

Committee: Local Plan Leadership Group
Title: Uttlesford Shopfront Design Guide
Date: 9th February 2022
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Summary

1. This Design Guide is intended to provide detailed advice on matters relating to shopfront design, including the repair or refurbishment of existing shop-frontages, the reinstatement of lost frontages and details, or the introduction of new shopfronts; to ensure a consistent and high level of design and quality across the district.

Recommendation

2. That LPLG endorses the accompanying 'Uttlesford Shopfront Design Guide' document as a material planning consideration.

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 Shopfront Design Guide.

Impact

- 5.

| | |
|----------------------------|---|
| Communication/Consultation | No public consultation has taken place on this document, however this is planned to take place in spring 2022 to raise this document to SPD status. |
| 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, application assessments and design feedback will be structured around the document to encourage continuity of output from the planning department.

Risk Analysis

8.

| Risk | Likelihood | Impact | Mitigating actions |
|---|--|--|---|
| <ul style="list-style-type: none"> ▪ That no such design guidance is developed | <ul style="list-style-type: none"> ▪ 1 - the NPPF advises to address design quality and produce authority specific guidance | <ul style="list-style-type: none"> ▪ 2 - no district specific design guidance would result in defaulting to less specific national guidance | <ul style="list-style-type: none"> ▪ The accompanying design guide 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.

Next Steps

See proposed programme for Shopfront Design Guide endorsement and then adoption as SPD:

- February 2022 LPLG – endorse as interim guidance.
- Spring 2022: Consultation 4-6 weeks as draft SPD linked to 2005 Local Plan.
- Review representations and make appropriate changes.
- Spring 2022: LPLG prior to adoption
- Summer 2022: Cabinet to adopt (with JET before cabinet)