

Environment Committee 13 March 2007  
Appendix to Item 7  
Adoption of the Urban Place Supplement

The following table has been included as a checklist to make sure that the broad guidelines set out in the UPS are consistent with and support policies in the Uttlesford Local Plan, adopted in 2005. Key guidance from the UPS is set out in the first column. The second column shows which policy from the adopted plan is relevant and identifies any issues of consistency which may arise from the adoption of the UPS. As the UPS is primarily advisory and there is no conflict with adopted policies it is recommended that the UPS should be adopted in its entirety .

<b>Urban Place Supplement (UPS) - Broad Guidelines</b>	<b>Uttlesford Local Plan (ULP) Policy</b>
New development should be designed to reduce demand for road space and realistically provides the community with alternative, sustainable transport choices. Presumption in favour of development located close to existing services and facilities or in public transport corridor.	Consistent with GEN1 – Access
Context Appraisal for sites over 0.1ha	No policy requirement in ULP but context appraisal will be encouraged as supporting information for appropriate sites.
On sites within 800m of large town centres or 400m of neighbourhood centres/small town centres at least 50% of the ground floor frontage of development facing major streets should be allocated for non residential uses other than parking	Consistent with Policy RS2 – Town and Local Centres which supports mixed use development.
Provision of quality open spaces – a shared environment, accessible to everyone which also makes provision for biodiversity	Consistent with Policies GEN1 – Access GEN2 - Design GEN7 – Nature Conservation
Recommended that on sites of 0.1ha or 10dw or more 0.1% is allocated for public art	Although Policy GEN6 – Infrastructure Provision to Support Development does not require a contribution specifically for public art it does require appropriate community facilities. As the contribution is being

	recommended and not required this part of the UPS can be adopted.
Encourages mixed use streets and play streets	Design criteria do not conflict with Local Plan Policies
Sets out design criteria for the provision of private space in relation to different house types	No standards for amenity space in the ULP In accordance with Policy GEN2 – Design, all development should have regard to guidance on layout and design adopted as supplementary planning guidance
Car Parking – Low provision is encouraged. Design criteria for car parks are set out.	Standards in the Local Plan are maximum standards Supports Policy GEN1 - Access
All development should be designed to encourage cycle use	Supports Policy GEN1 – Access
Encouragement of Waste Recycling	Supports Policy GEN2 – Design – all development should be designed to help reduce waste production and encourage recycling and re-use
Security and Safety – security should be inherent in the design to avoid the need for safety measures like grills etc to be added at a later stage.	Supports Policy GEN2 – Design – development should be designed to help reduce the potential for crime
Buildings should be designed to maintain privacy and reduce impact from noise	Supports Policy GEN2 – Design – development should be designed so that it will not have a materially adverse impact on the reasonable occupation and enjoyment of a residential or other sensitive property as a result of loss of privacy.
Buildings should be well designed, durable, well built and visually appropriate. <i>form and scale</i> – reference to existing visual identity interpreted appropriately to reinforce local distinctiveness. <i>height and mass</i> – new building should have regard to the height and mass of adjacent buildings to limit overshadowing and maintain privacy of the internal space. For small infill sites generally the height should be similar to that of surrounding buildings <i>materials</i> – generally sourced from the Essex vernacular palette	Supports Policy GEN2 - Design Development should be designed so that it is compatible with the scale, form, layout and appearance and materials of surrounding buildings and will not have a materially adverse impact on the reasonable occupation and enjoyment of a residential or other sensitive property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. In Conservation Areas, ENV1 – Design of Development within Conservation Areas would also be relevant
Lifetime Homes, exceptions are suggested for two of the standards i.e - providing a car parking space outside the entrance	UDC adopted SPD requires all homes to be built to Lifetime Homes standards in Support of Policy GEN2. The

- providing a covered entrance to each home	exceptions stated in the UPS will need to be justified in the context of the Accessible Homes SPD.
Carbon saving is a primary goal in the attainment of quality design context and site appraisals should identify the opportunities for sustainable design like capturing solar gain or ground conditions suitable for SUDS. BREEAM Eco Homes and Code for Sustainable Homes should then be used to identify the most appropriate combination of measures to achieve a high degree of environmental sustainability through all aspects of the design.	Supports Policy GEN2 – Design which states that all development should be designed to help minimise energy consumption Supports Policy GEN3 – Flood Protection which encourages Sustainable Drainage Systems.
All development should achieve a very good Eco Homes Rating and a 3 star rated code for sustainable homes accredited points with highest possible scores in terms of water and waste management. After 2012 an excellent eco homes and 4 star sustainable home rating will be expected.	Supports Policy GEN2 – Design which states that all development should be designed to help minimise water and energy consumption and reduce waste production. The reference to Eco Homes and Sustainable Homes standards provides a useful framework for discussion on a site by site basis.
Energy and carbon saving techniques should be incorporated	Supports Policy GEN2 – Design which states that all development should be designed to help minimise energy consumption
Some renewable energy technologies should be considered as part of the energy strategy for all new development.	Consistent with Policy ENV15 – Renewable Energy which supports small scale renewable energy development schemes to meet local needs.
Development above 10dw should incorporate on site infrastructure for renewable energy to provide at least 10% of the predicted energy requirements of the development in use.	There is no requirement in the plan for a percentage of energy requirements to be provided through renewable energy but the Council will encourage provision of renewable energy where appropriate and the adoption of the advice in this part of the UPS will support this.
A water management strategy should be prepared and all buildings should incorporate a rainwater harvesting and storage system. SUDS should be used to manage excess rainwater.	Supports Policy GEN2 – Design which says that the design of development should minimise water consumption Supports Policy GEN3 – Flood Protection which encourages Sustainable Drainage Systems.

<p>Development should enhance existing biodiversity where possible, create new habitats and resource appropriate management of habitats. An ecology strategy should be produced to inform a scheme of management. Habitats should be integrated into the design of buildings.</p>	<p>Supports Policy GEN7 – Nature Conservation which seeks the enhancement of the biodiversity through the creation of appropriate new habitats.</p>
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