating. After 2012 this will increase to excellent. All developments over 1,000m<sup>2</sup> or 10 dwellings must incorporate infrastructure for renewable heat and power generation so as to provide at least 10% of their predicted energy requirements. Conservation of water is also a high priority with a water management and water conservation strategy required for every development.

#### Biodiversity

- 8 To achieve biodiversity all areas to be developed must reach a green points score of at least 1000 per ha. Examples of how points can be gained include by providing new habitats, planting schemes containing nectar rich plants, providing bird boxes, providing wetland and/or dry habitats and effective habitat linkages.

### Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
If the SPD is not adopted then a key milestone in the LDS will not be met	Low	PDG may be affected	All steps have been taken to ensure that there are no outstanding issues which would require members to defer a decision to adopt the SPD