

Committee: Local Plan Leadership Group

Date:

Title: Uttlesford Building for a Healthy Life Design Toolkit

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Summary

1. Building for a Healthy Life is an existing national design toolkit and assessment tool which is specified in the NPPF (para. 133) which can be used by Local Authorities to help raise design quality in the built environment. This project has developed an Uttlesford specific version which substitutes the examples of 'good' national schemes for 'good' schemes with Uttlesford.

Recommendations

2. That LPLG endorses the accompanying 'Uttlesford Building for a Healthy Life' document (locally produced version of national document) as a material planning consideration to inform decision making.

Financial Implications

3. The approved budget for the Local Plan in 2021-22 includes sufficient provision for the work that has been undertaken to produce this document.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report:
 - Uttlesford Building for a Healthy Life Design Toolkit.

Impact

- 5.

Communication/Consultation	No public consultation has taken place on this document because the wording has remained the same as the existing national version which is specified in the NPPF (para. 133)
Community Safety	N/a

Equalities	N/a
Health and Safety	N/a
Human Rights/Legal Implications	N/a
Sustainability	This document helps to meet the sustainability objectives of the Council.
Ward-specific impacts	All
Workforce/Workplace	N/a

Situation

6. Changes to the NPPF and accompanying design guidance such as the National Model Design Code place greater weight on design considerations in the decision-making process.
7. Local Authorities are encouraged to produce authority-specific design guidance and this document sets clear design quality guidelines which will be used in the development management process. Pre-application discussions and application assessments will be structured around the key themes in the document. Design feedback will be structured around the key themes to encourage continuity of output from the planning department.
8. The wording in the document unchanged from the existing national document, aside from an Uttlesford specific introduction, and a list of included places on the last page. All the 'red' images remain exactly the same. The 'green' images showing good practice have been substituted with examples from within Uttlesford¹. This makes the document place specific in response to national guidance and shows examples of places that are relevant to the Uttlesford context. This allows for greater resonance when considering proposals in the local area and also raises the profile of this guidance locally.
9. Members have been engaged at a number of workshops to source the 'good' schemes for inclusion and advice has also been sought from David Birkbeck and Fiona Miller from Design for Homes who developed the national guidance and have local knowledge of Uttlesford.

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■ ¹ There are 5 'good' images that were not changed and remain the same as the national document, as no suitable alternative could be found. These can be found on pages 47, 59, 65, and 77

Risk Analysis

10.

Risk	Likelihood	Impact	Mitigating actions
That no such design guidance is developed	1	1 the national guidance remains in effect even without the local document	The accompanying design toolkit can be used by the planning department to inform design considerations in the negotiation and decision-making process

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.