Uttlesford District Council

—

District Wide Design Code

31st May 2023

LDĀDESIGN

▲ Morris Dance Place, Thaxted

Contents

▲ 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 and identity 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 and form the basis of urban structure, and then place / organise and design buildings to support it.

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 focussed.

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. Design proposals should have full regard for the requirements and expectations outlined in this code.

The influence of place and landscape must be clearly illustrated in design outcomes proposed and supported by a compelling narrative to support the design intent.

The National Design Guide and the National Model Design Code

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. 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 underlying purpose for design quality and the quality of new development at all scales is to create well designed and well-built places that benefit people and communities.

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 based on the local aspirations for how the district shall develop.

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 intrgrated*
- **Homes and Buildings** - *functional, healthy and sustainable*
- **Resources** - *efficient and resilient*
- **Lifespan** - *made to last*

These address all elements of community, natural and built environment and cover all the cross-cutting issues like climate-change adaptation and healthy living. The ten characteristics reflect the Government's priorities and provide a common overarching framework. These characteristics have directly framed the requirements, principles and guidance provided within this design code.

This Design Code works within the characteristics of the National Design Guide and the framework of the National Model Design Code

Code Requirements

Proposals are expected to respond to the National objectives to create high quality buildings and places.

Proposals must 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 sets a new design standard for the district, shaping places that we all want to live, work and visit by delivering a more accessible, sustainable and beautiful development.

This Code sets out a blueprint for the district, protecting all the elements that make it beautiful and distinctive whilst ensuring sustainability for future generations.

Through context-driven approaches, good design shall address local needs and challenges, providing fit for purpose solutions that make it an attractive and distinctive place to be for the people of Uttlesford. The approach to design will drive the importance of mixed uses and facilities, ensuring we enable people to start well, live well and age well in the communities in which they live. New buildings and places will reflect the distinctiveness of the district, fusing together the unique historic and landscape setting.

Development will look to both the existing and future needs of residents helping to achieve the climate aspirations, support active and sustainable travel modes to create a legacy well into the future.

Informed by consultation, research and best practice, this design code focusses on the outcomes needed to create and enhance high quality places.

The Code Vision contains a series of components to be considered during the design and delivery stages of a project. These Vision components have been informed through the engagement undertaken to create this code and as such reflect the aspirations of local communities on the outcomes of new design in Uttlesford.

Six core design objectives have been identified. These objectives should be considered by all developments when shaping and delivering their proposals.

Resilient

- **Adaptable and Resilient:** proposals will respond to the climate emergency, delivering designs that are adaptable to changing socio-economic and environmental challenges.

- **Built to Last:** buildings and places will be robustly designed to create a legacy that lasts.

- **Healthy Places:** create places that support and encourage healthy lifestyles for all age groups.

Aspirational and Innovative

- **Embrace New Ideas:** designs in Uttlesford will embrace new ideas and approaches, delivering efficient, sustainable and useable buildings for all.

- **Innovation:** Encouraging developers to think innovatively and ensure developments are sustainable and future-proofed without a 'one-size-fits-all' approach to design

Landscape-led and Biodiverse

- **Lead with Landscape:** public spaces and landscape design will be a primary consideration in Uttlesford creating buildings that positively address streets and spaces that positively frame buildings.

- **Protect and Enhance the Environment:** all designs will respond positively to their environmental context by enhancing opportunities for active use of the environment and ensuring environmentally sensitive areas are protected or enhanced where possible.

Sustainable and Connected

- **Connected Neighbourhoods:** places will be designed to make people want to move by providing safe, attractive, fun and well-proportioned streets, as well as delivering a sustainable mix of uses.

- **Promote Sustainable Movement:** buildings and places will be designed in way that makes walking, cycling and public transport the most attractive option to make, whether it be a short trip to the shops or a commute into neighbouring centres.

Vibrant and Locally Distinctive

- **Respond to Place:** proposals will respond to the historic and contemporary character of its place, delivering designs that complement and enhance their context in a creative and innovative way.

- **Build Beautiful:** the design of new buildings and spaces will contribute to the beauty of Uttlesford, delivering places and buildings that their community can be proud of.

Engaged

- **Design Together:** designs will be a collaborative endeavour, with the community engaged in shaping emerging proposals.

- **Safe and Inclusive:** proposals will create buildings, places and streets that can be used by everyone.

- **Encourage a Mix:** proposals will deliver a sustainable mix of land uses activating, enlivening and enhancing places.

1.3 Using the Code

Purpose of the Code

The Code sets out a vision for the design of individual buildings and collections of buildings, public spaces, streets, and each of their components. The Code outlines strategic principles, design guidelines and parameters for both designers and decision makers to shape the high quality design of buildings and spaces in the district.

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. As such the Code will be applied to assess whether a proposal in Uttlesford complies with each section of the code, including context, process and delivery.

There are a number of intended benefits in the creation of a design code:

1. It will allow decision makers to assess whether a proposal meets the design standards and placemaking qualities of the district-wide and development scale coding sections.

2. It will provide clear, transparent and consistent guidance and specific design parameters for new development.

3. It will inspire high standards in design and placemaking.

4. It will provide certainty in council aspiration for development of varying scales

5. It will speed up the existing and future approvals process by providing a clear set of parameters for both designers and decision makers to follow.

Who is the code for?

The Design Code will inform and guide all development within the district. It is therefore intended to be read by a wide range of stakeholders, however the main groups 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 every element 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 respond 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 committee, ensuring consistency in decision making.

Applicants

Who is the Guide for?

The Planning Committee

Council Officers

The guide is aimed at developers, designers and decision makers in Uttlesford ensuring that what is expected of design is clearly set out and that consistent advice is given.

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 focusses 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.

Following the principles and requirements will ensure that the design approach meets with the aspirations of the Council and the wider Uttlesford community, providing applicants with the best chance of achieving planning approval.

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

The Code forms a material consideration in the determination of planning applications and it should be read in conjunction with the adopted development plan.

01 Pre-application
Evidence must be provided to clearly demonstrate how the proposal meets the expectations of the Code and other relevant policy.

Applications must clearly set out how the application intends to meet the requirements and principles set out within this Code
02 Application

03 Determination and Review/ Appeal
Transparent feedback and guidance on planning decisions and, if necessary, clear reasons for how proposal didn't meet requirements of the Code.

The Guide 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.

Proposal must ensure and set-out steps in order to monitor and deliver goals set out within the Code.
04 Delivery and Enforcement

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 considerations which, when followed, will combine to ensure that proposals are designed and delivered to the highest quality expected by Uttlesford District Council.

Introduction, provides guidance on how to use the code and the vision of the code.
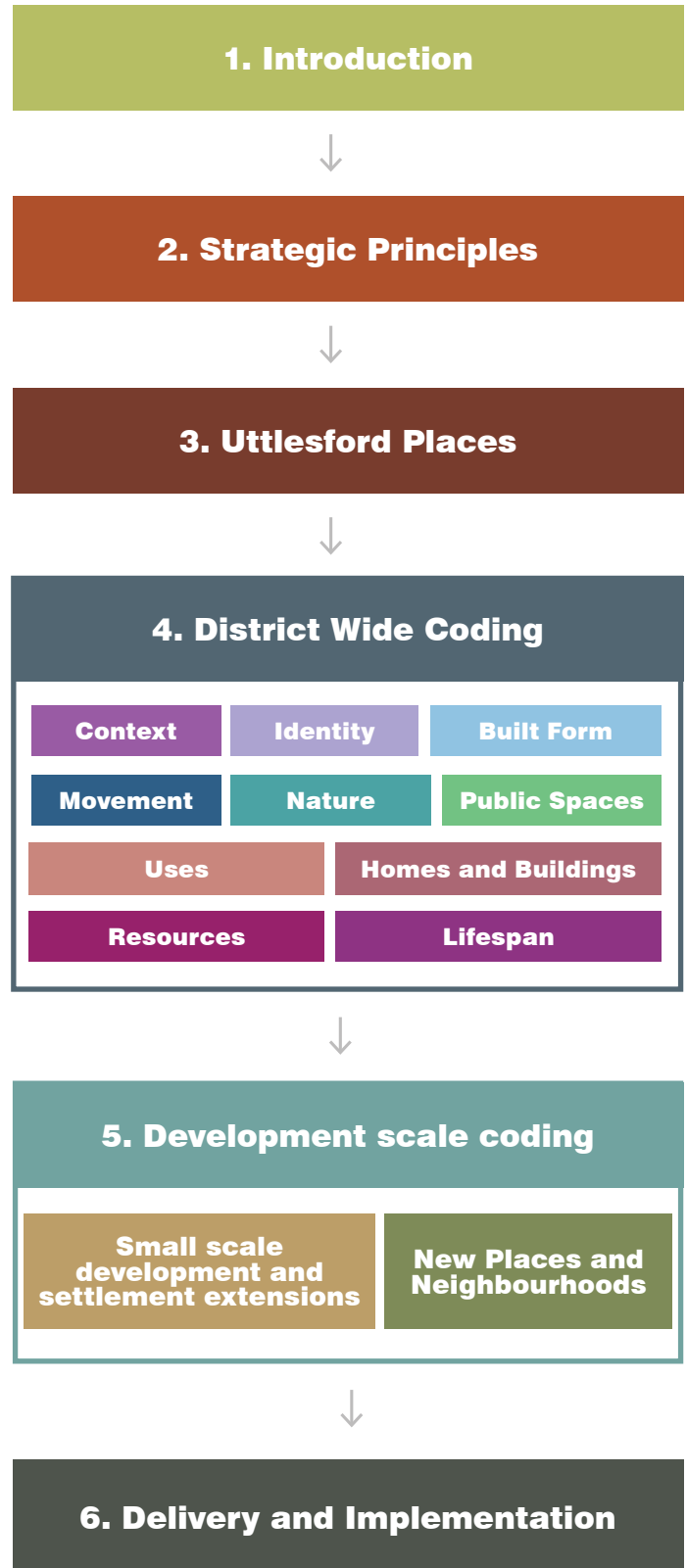
Strategic Principles, provides over arching themes crucial to the future of Uttlesford which have guided the development of the code.

Uttlesford Places, offering location specific and common local design cues 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;

District Wide Coding, provides the rules for good design to be applied in all proposals across Uttlesford. This section is structured in accordance with the National Design Guide themes - they should act as golden threads through all development in the district; and

Development scale coding, provides detailed requirements and supporting guidance to follow for different scales of new residential development. Applicants are expected to demonstrate how they have responded to the requirements, principles and objectives contained within each part. Development scale coding applies only to new residential development.

Delivery and Implementation, provides guidance on the necessary information required alongside applications, details of Uttlesford's Design Review process and review of the design code as the local plan is prepared.

1. Introduction
↓

2. Strategic Principles
↓

3. Uttlesford Places
↓

4. District Wide Coding

Context	Identity	Built Form
Movement	Nature	Public Spaces
Uses		Homes and Buildings
Resources		Lifespan

↓

5. Development scale coding

Small scale development and settlement extensions	New Places and Neighbourhoods

↓

6. Delivery and Implementation

Clear expected outcome defined from National Policy

Set of rules and requirements to deliver the expectation - using words like "must" and "are expected to"

Illustrated examples and descriptions of what we don't want to see

Diagrams and illustrations depicting key coding requirements

Precedents and best practice examples of what we would like to see to inspire

Numerical rules and requirements

Sustainable Drainage

N2.6 Sustainable Drainage Systems (SuDS) must be designed in accordance with the nationally described hierarchy of drainage and the most recent edition of CIRIA SuDS manual and DEFRA's technical standards on SuDS.

N2.7 SuDS must reflect the form and appearance of planted natural watercourses rather than artifical basins.

N2.8 SuDS measures should be designed at or near the surface and located with discharge routes following the SuDS hierarchy.

N2.9 New sustainable drainage measures must look to include human scale multi-functionality within their design such as play features and increased biodiversity.
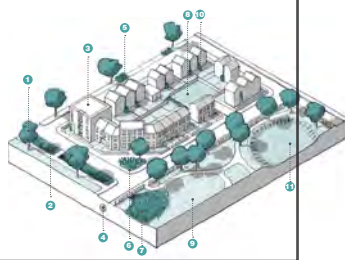
N2.10 SuDS and soft landscape maintenance plans are co-beneficial in order to minimise both current and future risk of SuDS failing due to lack of maintenance.

What we don't want to see

Existing watercourses being culverted or diverted.

Over-engineered solutions with steep sides which do not integrate into the wider public realm.

Below ground surface water storage where above ground features such as ponds or swales are practicial offering benefit to people and wildlife.

Unsympathetically designed structure such as standard headwalls without landscaping or poor quality boundaries.

1 Street trees
2 Swales
3 Green roofs
4 Retention tanks
5 Soakaways and filter drains
6 Rain gardens
7 Reedbeds and wetlands
8 Permeable surfacing
9 Connection of nature to wider surroundings
10 Rain capture (water butts)
11 Basins and ponds

▲ Diagram highlighting types of sustainable urban drainage typologies

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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 within the residential area to the footpath.

4 The footpath forms part of a wider green infrastructure network providing access connectivity for people and nature and enhancing health and well-being.

▲ Successful integration of larger attenuation features

1 Private gardens "back" onto the surrounding landscape and footpath.

2 Natural, low boundaries enable a safe and attractive walking route.

3 Footpaths from private gardens provides a sense of activity and passive surveillance.

4 Landscape buffer is sufficient to create a useable recreational function.

5 Spaces to rest are incorporated along the route.

6 Permeability is provided from the residential area, connecting open spaces.

▲ Appropriate treatment where Public Rights of Way or footpaths are backed onto by development

▲ 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.

▲ Well-designed attenuation features can form part of attractive amenity spaces. This includes incorporating natural play for use when features are dry, interactive public art and opportunities for learning.

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Gardens and Balconies

Every home should be afforded private amenity space. What form that takes should be determined on a individual basis and considered based on factors such as dwelling size, context, location and orientation. Private amenity space can include, gardens, terraces and balconies, or a mix of all three. Terraces or communal spaces can be a good way to supplement garden space in denser developments and can enrich the design.

H2.32 Balconies must be provided for new homes without private gardens

H2.33 For apartment buildings with more than 4 homes, communal residents' gardens should be provided based on a minimum area of 10m² per apartment. The required communal requirement may be foregone if it can be demonstrated that there is access to local open space within 400m.

H2.34 Communal gardens must be appropriately enclosed and contain seating and picnic areas that receive sunshine during at least part of the day. Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision.

H2.35 The below minimum external amenity guidelines provide a starting point for provision of sufficient private amenity. Alternative delivery of amenity for houses, such as providing a combination of typologies, much demonstrate design merit.

H2.36 A minimum distance of 21 metres between elevations containing habitable rooms must be maintained between existing developments and new development.

H2.37 Proposals must not result in a loss to the private amenity area of existing dwellings.

Type of Private Amenity Space	Apartments	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Not applicable	Equal footprint of dwelling or 35sqm, whichever is larger	Equal footprint of dwelling or 50sqm, whichever is larger	Equal footprint of dwelling or 50sqm, whichever is larger
Minimum length of garden	Not applicable	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise
Minimum balcony/ terrace area	5 sqm for 2 people + 1 sqm per additional occupant	Not applicable	Not applicable	Not applicable
Private communal space, where no public open space	10sqm per apartment	Not applicable	Not applicable	Not applicable

▲ Minimum external private amenity guidelines. Provision of private amenity will require consideration of individual site circumstances.

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▲ Illustrative view of a successful communal garden

Principles of courtyard design

1 Private gardens may have direct access to the communal garden space. Consideration needs to be given to the privacy space are the communal gardens.

2 A balance may be provided between private gardens and communal amenity, with smaller private gardens with ease of maintenance balance by communal gardens which enhance community interaction.

3 Communal gardens should include a range of communal uses such as resident growing, social uses, health and well-being activities and meeting spaces.

4 Access to communal gardens should be gated to enable secure use for residents.

5 Communal gardens allow an opportunity for a mix of types of homes and to integrate apartments into neighbourhoods

6 Parking of bicycles, cars and storage of equipment for the communal garden must be sensitively integrated and should be seperate from the amenity uses.

▲ Communal gardens at Port Loop, Birmingham

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▲ Amelia, Age 12

02

Strategic Principles

2.1 The Value of Good Design

Good design is one of the main ways that we can create the sort of district we want, with attractive high quality places, strong and cohesive communities, high levels of biodiversity and an ability to address the impacts of climate change. Good design is also the means to ensure that Uttlesford remains a place where people want to live and where businesses want to invest.

Good design will be one of the means by which Uttlesford can create environments in which both people and nature can thrive. High standards of design will create places of quality where residents can lead healthy, happy lives.

Well-designed places influence our every day experience and determine our quality of life. They harmonise the collection of buildings, lifting our mental well-being, provide activities, and connect us to one another, as well the surrounding environment.

It is not merely aesthetic but experiential and can last long in the memory.

Good design should be inclusive, cohesive, enjoyable and, therefore, sustainable. Instilling engagement within quality design will create places that the community cherish, ensuring they will look after it as if it were their own.

Good design can also be the means to enable new infrastructure to be provided as early as possible, so that people moving into the new homes have access to those facilities straight away.

Good design can ensure development contributes to the mitigation of, and adaptation to climate change, and to make it easier to achieve the legally binding targets for the UK to bring all greenhouse gas emissions to carbon neutral by the year 2050. Good design can help ensure that future growth and development in the district takes into account the need to reduce both the production and consumption emissions of new development.

The Value of Good Design can:

Improve quality of life and wellbeing

Define the character and quality of a place

Create a sense of place, engage people with their surroundings

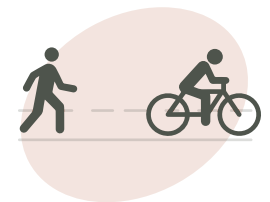Increase activity and economic activity within a place

Create inclusive and welcoming space and places

Encourage civic pride and engage the community

Provoke interest and engagement with the built environment

Encourage activity throughout the built environment

2.2 Distinctive Places

In Uttlesford good design needs to create beautiful places, responding to the diverse and distinctive characteristics of each part of the district and strengthen the different roles of each of its towns and villages. It needs to ensure that development proposals relate to the characteristics of each location, its heritage, landscape and topography. This means that in Uttlesford there is a particular importance in contextual design to ensure that the remarkable diversity and quality of the district is strengthened and retained.

By making the built form coherent with surrounding uses and scale, establishing an appropriate relationship that is in line with local patterns of development a context-led approach is created. Through context-driven approaches, good design shall address local needs and issues and provide fit for purpose solutions that make it an attractive and distinctive place to be for users.

▲   The Avenue, Saffron Walden

▲   Morris Dance Place, Thaxted (Photo credit: Design for Homes)

Heritage Significance

Great design should always strive to enrich and improve the existing context. Uttlesford has a rich and varied history with evidence of human activity stretching back over half a million years. It forms part of the large county of Essex, the eighth largest in size in England and which contains over 14,000 listed buildings (the eighth largest number in the country). Of these, over 3,700 are in Uttlesford and comprise the overwhelming majority of the designated heritage assets in the District. The remaining 80 or so are Registered Parks and Gardens or Scheduled Monuments. There are also hundreds of non-designated heritage assets, many of which are listed in Conservation Area Appraisals and other historic area assessments and include many C19 and C20 buildings which may have been overlooked by the statutory list.

This wealth of heritage has shaped the built environment of the district and produced the townscapes which are valued and cherished by residents and visitors alike. The use of local building materials across the ages in broadly consistent construction methods and building scales is what makes Uttlesford special. Understanding this heritage context and how this can be used to ensure new development makes a positive contribution to local character is important to ensuring the distinctiveness of the District is maintained. Local building traditions are also inherently sustainable as their durability has been proven over the centuries and continuing these will aid the longevity of Uttlesford's places.

Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The positive re-use and integration of heritage assets and their settings in a development scheme will not only secure the preservation of that asset but also contribute to wider social, cultural and economic benefits. It is important to understand the heritage and history of at the outset of the development process.

2.3 Climate Change

Addressing climate change is a key driving theme of the Design Code.

Uttlesford District Council declared a 'climate emergency' in 2019 and we have developed a framework which seeks to deliver upon the ambitious target of reaching net zero carbon emissions by 2030, well ahead of the national target of 2050.

The way in which future buildings are designed, built, used, adapted and decommissioned in Uttlesford will have a significant impact on delivering on meeting this target.

The most recent dataset not impacted by COVID-19 from 2019 demonstrates that emissions in Uttlesford were around 814 ktCO2e which is the equivalent of around 8.9 tonnes for every person living here, higher than the national average of 6.2 tonnes.
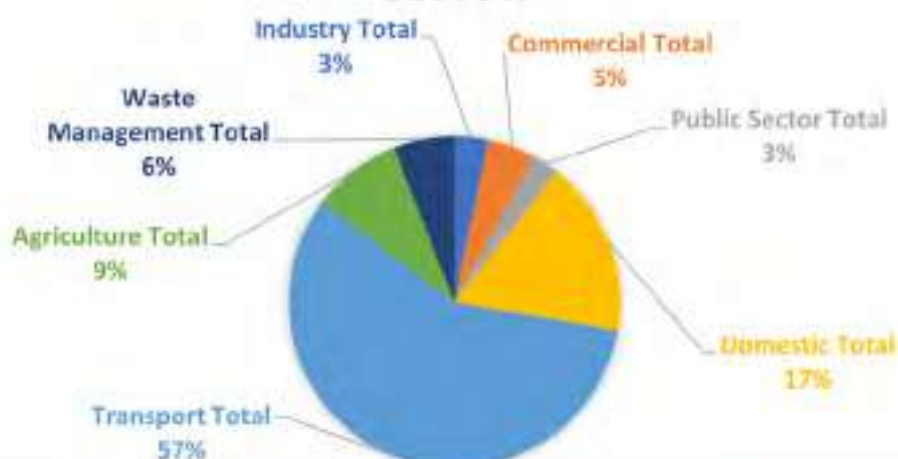
Transport makes up the vast majority of emissions in our district, underlining the critical importance of ensuring new developments in Uttlesford are located in sustainable well-connected locations.

Ensuring that all developments are integrated into 'accessible communities' is vital to achieving this so people can easily walk, cycle or take public transport for everyday journeys rather than rely on high carbon emitting transport modes.

The emissions inventory also highlights the importance of decarbonising new and existing buildings through design and construction, including how they are powered and heated, which is a key focus of this design code. It is vital that the energy hierarchy is applied throughout the process, reducing energy demand, followed by integrating renewable energy sources.

As much as the priority needs to focus on reducing emissions now, we need to also accept that the effects of a changing climate are already present in Uttlesford and will continue to accelerate for the foreseeable future. This means the built environment in Uttlesford needs to be designed more flexibly than ever before so it is resilient to the pressures of extreme weather events, whether it be flooding or heat waves.

UTTLESFORD DISTRICT 2019 CARBON EMISSIONS BY SECTOR

Industry Total 3%
Commercial Total 5%
Waste Management Total 6%
Public Sector Total 3%
Agriculture Total 9%
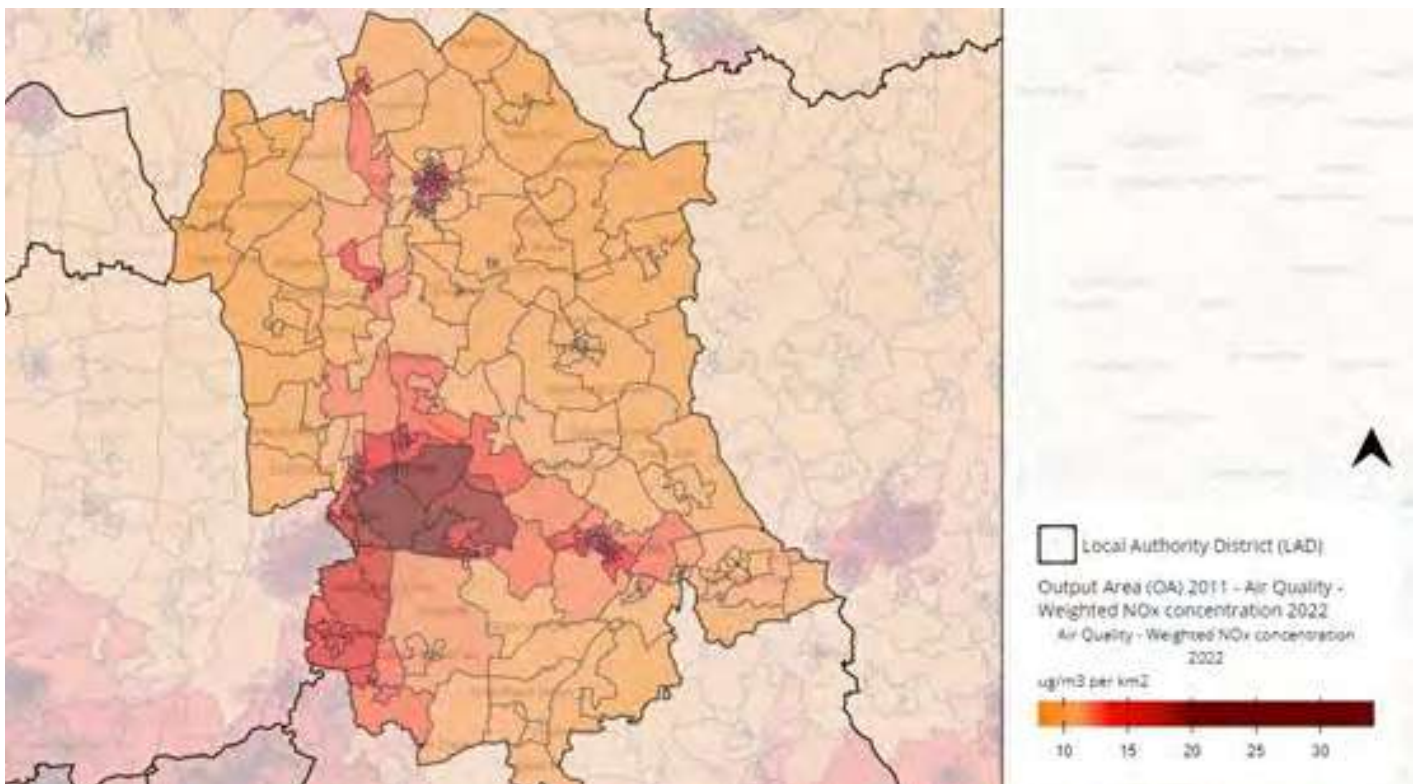Transport Total 57%
Domestic Total 17%

2.4 Active Travel First

Around 60% of Uttlesford's emissions are due to travel, of which over 90% is as a result of road transport. The 2021 Census demonstrated that Uttlesford has one of the highest car ownership rates across England and Wales, with around 91% of households having access to at least one car, compared to the national average of 77%.

Increased car reliance for everyday use has detrimental impacts on the air we breathe, noise, congestion and reduces opportunity for physical health benefits associated with more active modes of travel. Even as we move towards electric vehicles, these still come with their own challenges including the environmental impacts associated with their assembly, tyre wear and disposal at the end of their life.

pedestrians

cyclists

public transport

cars

goods vehicles
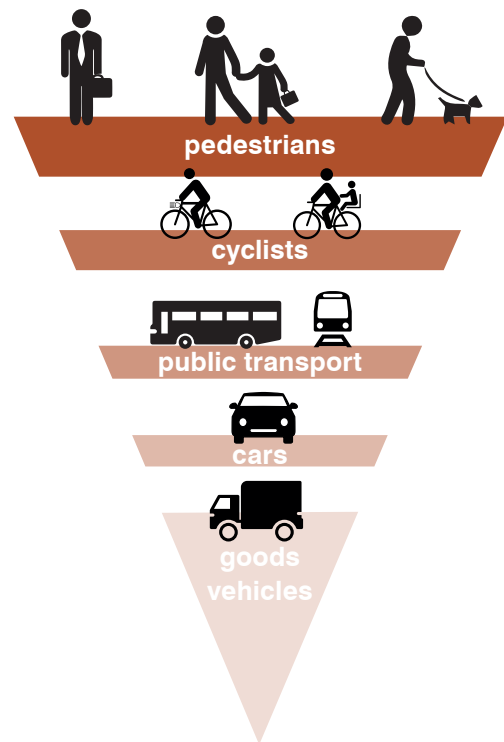
The Place-Priority Approach: The above should define how our design proposals should be framed when considering the needs of users.

Local Authority District (LAD)

Output Area (OA) 2011 - Air Quality - Weighted NOx concentration 2022
Air Quality - Weighted NOx concentration 2022

ug/m3 per km2

10   15   20   25   30

2.5 Biodiversity and Nature Recovery

Uttlesford is a rural district dominated by arable agriculture, but it nonetheless retains a considerable area of biodiversity-rich habitats. Over 3,600 ha of Priority Habitats are present in the district, representing over 5% of the land area. By the most important Priority habitat by area is deciduous woodland. Of just over 3,250 ha of Priority Habitat woodland in the district, approximately 1,870 ha is listed as ancient woodland within the national Ancient Woodland Inventory, making this irreplaceable habitat a vital natural asset in Uttlesford.

This biodiversity value is reflected in the number of designated sites within the district, including 19 Sites of Special Scientific Interest (SSSIs), two National Nature Reserves (NNRs) and one Local Nature Reserve (LNR) wholly or partly within the district. There are also 281 non-statutory Local Wildlife Sites.

Uttlesford sits within two Landscape National Character Areas (NCAs) which along with local landuse history, define the types of habitats present. NCA 87 (East Anglian Chalk) covers the northern part of the district, north of a line connecting Elmdon, Saffron Walden and Ashdon. The remainder of the District is covered by NCA 86 (South Suffolk and North Essex Claylands).

Throughout any development in Uttlesford, good landscape design should follow the principles of the mitigation hierarchy, seeking first to retain the most valuable ecological habitats (and associated species) onsite. Where some ecological impacts are unavoidable, developments should demonstrate how these will be minimised, mitigated for and as a last resort, compensated for.

The Essex Local Nature Strategy

From the outset, spatial planning and design of developments in Uttlesford as set out in this design code should support the delivery of the Local Nature Recovery Strategy for Essex.

Local Nature Recovery Strategies (LNRS) are a statutory requirement, outlined in the Environment Act 2021 and forming part of the wider Nature Recovery Network, which aims to restore and enhance the natural environment.

The Essex LNRS is intended to be an evidence-based, locally-led, collaborative strategy, with the following aims:
• Reverse nature's decline
• Support nature recovery
• Guide future habitat creation
• Help deliver biodiversity net gain
• Support the delivery of the UK-wide nature recovery network
• Support the delivery of nature-based solutions

Local Nature Partnership

The LNRS for Essex will be delivered by a Working Group, forming part of the Local Nature Partnership for Essex. The Partnership, which is partly coordinated by Essex County Council, has broad aims to prevent further losses of biodiversity in the county and restore habitats and wildlife, via working collaboratively with a diverse range of organisations and communities to produce positive outcomes that integrate the needs of nature, people and the economy. It also aims to raise awareness of the economic and societal value of value of Essex's environment.
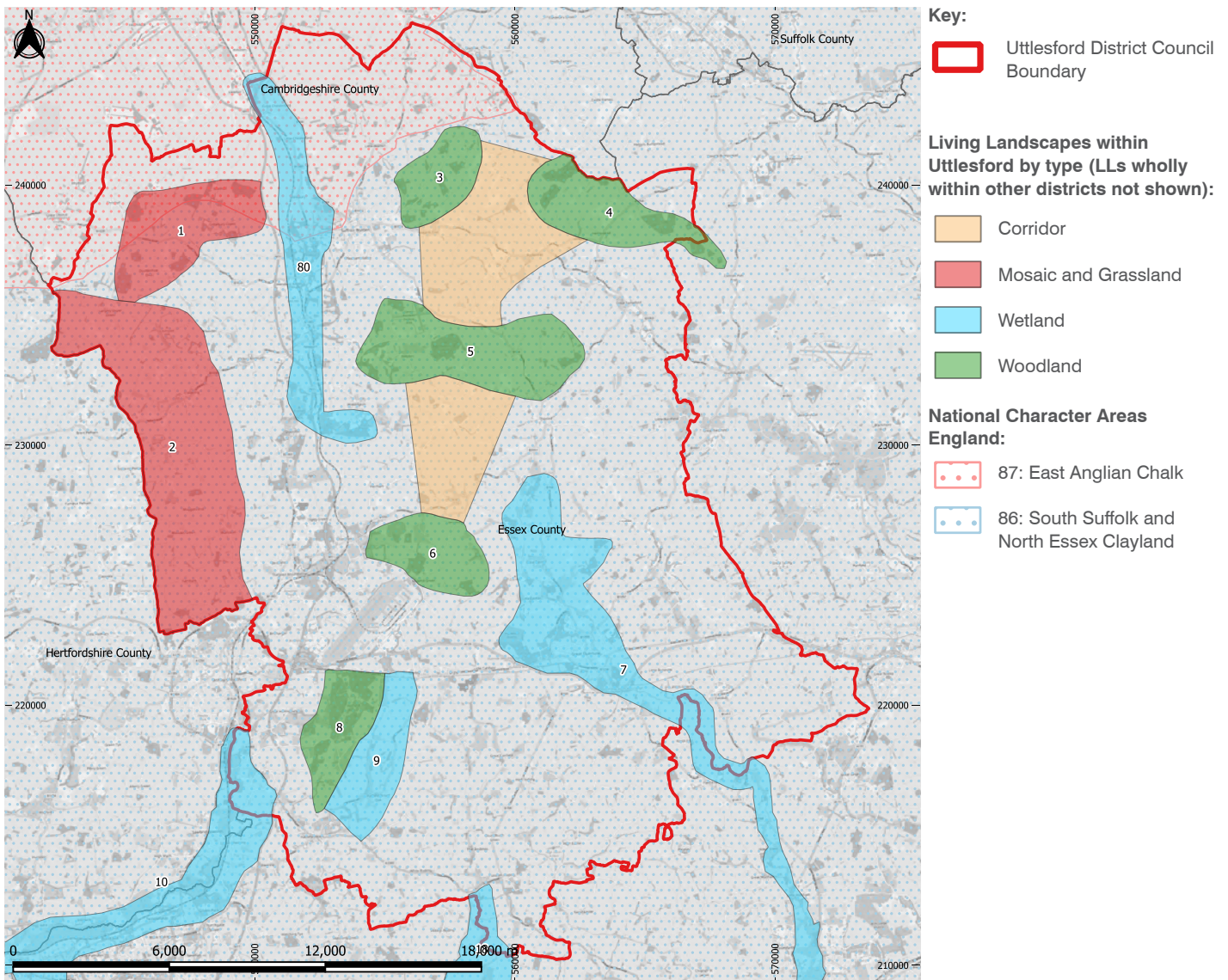
The Local Nature Partnership's 2030 targets are:

• Increase the natural green infrastructure coverage in Essex from 14% to 25%.
• 50% of farmland in Essex to adopt sustainable stewardship practices - adopted from the Essex Climate Action Commission.
• 1 in 4 people in Essex to take action for wildlife/nature recovery - adopted from the Essex Wildlife Trust.
• Access to high quality green space for all.

Living landscapes

The LNRS is an emerging document currently under development. However, the spatial distribution of target areas for nature recovery within the LNRS will be based on the existing Living Landscapes, a previous Essex-wide nature planning strategy produced by the Essex Wildlife Trust (Essex Wildlife Trust, 2023). These areas are designed to focus habitat creation and restoration around focal existing areas of high biodiversity value or strategic corridors that can link fragments of habitats.

There are nine Living Landscapes entirely within Uttlesford and a further two which are partly within the District. These are split into four categories by the broad types of habitat to be targeted or their spatial role (Woodland, Wetland, Grassland and Mosaic and Corridors) as shown on the below diagram.

Key:

⬛ Uttlesford District Council Boundary

Living Landscapes within Uttlesford by type (LLs wholly within other districts not shown):

🟧 Corridor

🟥 Mosaic and Grassland

🟦 Wetland

🟩 Woodland

National Character Areas England:

⬚ 87: East Anglian Chalk

⬚ 86: South Suffolk and North Essex Clayland

▲ Uttlesfords Living Landscapes, in combination with National Character Areas

▲ Eleanor, age 8

03

Uttlesford Places

3.1 Uttlesford's Heritage Context

The district contains three historically important towns – Saffron Walden, Thaxted and Great Dunmow – but one of the main characteristics is the predominance of scattered villages. Many examples of these have a relatively isolated church and manor house with other houses sometimes centred on a crossroads or other features (e.g. 'greens') around which the modern village has developed.

More focussed 'traditional' village forms are also found with the church and houses clustered around a green which often developed in the C12 and C13. The term 'End' is used to denote the subdivision of parishes. Historic roads and green lanes throughout the district are twisting and often partially sunken, and mostly date to the medieval period.

The first definite settlements in the area date to the Middle to Late Bronze Age with evidence found at Stansted, but it is during the Iron Age that remains of buildings become more prolific. Evidence of hill forts at Audley End are protected as scheduled monuments together with defended enclosures at Little Hallingbury (Wallbury). Roman Uttlesford is preserved in strategic forts such as at Great Chesterford (the second largest walled Roman town in Essex) and in towns such as Great Dunmow.

Much of the present settlement pattern however originates from the middle ages with evidence of later Anglo-Saxon settlement and a cemetery excavated at Wicken Bonhunt. Saxon settlements include those that were founded as 'burhs' by Edward the Elder such as Newport (although this did not grow into a town until after the Norman Conquest) and those that have monastic foundations, e.g., Hatfield Broad Oak, Saffron Walden and Berden.

Standing buildings surviving from this time period are rare and limited largely to monastic, abbey and priory churches, but early medieval occupation is also evidenced by a number of motte and bailey castles. Fine examples are found at Saffron Walden and Stansted Mountfitchet, with smaller examples at Great Canfield and Great Easton; these are all protected as scheduled monuments.

▲ Audley End House still sits within its formal parkland and the associated village is now discretely tucked away to the south.

▲ The Bury in Clavering, built in 1304.

Timber-framed buildings, commonly plastered, are the secular building type most typically associated with Uttlesford and indeed Essex. They reflect the wealth and relatively dense population of the area in the later Middle Ages. This was due to the physical features of the district including good agricultural land and its relative proximity to London and its markets.

Medieval rural settlement in the district was however dispersed in nature with church/hall complexes, isolated farms, moated sites and small hamlets strung out along linear greens. Uttlesford has one of the largest numbers of moats in Essex with many originating from the C12 and C13. These were generally the site of manor houses and/or larger farms and the oldest known timber-framed buildings are aisled halls and barns, usually associated with manors, such as Clavering Bury. An example of a late medieval manor on a moated site also survives at Colville Hall, White Roding.

In the towns and villages, properties were originally built as hall houses, standing parallel to the street and occupying wide frontages. Pressure for development in the C14 and C15 in towns and villages resulted in these wide plot frontages being subdivided and new building forms developed in reaction to this. This led to the variety that is seen today, including: gable ended buildings with a shop to the front; smaller houses in terraced rows; double-pile plan forms; or, buildings over three storeys.

A common medieval feature of town and village centres in the district is the gabled cross wing, e.g. Great Chesterford and Radwinter. Shops from this period are also recognisable from their wide arched headed windows adjacent to doors and large numbers survive in Saffron Walden, but also in Thaxted and Felsted for example.

From the C17 onwards, timber-framed buildings were plastered and pargetting derives from this period and is very characteristic of the district. Brick had started to become widespread in buildings of higher status from about the middle of the C15, but remained confined to the plinth wall and chimneys in most dwellings until the end of the C17 and into the C18. From this point on, many properties were refronted in brick, but far fewer were built new, exceptions being the grander 'urban' or 'town' type properties such as Clarence House at Thaxted.

The arrival of the railways in the mid-C19 changed the landscape forever, opening up the ready availability of a wider range of affordable building materials and influencing the location of development. National architectural styles and the influence of architects from beyond the region resulted in buildings with a more urban character. The later C19 also saw the development of public buildings as a distinct building type. The development of new materials and building technologies in the C20 has also impacted the built environment as traditional constraints to scale and building form have disappeared.

▲   The Bell in Great Easton, a former public house dating back to the 15th century, comprises of a timber framed building with pargetted facades.

▲   The railway opening in the area meant a range of materials could be used for simple, yet-high quality house building in the 19th and 20th century. Picture above Bentfield End Causeway.

3.2 Uttlesford's Built Character

The following chapter will explore many of the placemaking features that give Uttlesford its unique character. The district plays host to a rich tapestry of historic architecture, public spaces, and inspired by the rural landscape.

The consistent character that runs throughout Uttlesford should be reinforced throughout the planning, design and development of any scheme within the district.

The first section of this chapter will outline distinctive housing typologies across the district, followed by high-quality street types and their features and functions.

The second part of this chapter will explore **Settlement Types i**ncluding the largest towns, Saffron Walden, Great Dunmow and Stansted Mountfitchet, accompanied by photos of the settlement's distinctive assets to inspire built and public realm narrative. In addition, defining characteristics of large villages, small villages, hamlets and the rural landscape in Uttlesford a**re** highlighted.

This chapter should be used as inspiration for all types of development. For example inspiration may be taken from the rural hamlets to create a characterful edge to a new neighbourhood, or an urban square within Saffron Walden may inspire a new focal space.

Common Building Types in Uttlesford

Whilst there is a common Victorian red brick residential vernacular in Uttlesford, there is great variation within the vernacular of the district, influenced by its rich history. From the timber framed terraces and shops that line the historic village and town cores, market town influences, to the thatched cottages and rural farmstead clusters within the countryside. The following pages outline the predominant architectural forms in the borough.

The form described in the following pages should be fully considered by designers when addressing their site and considering built form influences.

Timber framed terraces

▲ Castle Street, Saffron Walden.

Timber framed terraces in a linear form are a distinctive house type in the centres of medieval settlements in Uttlesford.

Their unique historic form comprises of timber frames, often with colour-washed plaster in restrained natural colours. Pargetting is commonly used with lime based materials used to produce architectural details giving variation and texture to elevations. Roof forms are typically varied and strongly textured adding to distinctive and varied streetscape.

Characteristics

- Linear terrace form
- Timber framed
- Restrained natural coloured plastering
- Pargetting commonly in combed or stamped patterns (e.g zig zags).
- Overhanging jetties
- Central ridge stack of mellow redbrick
- Plain clay peg tiled roofs
- **Timber** sills and doors
- Front doors opens out onto street
- No front curtilage or boundary treatment
- Strong passive surveillance
- Found within centre of larger settlements as a distinctive form

Victorian terraces

▲ The Causeway, Great Dunmow.

The Victorian terrace provides a variation on the medieval form, interpreting a national style through local materials such as flint. In Uttlesford, these mellow red and gault brick buildings take a more ornate form, with a distinct repetition of bay windows and a small to medium front curtilage.

They are particularly prevalent in the centre of towns and larger villages.

Characteristics

- Generally mellow red brick and gault.
- Flint detailing.
- Often contrasting brick panelling and banding
- Slate roofs
- Shared back garden entrance
- Sandstone detailing
- Vertically proportioned sash windows
- Ground floor bay windows
- Clipped or simple roof details
- Buildings set in linear straight rows
- Medium sized front gardens
- Brick boundaries with stone gateposts

Farmsteads

▲ Sorrell's Farm, High Lane.

The rural landscape around Uttlesford informs much of the vernacular and architecture across all the districts settlements.

Traditional farmsteads provide familiarity, yet variety to the countryside. Their form is inviting, and includes a range of ages, styles and types that reflect prevailing architectural fashions. Whilst encompassing a variety of types reflecting prevailing architectural fashions they are typically clustered and form key groupings.

Characteristics

- Buildings set in clusters and informal groupings
- Consistent use of red brick
- Exterior brick chimney
- Dormer windows
- Black weatherboarding for outbuildings
- Front courtyards
- Slate roofs
- Sandstone or brick sills
- Porch entrance to the main building
- Cottage style doors
- Clipped roof details
- Clay pantiles used for outbuildings
- Brick or hedge boundaries

Cottages

▲ High Street, Widdington.

Found both on the edge of larger settlements and within rural villages, cottages form a key part of the district's history and built character. They were typically found on the edge of settlements in rural communities.

Often detached but also found near other cottages, their form is consistent with small variations in detail and decoration. Steep thatched roofs and their location differentiate this house type from other historic homes in Uttlesford.

Characteristics

- Detached/semi-detached buildings but often found near others
- Steep thatched roof made of long straw with simple flush ridge
- Decorative eaves edge
- Exterior brick chimney
- Dormer and casement windows
- Timber framed
- Coloured plaster
- Cottage style doors
- Fenced or hedge boundaries
- Moderate amount of curtilage
- Central entry
- Single or 1.5 storey entry
- Edge of larger settlement and inner rural settlements

Mansion Houses

▲ Castle Street, Saffron Walden.

▲ Walden Place.

Several buildings in Uttlesford embrace a Georgian style of architecture, while using Uttlesford based materials to reflect their locality. These typically grand buildings use symmetry in tandem with fenestration and ornate detailing to emphasise their importance.

They are mostly found on the edge of settlements or within hamlets and the open countryside.

Characteristics

- Sash windows with smaller panes
- Tall windows at lower levels with small windows on the top storeys
- Symmetrical flat exterior
- Parapets with pitched roof
- Typically red brick with strong vertical emphasis and horizontal banding
- Usually 3 storeys
- Ornate and exaggerated chimney details
- Centrally located front entry
- Occasional bay windows emphasising hierarchy of floors
- Ornate brick and rainwater details
- Where provided, dormers are subtle reinforcing the hierarchy of form

Almshouses

▲ Almshouses, Thaxted.

Almshouses were originally used as charitable housing in the middle ages.

Uttlesford traditional almshouses are single storey terrace housing with steep pitched roofs. Their dentil detail, central chimney stack and dormer windows provide a memorable signpost to Uttlesford character, whilst their layout and size make them appropriate for all ages.

Characteristics

- Generally red brick with some flint detailing or rendered.
- Often contrasting brick panelling and banding
- Slate roofs
- Shared back garden entrance
- Sandstone detailing
- Vertically proportioned sash windows
- Ground floor bay windows
- Clipped or simple roof details
- Buildings set in linear straight rows
- Medium sized front gardens
- Brick boundaries with stone gateposts

Edwardian Semi-detached

▲ London Road, Saffron Walden.

▲ Station Road, Great Dunmow.

Typically found within the outer town suburbs where new housing was developed after the housing boom of the Victorian era. These typically are more ornate than the traditional form of a semi-detached property.

Characteristics

*   Houses built in a straight line
*   Red brickwork
*   Porch with wooden frames or red brick and arched doorways
*   Recessed doorways paired to the centre
*   De-coupled bay frontage with white detailing
*   Mock-Tudor cladding and timbers at the top of the house, often painted white
*   Deep front gardens
*   Set back from the pavement
*   Clipped or simple roof details
*   Brick boundaries
*   Slate or terracotta roofs

20th Century Semi-detached

▲ Semi-detached homes along Recreation Ground, Stansted Mountfitchet.

An evolution of the Edwardian semi-detached, the 20th century semi-detached is a strong example of a distinctive home found in the middle of small towns and rural centres in Uttlesford.

These generously sized houses build upon the previous era of semi-detached properties, with more detailing and a defined roof form to create a distinctive street scene.

Characteristics

*   Decorative canted bays
*   Repetitive gabled roof form to street scene
*   Distinctive moulded square or rectangular brick chimney stacks
*   Recessed doorways with timber pilaster and arch detailing
*   Tiled roofs
*   Simple bargeboards to the front
*   Typically red brick, with whitewashed rendered iterations
*   White timber detailing

Rural Domestic

▲ Linton Road, Hadstock.

▲ Timber framed cottage in Bannister Green.

Rural Uttlesford comprises clusters of residential properties of varying eras, generally clusters around village greens or road junctions, forming hamlets and small villages. These are intimate in form and create welcoming, familiar forms within the open countryside.

Some of these properties will have been purpose built homes with much of their architectural detailing reflecting their previous connections to industry.

Characteristics

- Simple form
- Rendered facades
- Colour-washed plastered walls
- Red brick facades
- Simple ordered facade
- Varied setback with direct frontage to street in historic village cores
- Larger frontages and formal boundary treatments in smaller villages and hamlets
- Many formerly thatched cottages
- Strong connection to historic industry

Villa Houses

▲ Mount Pleasant Road, Saffron Walden.

▲ Mount Pleasant Road, Saffron Walden.

As wealth associated with trade around Uttlesford, Victorian villas were developed to provide large spaces set within larger plots. These properties are typically found on the outskirts of the historic cores in areas such as Saffron Walden, with larger gardens and clear defined boundaries set off the street.

Characteristics

- Complex roof forms often with gabled roofs
- Set in short rows or gently meandering streets
- Brick boundaries with hedges
- Decorative and ornate roof details
- Detached or semi-detached
- Carved brick and sandstone details, sometimes rendered / painted
- Ornate contrasting details and banding

Manor Houses and Public Buildings

Distributed evenly throughout the district, Manor Houses and public buildings add to the rich tapestry of the built form and public realm in Uttlesford. Uttlesford's rich history means several of these buildings still remain in excellent condition today, with many repurposed and retrofitted for public use.

Manors, halls and church complexes hold a significant role in the growth of Uttlesford's settlements. Often these buildings were built in isolation for the wealthy and settlements would then grow forming the historic villages that we know of today in this district. The status of Manor Houses has meant they have generally been kept in good condition.

Public buildings have a more varied history - function for the community e.g village halls and schools. While many still exist in the form of council offices, and libraries, several have been converted to residential uses.

Characteristics

- Strong hierarchy of building form
- 2+ storeys
- Symmetry of form and detail to emphasise importance
- Variety of window types
- Decorate entrances with ornate door designs
- Variety of building materials, ranging from mellow red brick to timber framed and weatherboarding for aisled halls
- Often repurposed or refurbished since their original construction
- Large plots often with extensively landscaped gardens
- Often surrounded by moats and ancient woodland

▲ Three storeyed manor house at Down Hall Hatfield Heath. Pillars and statues.

▲ Symmetrical form and layout at Audley End house, a 17th Century manor outside of Saffron Walden.

▲ Uttlesford District Council Offices, Saffron Walden.

▲ Vernacular contrast of past and present industrial farm built forms on Bentfield Bury Farms.

3.3 Looking for design cues

Interpreting historic character in contemporary design

Section 3.1 sets out the broad settlement and building typologies for the district together with suggested approaches to identify and use design cues in the existing built environment in the design of new development. This will aid an appreciation and understanding of the vernacular and local character and result in well-designed new development that responds positively to its context.

Local architectural precedents in the existing built form will also provide clues to the success of past architectural inventions. This may be particularly relevant where the existing townscape includes evidence of post-mid-C19 buildings which would have been influenced by the arrival of the railways and the availability of a wider variety of building materials and access to new building techniques and national architectural styles and architects.

How do these fit within their context and what lessons can be learnt from them?

It is important that designers propose creative responses and solutions to the context they sit within.

We do not advocate direct copies, and instead encourage designers to take creative hints from surrounding architectural styles. As a result, designs will be responsive in their appearance and form, but will avoid being repetitive.

The following key aspects must be carefully reviewed by Designers: must interpret the surrounding form, place and architectural vernacular:

- Form and Scale
- Elevation Composition and Street Rhythm
- Boundaries and Thresholds
- Material Palette
- Articulation and Detail

Applicants will be required to define how their design proposal responds to the surrounding context and vernacular.
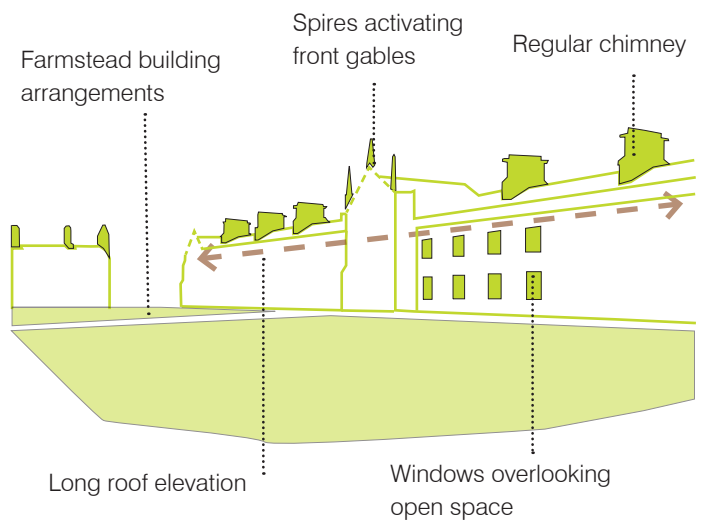
Timber framed terraces

A range of architectural details define the medieval terrace. Irregularity is common along window and door position, size, and their roofline. This breaks up repetitive house types and adds variety to the street scene. Historic lighting and central chimney stacks adds further character.
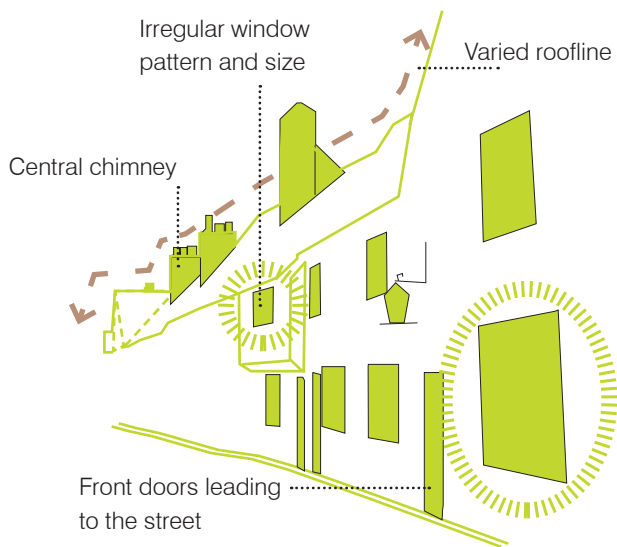
Almshouses

The arrangement of Almhouses creates a well-enclosed open space that is overlooked by all. The long roof elevation of the buildings and central chimney creates symmetry and intrigue. The spires activate front gables and help to emphasise the cultural importance of the buildings.

Irregular window pattern and size

Varied roofline

Central chimney

Front doors leading to the street

Spires activating front gables

Regular chimney

Farmstead building arrangements

Long roof elevation

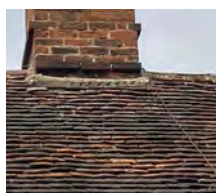Windows overlooking open space

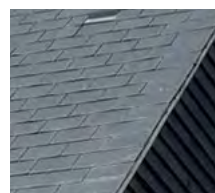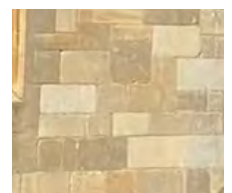## Material Palette

Colour plaster

Timber frames

Peg tiled roof
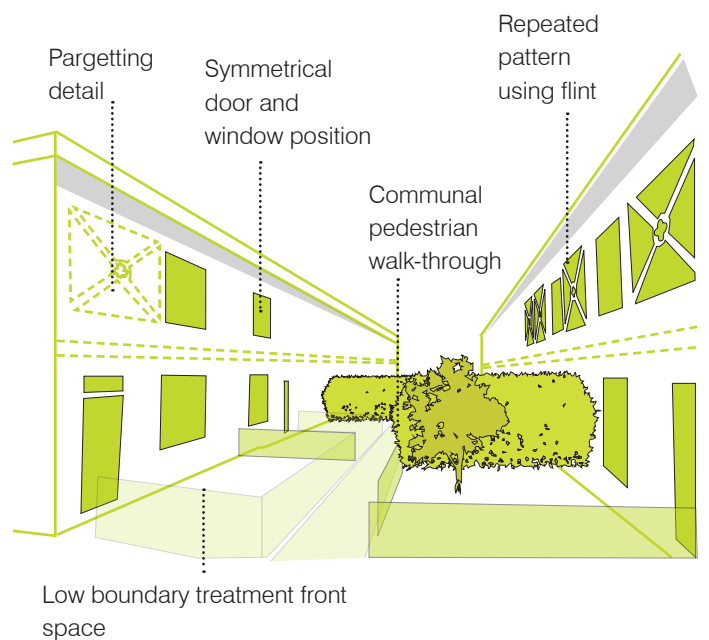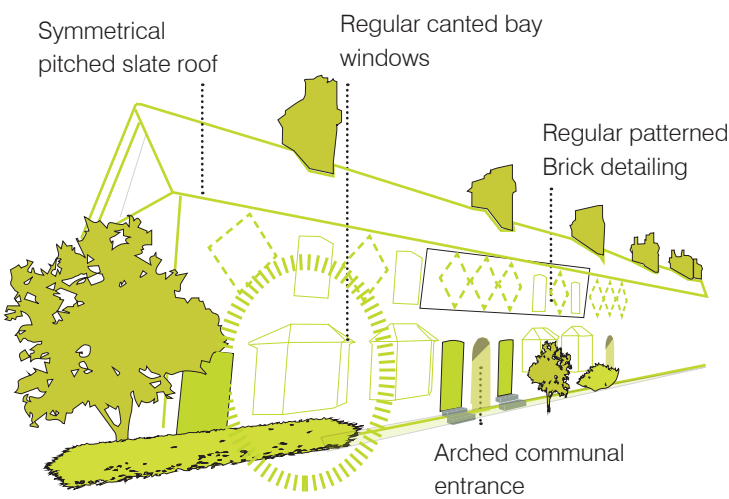
Mellow Red Brick

Slate roof

Stone

Victorian terraces

Patterned gault brick detailing mixed with traditional red brick, creates a distinctive architectural character. A repetition of canted bay windows and symmetrical pitched slate roofs increase the presence of the homes on the street, with shared arched entrances strengthening the sense of community among the buildings.

Tanners way

Intimacy is created along Tanner Way through a communal pedestrian walk through and symmetrical door and window positions that overlook the private front space. A mixture of pargetting and a repeated flint pattern across the facades strengthen the identity of the street.

Symmetrical pitched slate roof

Regular canted bay windows

Regular patterned Brick detailing

Arched communal entrance

Pargetting detail

Symmetrical door and window position

Repeated pattern using flint

Communal pedestrian walk-through
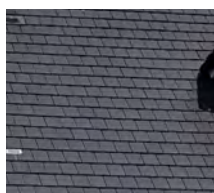
Low boundary treatment front space

Material Palette


Gault brick

Red brick

Slate roof

White brick

Pargetting

Flint

Arkesden Bridge

Streets with bridges across streams provide a number of distinctive design cues for prospective development. Private access via bridges create a unique private arrival experience and therefore village-wide identity. Trees animating the grass verges emphasise the generous approach to landscaping.

Bridges crossing the stream

Trees animating the verges

Grass verge separating road from homes
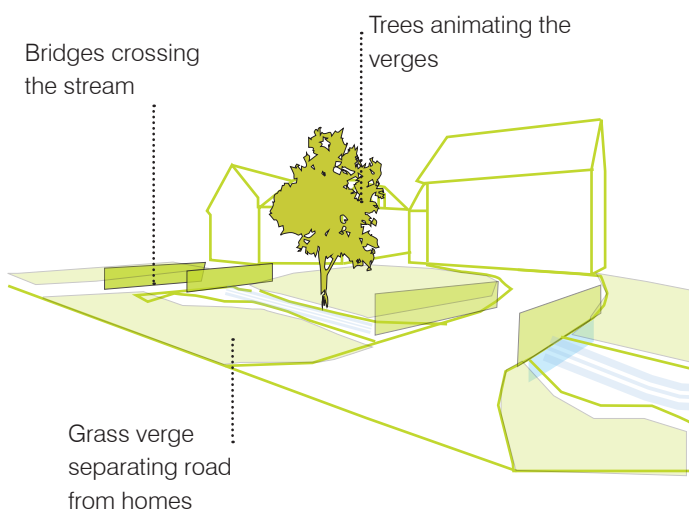
Farmstead

Taking influence from the layout of farmsteads ensures a generous amount of flexible space is well-enclosed between the buildings. Using agricultural materials can strengthen the collective character of the buildings and the space.

Farmstead Arrangement

Shared courtyard space

Flint wall boundary treatment

Black weatherboarding
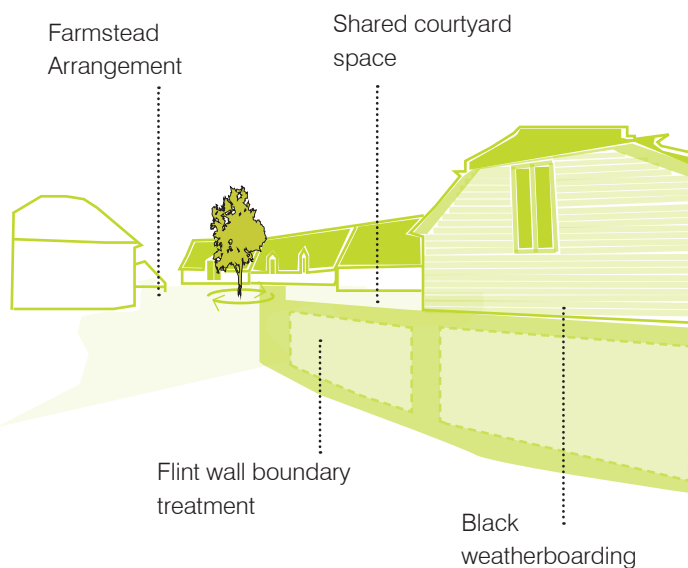
Material Palette

Jettying

Thatched dormers

Bridge

Black weatherboarding

Flint wall

Peg tiled roof

High Street

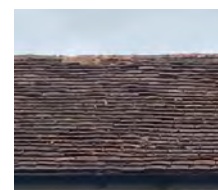High-streets can be pedestrianised to encourage footfall. Buildings terminating views and desire lines can draw people from one anchor to another on the street. A varied roofline and the use of local building materials and techniques, such as jettying, can add intrigue and attract people to the space.

Varied roofline

Building terminating the view

Jettying

Pedestrianised street
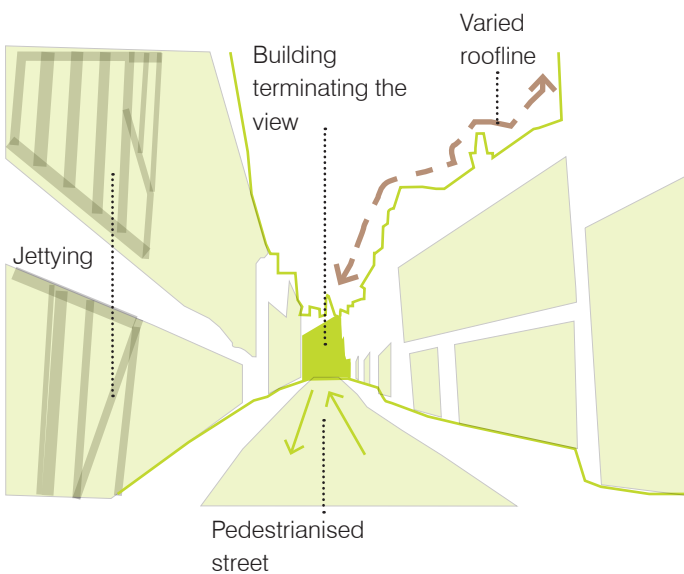
Market Square

Local landmarks within and surrounding the square will strengthen the legibility of the space and emphasise its importance in the local context. Active frontage will create life in the square, while varied building heights, vernacular and window patterns avoid repetition and provide visual attractiveness.

Overlooking the square

Varied building heights

Active frontage to the street

Focal landmark space
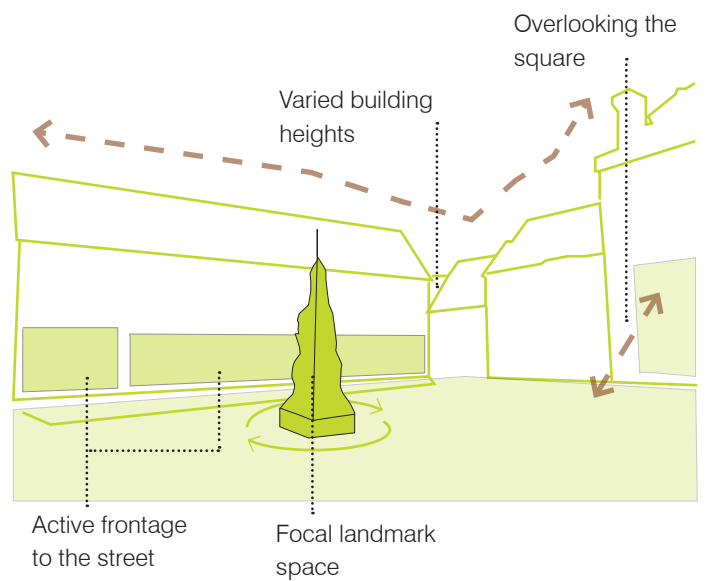
Material Palette

Timber jettying

Red brick

Wooden framed windows

Stone

Red brick/white brick

Slate tiles

Use of vernacular materials

Much of the listed building stock is accounted for by timber-framed structures and the characteristic buildings of Essex are its medieval churches and timber-framed houses which are generally plastered. There is no natural stone so the other speciality of the District is brick (usually red, with gault brick increasing 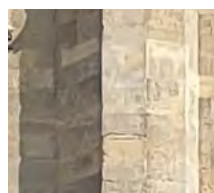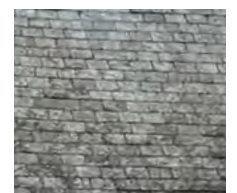in prevalence in the north of the District) which was increasingly used from towards the end of the C15 onwards. Clay tiles for roofing predominate (with pantiles for agricultural buildings) and thatch relatively common in the District, particularly in the north west. Slate is rare until the arrival of the railways from the mid-C19 onwards.

Local construction materials have been tested for their durability and sustainability for thousands of years. They are appropriate to the climate of their locality and their continued use maintains the authentic architectural value of the district. High quality traditional local materials if used correctly are inherently sustainable as they generally have low embodied energy, low processing requirements and lower transportation impacts. Vernacular construction materials have also influenced the form and design of buildings in Uttlesford as traditional materials have inherent limits to how they can be used in construction. The Essex Design Guide 'Building Form' section provides more details of typical forms and dimensions: https://www. essexdesignguide.co.uk/ design-details/architectural-details/building-form/

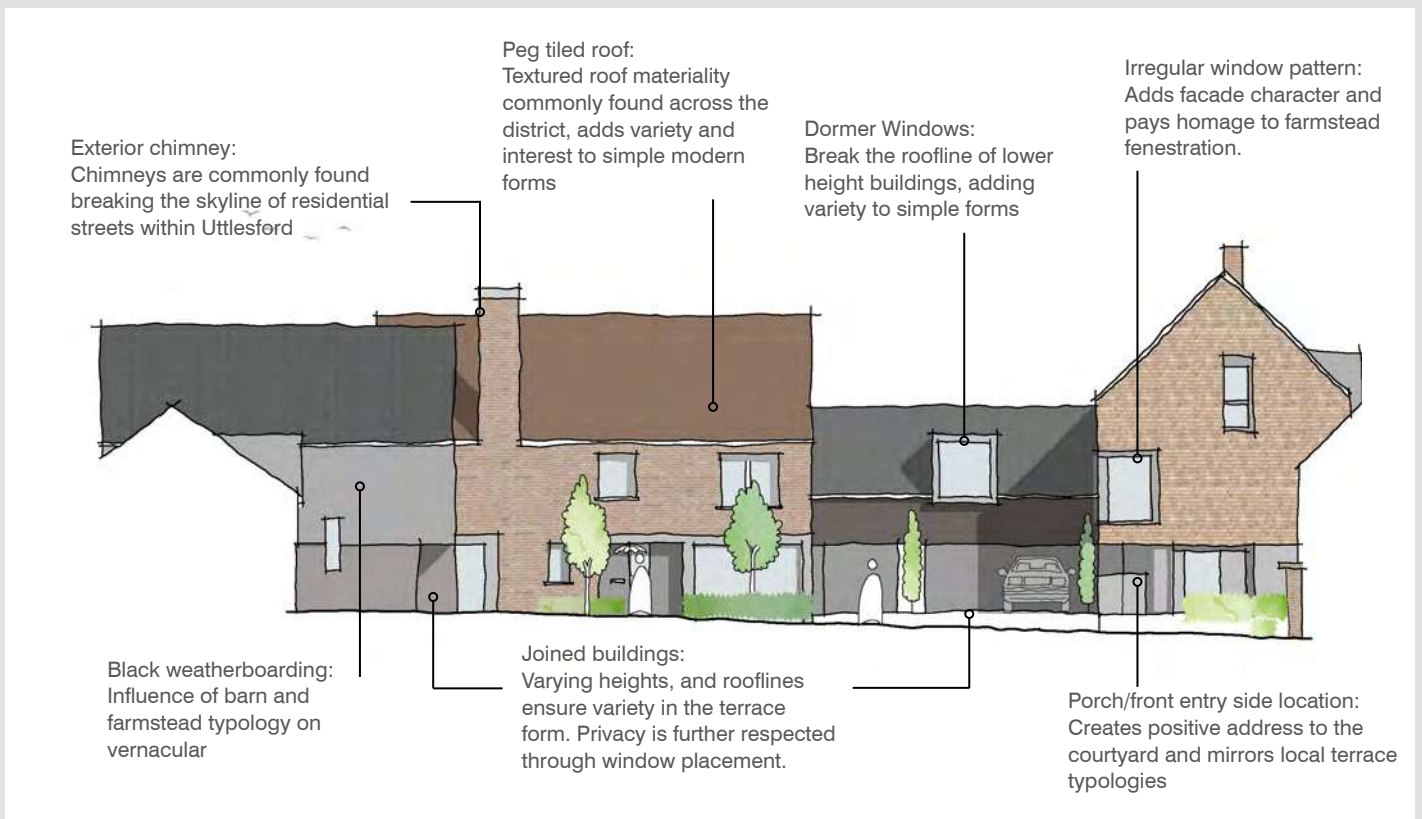▲   Use of black timber referencing surrounding farm buildings in Duddenhoe End.

▲   Use of coloured render, jettying and varied roof forms in Hallfield, Quendon.

Case Study: The Avenue, Saffron Walden by Pollard Thomas Edwards

The Avenue in Saffron Walden provides an exemplary case study of the interpretation of historic Uttlesford character in contemporary design. The palette of materials utilised is traditional, complimented by modern, crisp detailing. Materials selected are from a traditional Essex material palette, with a contemporary twist, which has allowed the development to represent the context of traditional buildings without imitating them.

Positioned around a series of courtyards, clusters of homes are reminiscent of farmsteads found across the district. The courtyards provide a community and pedestrian focussed scale and a varied palette, typologies and forms capture the varied roofscapes and tones found in Uttlesford.

Peg tiled roof:
Textured roof materiality commonly found across the district, adds variety and interest to simple modern forms

Irregular window pattern:
Adds facade character and pays homage to farmstead fenestration.

Exterior chimney:
Chimneys are commonly found breaking the skyline of residential streets within Uttlesford

Dormer Windows:
Break the roofline of lower height buildings, adding variety to simple forms

Black weatherboarding:
Influence of barn and farmstead typology on vernacular

Joined buildings:
Varying heights, and rooflines ensure variety in the terrace form. Privacy is further respected through window placement.

Porch/front entry side location:
Creates positive address to the courtyard and mirrors local terrace typologies

▲ Massing and materials reference traditional jetty forms.

▲ Materials reference black cladding found within adjacent school buildings and complement the mature landscape setting.

Case Study: Morris Dance Place, Thaxted

Morris Dance Place in Thaxted arranges new homes in row forms or short terraces in reference to the development pattern of historic Thaxted. These row homes define intimate home zones which are reflective of the intimacy and density of the core of Thaxted. Existing listed buildings are sensitively incorporated into the scheme and, through the introduction of new homes create a coherent and cohesive street frontage.

Proposals reference typical roof forms and pitches of Thaxted, and utilise narrow plans reflective of the spans of traditional timber framed houses. Morris Dance Place creates a playful contemporary interpretation of contextual forms and materials and utilises a palette **of** colourful tones which directly echo the Thaxted townscape, whilst utilising more modern materials to ensure ease of maintenance and achieve high thermal performance.

Details: Irregular window pattern add facade interest

Details: Colourful rendered facades referencing the street scenes of Thaxted are the predominate wall material

Brick base and rendered upper levels reference jettied forms common across Uttlesford

Details: Diaper patterned brickwork provides reference to historic facades in a contemporary style

Materials: Soft red brick is used, matching the bond and mortar mix of the town

Exterior chimney: Chimneys provide further variation to the roof forms

Joined buildings: Varying heights, and rooflines ensure variety in the terrace form

Materials: Limited use of weatherboarding

▲ Homes are grouped around courtyard parking which is overlooked by varied forms and articulation.

▲ New homes respond to existing heritage assets which are sensitively integrated into the development.

Case Study: Dairy Lane (Elms Farm), Stansted Mountfitchet

Dairy Lane in Stansted Mounfitchet has been inspired by the farming heritage of the site, the geometry of the original Stansted Hall and the traditional architecture seen in and around the local area. The layout of the masterplan is formed around a series of groupings of buildings which reflect traditional farmyard and parkland vernacular.

The scheme utilises materials and design features, notably details, that reflect the form and style of existing buildings within nearby Stansted Park and Stansted Mountfitchet. Reflective of the local area roof pitches vary and utilise natural roof tiles and slates, brick chimney stacks and jetties.

Details: Chimneys are commonly found breaking the skyline of residential streets within Uttlesford

Materials: Introduction of black timber boarding reflecting traditional farmyards

Details: Bell towers as unique features referencing local details

Joined buildings: Varying heights, and rooflines ensure variety, parking integrated within joined forms

Materials: Red brick and rendered elevations informed by local materials palettes

Details: Motif's inspired by garden estates within Stansted and across Uttlesford

Paired dwellings acting as gatehouses to groupings within the masterplan inspired by surrounding gatehouses and lodges

▲ Groupings of buildings around courtyards with open space or parking.

▲ Transition from farmland character to parkland character marked by gatehouse inspired dwellings.

3.4 Settlement Types

Uttlesford contains a rich mix of settlement types and sizes, ranging from **'Urban Areas'** such as Saffron Walden and Stansted Mountfitchet, to picturesque villages and hamlets. Irrespective of size, each settlement is pivotal in shaping Uttlesford's distinctive character.

This section will highlight place and settlement-size specific design cues. In particular, the design cues will look at how the built form and public realm in Uttlesford helps to create character within a place.

Built form and public realm design cues are explored across four scales **relating to the 2005 Local Plan: 'Urban Areas', Key Rural Settlements,** Small towns, Villages, and Small villages, hamlets and farmsteads.
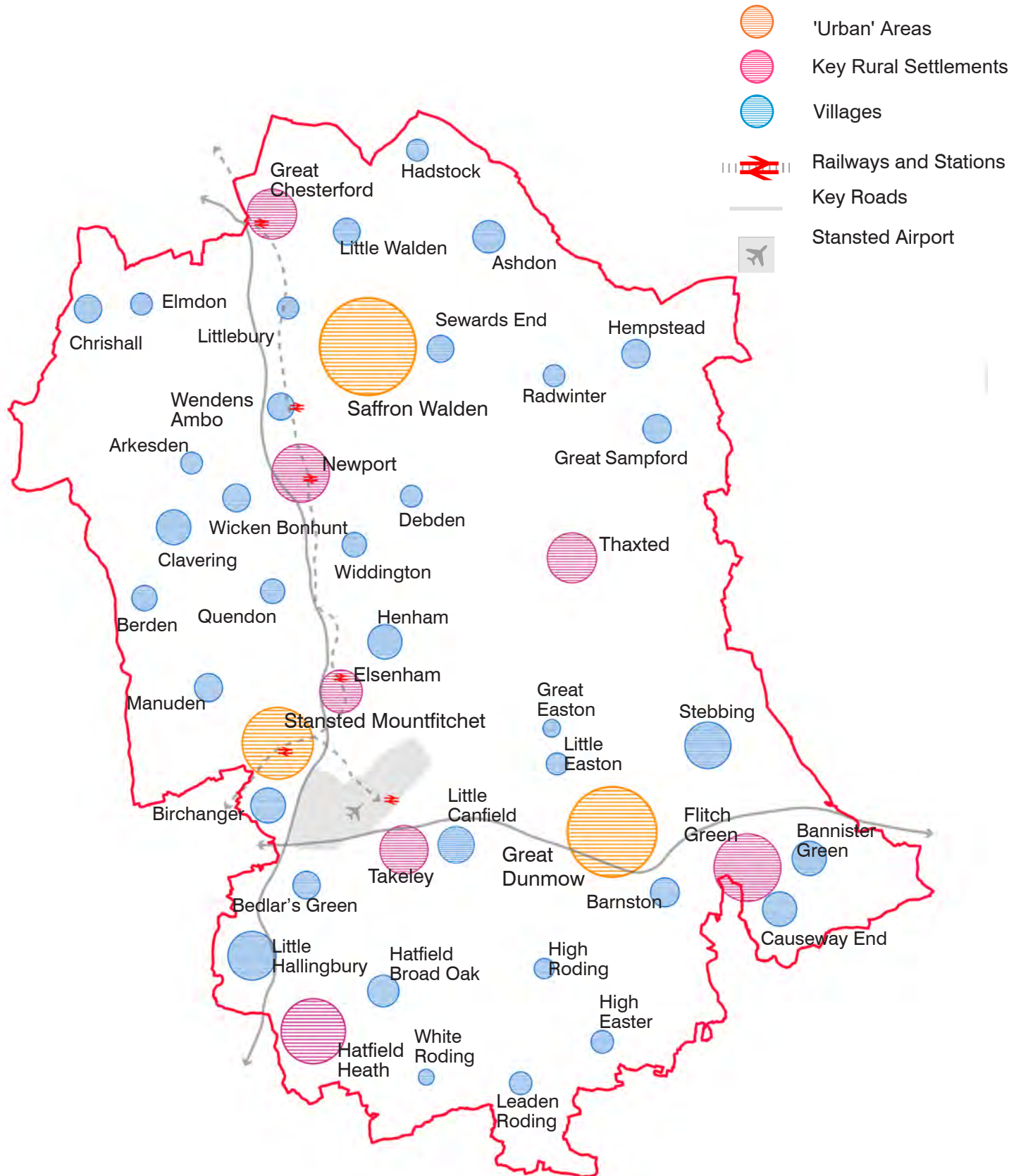
Places in Uttlesford often share the same architectural style, streetscape and the story of how their settlement has evolved. While this section highlights these similarities it also seeks to appreciate the variety found within each settlement type. Proposals should intend to take the same approach to development.

What you should consider?

• Demonstrate an understanding of the Place in which their proposals are located. Reference the history, architecture, townscape, street furniture and landscape of the site and its surroundings when planning and designing new development.

• Look to the local vernacular for design cues (highlighted within this section for each Place), responding to the scale, form, composition, thresholds, boundaries, material pallets and detailing. Pastiche styles will be resisted. Pastiche is defined as a traditional/historic style that does not use traditional/historic proportions, materials, construction methods, details, and forms.

• Proposals should enhance and elevate the existing character of the area. New development should contribute to the setting of existing historic landscapes and buildings and not be overbearing.

IMAGE TO BE UPDATED TO BE CONSISTENT WITH TEXT

Legend:
- 'Urban' Areas
- Key Rural Settlements
- Villages
- Railways and Stations
- Key Roads
- Stansted Airport

Map labels:
- Great Chesterford
- Hadstock
- Little Walden
- Ashdon
- Elmdon
- Sewards End
- Hempstead
- Chrishall
- Littlebury
- Wendens Ambo
- Radwinter
- Saffron Walden
- Arkesden
- Newport
- Great Sampford
- Wicken Bonhunt
- Debden
- Clavering
- Thaxted
- Widdington
- Berden
- Quendon
- Henham
- Manuden
- Elsenham
- Great Easton
- Stebbing
- Stansted Mountfitchet
- Little Easton
- Little Canfield
- Flitch Green
- Bannister Green
- Birchanger
- Takeley
- Great Dunmow
- Causeway End
- Bedlar's Green
- Barnston
- Little Hallingbury
- Hatfield Broad Oak
- High Roding
- High Easter
- Hatfield Heath
- White Roding
- Leaden Roding

'Urban' Areas

This section will explore the key settlements within Uttlesford. Saffron Walden, Great Dunmow and Stansted Mountfitchet are the biggest settlements in the district, each with a town centre and a variety of facilities that sustains life within the town and encourages visitors from near and far.

This chapter will explore:
Saffron Walden
Great Dunmow
Stansted Mountfitchet
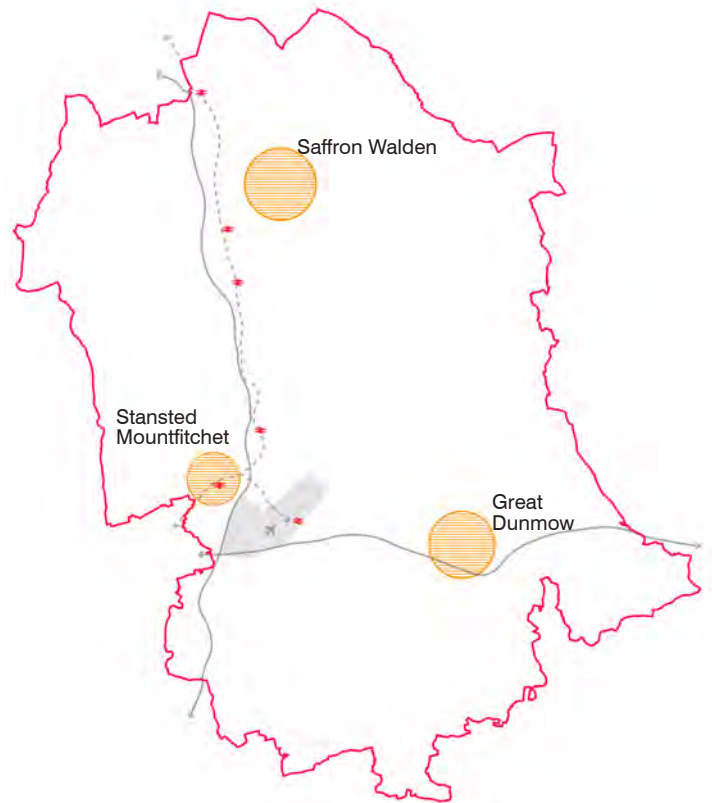
▲   Uttlesford's Urban Areas highlighted in orange.

Saffron Walden

The Parish of Saffron Walden is located in the north of the Uttlesford District and is home to some 16,000 people. Saffron Walden is a market town of exceptional heritage interest. The town retains a strong medieval character with the street pattern formed around the castle established after the Norman Conquest. It was particularly prosperous between 1400 and 1700 with its growth based on the wool trade.

The prosperity of the combined wool and saffron trade is evidenced by what is considered to be the finest surviving collection of timber framed buildings in Essex and there are numerous examples of C15 and later town-houses illustrating the development of this building type. The church is also one of Essex's largest parish churches and one of the most lavishly designed; standing in a commanding position on a hill, it is seen prominently around the town.

Great Dunmow

The Parish of Great Dunmow is located in the south of the Uttlesford District and is home to some 8,800 people. The town is more usually known as Dunmow and has two quite separate parts: the market town and Church End. The market town grew around the junction of two Roman roads, one of which is Stane Street (the main road westwards from Colchester), with the other leading south to Chelmsford. Church End was a secondary Roman settlement located half a mile north of the market town and is today a 'sylvan suburb' (White's Directory of Essex 1848).

Church End today has a much more rural/village character as a result of its separateness from the main commercial centre of the market town to the south. It is dominated by the handsome church, but also contains a mixture of building types from the C14 to C19.

The market town incorporates Roman, medieval and post-medieval heritage which is reflected in the surviving built form and is an important collection of historic buildings. The prosperity of the town in the C16 and C17 as a result of the establishment of cloth and tanning industries is reflected in the number of houses built in this period.

Stansted Mountfitchet

The Parish of Stansted Mountfitchet is extensive and is one of the largest parishes in Essex. The town has developed from three centres of historic settlement – Castle/Lower Street, Silver Street and Chapel Hill – with Bentfield End and Green, small historic settlements, on the western side of the town.

Lower Street is overlooked by the remains of the Norman Castle and is the centre of the village where the medieval market place was located and contains some well-preserved vernacular post-medieval timber-framed houses from the C15 to C18. Silver Street/Cambridge Road is the secondary historic core at Stansted and there are remnants of burgage plots still in evidence. Its post-medieval and Victorian character is highlighted by C17 and C18 houses and C19 commercial buildings.

Saffron Walden built form design cues

▲ Two storey Almshouses differ in architectural style, while overlooking and enclosing public space in Saffron Walden.

▲ Traditional pargetting on Gold Street with colourful palette.

▲ Modern interpretation of barn typology on the Avenue - Black weatherboarding and stone cladding.

▲ Arched windows and flint wall positively addressing London Road.

▲ Timber framed and pargetted Timber framed terraces on Bridge Street.

▲ Red brick Victorian terraces with exterior chimneys, Ashdon Road.

▲   Timber framed terraces with varying rooflines leading out onto Castle Street.

▲   Gatehouse with carriage-arch.

▲   Victorian terraces with peg tiled roofs and central chimney stacks on Gold Street.

▲   Complimenting, yet different architectural styles within the town centre.

▲   Building height decreasing in line with topography along South Road.

▲   Artisan's dwellings terraces along Tanners Way.

Saffron Walden public realm design cues

▲   Market Square shared space with focal landmark and strong variation of design.

▲   Informally pedestrianised King Street, with an intimate sense of enclosure.

▲   Street trees, strong building frontage, historic lighting and key landmark within view along the High Street.

▲   Pedestrian footway lined with trees and overlooked by parallel homes in The Avenue.

▲   Bridge End Gardens compliment and reflect surrounding green space character.

▲   Lined with trees, properties along Castle street animate the space with an undulating roofline and varied form.

▲ Informal encounters along pedestrianised front gardens and doors on South Road.

▲ The Common is an accessible open space, enclosed by a soft boundary of mature trees.

▲ Grass verges and green space integration on B1052.

▲ Mirroring retaining stone walls materials creating a stong sense of character on B184.

▲ Intimate mews street at Gold Street Surgery.

▲ Door leading out to the street and informal shared space on Church Road.

Great Dunmow built form design cues

▲ Peg tiled roof, casement windows, and historic detailing on Market Street.

▲ Thatched roof, dormer windows and hedged boundaries Cottage on Stortford Road.

▲ Colourful Victorian terraces establish a distinctive area of character.

▲ Built form along Church Street retains key views towards St Marys Church.

▲ Dormer windows and central stack chimneys create strong character for red brick terraces.

▲ Edwardian paired semi-detached houses with red brick and arched doorways on Station Road.

▲ Former shop retains pargetting and bay windows to enhance ornate character of new terrace home - High Street, Great Dunmow.

▲ Modern example of pargetting and soft boundary treatment on Chaucer Road.

▲ Shops integrated into pargetted and symettrical timber framed semi-detached properties.

▲ Strong continuous built form frontage reinforces hierarchy of character and use along High Street, Great Dunmow.

▲ Consistent rooflines of Victorian terraces along Station Road create strong character.

▲ Essex Police Station on Chelmsford Road uses materials to reflect neighbouring industrial and landscape uses.

Great Dunmow public realm design cues

▲ Accessible public space with North to South connections along the River Chelmer.

▲ Curved Market Street with level change adds intrigue with a wide pavement for pedestrians.

▲ Jubilee Allotments provide a central community space in Great Dunmow.

▲ Church End traverse over a narrow band of countryside to the backdrop of historic buildings.

▲ Focality at the junction of High Street with New Street where the War Memorial is located.

▲ Threaders Green contains an important batch of thatched properties with key pedestrian links to local assets.

▲ Positively addressing Doctors Pond from Star Lane.

▲ Shared space with good surveillance and overlooked parking on Hannam's Yard.

▲ Consistent character without repetition along Church Street.

▲ Newton Hall Lane integrates homes of varied styles into the public realm.

▲ Parsonage Downs open space with its changing levels, mature trees and water feature makes an important environmental contribution to Great Dunmow.

▲ Adjoining green spaces lead to focal blue infrastructure along Star Lane.

Stansted Mountfitchet built form design cues

▲ Timber frames and peg tiled roof on Lower Street.

▲ Modest stone wall boundary with peg tiled roof and casement windows on The Porch, Lower Street.

▲ Historic red brick with eave detailing integrating Cambridge Road shops.

▲ Windmill typologies and materials influence the built form Stansted Mountfitchet and elsewhere in Uttlesford.

▲ Black weatherboarded barn conversion with dormers, shared courtyard and stone wall boundary at Hall Barn and Garden House.

▲ Memorable design - irregular timber framed house shape and stone wall boundary along Bentfield Green.

▲ Consistent Timber framed terraces on Grove Hill with minor differences creating a coherent sense of character without repetition.

▲ Brewery House adds ornate character to the street through dentil detail, bay windows and symmetry.

▲ Almshouse influence on single storey homes with steep pitched roofs with dormer windows.

▲ Distinctive historic landmark aids wayfinding and acts as a gateway to the high street.

▲ Red brick victoria terraces wiith raised entrances along Sunnyside create a coherent narrative.

▲ Combining the influence of form and vernacular of Timber framed and Windmill typologies on Bentfield Green.

Stansted Mountfitchet public realm design cues

▲   Sense of arrival entering East on Lower Street through varied roofscape and animated landscape features.

▲   Footways offer a visual connection to both the rural landscape and the vernacular of Uttlesford towns.

▲   Historic red brick with eave detailing integrating Cambridge Road shops.

▲   Central green space with landmark on Chapel Hill creates a gateway into the town centre.

▲   Symmetry and layout of homes within a shared courtyard create depth of perspective at the end of Dairy Lane.

▲   Building setbacks to create visual permeability to Bentfield Green.

▲ Informal shared space overlooking front parking, Mill side.

▲ Consistent boundary treatment of landscape used throughout Uttlesford, Bentfield Green.

▲ Wide pavements and characterful rooflines attract pedestrians along Lower Street.

▲ Terraces overlooking the Recreation Ground - outdoor gym is a well-liked community feature.

▲ Front parking court within shared space with landscaping detail along Dairy Lane.

▲ Narrow streets (like the above leading off the B1383) between historic properties are a common feature within the centre of Stansted Mountfitchet.

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Key Rural Settlements

A number of significant medieval towns developed in the District. Those that grew are the key settlements of Uttlesford today, i.e. Saffron Walden, Great Dunmow and Stansted Mountfitchet. Others that did not see the same level of development have retained much of their original medieval extent and appearance, e.g. Thaxted and Newport.

This chapter will explore:
Thaxted
Elsenham
Newport
Takeley
Great Chesterford

▲   Key Rural Settlements in Uttlesford highlighted in pink.

Thaxted

Thaxted was one of the most prosperous towns in Essex in the C14 and C15 as a result of the cutlery industry, vying in business importance with Saffron Walden. The late medieval wealth is reflected in the surviving historic building stock which includes the large Church and the Guildhall is positioned at the head of Town Street which is on the main street of the town

Elsenham

Elsenham was a smaller settlement with Roman origins (a rich burial site is located to the east of the village). Although Elsenham is the one of the larger modern settlements it only developed in the second half of the 20th century and as result doesn't have a clear focus. The church lies outside the village near the Hall around which, in the post-medieval period, a landscaped park was developed.

Newport

Newport has its origins in the Saxon period as a royal manor with a market. It developed along the High Street and around the church where most of the important buildings in the town are located as a result of the market-based economy in the medieval period alongside the wool trade and saffron cultivation.

Takeley

Takeley is located in the south of the Uttlesford District and is home to more than 5,000 people. The town only developed in the C20 and much of the parish is covered by Stansted Airport. The most interesting buildings are found along Takeley Street where a cluster of medieval (C15-C17) and Victorian properties are found.

Great Chesterford

Home to 1,750 people and located in the low chalk hills, Great Chesterford has its origins in the Late Iron Age, but it is primarily known as a Roman settlement. The medieval town grew to the south of the Roman town and expanded little in the post-medieval period, but there are several attractive timber-framed houses in the village from this period.

Key Rural Settlement built form design cues

▲ Red brick terraces with barn doors opening onto Wicked Road, Newport.

▲ Dormer windows and stone facade detailing on High Street, Great Chesterford.

▲ Modern use of pargetting, barn doors and stone walls all contributes to character Dunmow Road, Thaxted.

▲ Thatched roof cottage with casement windows and central chimneys along Robin Hood Road, Elsenham.

▲ Modern shopfront design integrated into historic built form - Braintree Road, Felsted.

▲ Peg tiled roof, pargetting, dormer windows, central chimeny and black weatherboarding Dunmow Road, Takeley.

▲ Single storey timber framed terrace houses decline in line with topography creating variation and interest to the street scene in Newport.

▲ Simple brick flats with slate roofs at Kings Granary and Eggary, Great Chesterford- historic links to the mill and with this part of the community's industrial heritage.

▲ Grade II listed Bury Farm Barn, Felsted, with a restored weatherboarded timber framed and Queen post roof structure.

▲ Grade I listed Guildhall in Thaxted, ground floor forms open flagged market house with open timber ceiling, and heavy cross beams.

▲ Red brick mill conversion into non-residential uses while retaining historic facade details in Hatfield Heath.

▲ Old Station House, Elsenham

Key Rural Settlement public realm design cues

▲ Paths wind through the farmland landscape to the backdrop of historic landmarks, John Webb windmill and St. John the Baptist with Our Lady and St. Laurence.

▲ Historic street lighting, accompanied by street trees on elevated green verges separating footpaths from the road along Bridge End, Newport.

▲ Consistent yet varied rooflines with wide footpaths for pedestrians on the B184, Thaxted.

▲ The Flitch Way embraces features of the old railway line while enclosed with mature trees between Takeley and Little Canfield.

▲ Trees play an important role in the High Street scene in Great Chesterford with vertical emphasis and visual focal points from public view points.

▲ Shared space, with strong vernacular street character in Beehive Court, Hatfield Heath.

▲ Street trees and footpaths separated by green verge on the High Street, Newport.

▲ Curved High Street in Thaxted with coloured render moving uphill creates sense of anticipation.

▲ Large trees animate green verges shielding homes from the A1060, Hatfield Heath. Consistent use of white fence posts creates further coherence.

▲ Pedestrians encouraged along wide pavements to the backdrop of historic terraces and Holy Cross Church on Chelmsford Road, Felsted.

▲ Elsenham High Street landmark and street furniture is surrounded by a variety of landscaping and varying forms of distinctive architecture.

▲ Holy Cross Church visible through mature tree lines at the top of station hill pulls visitors to the centre of Felsted.
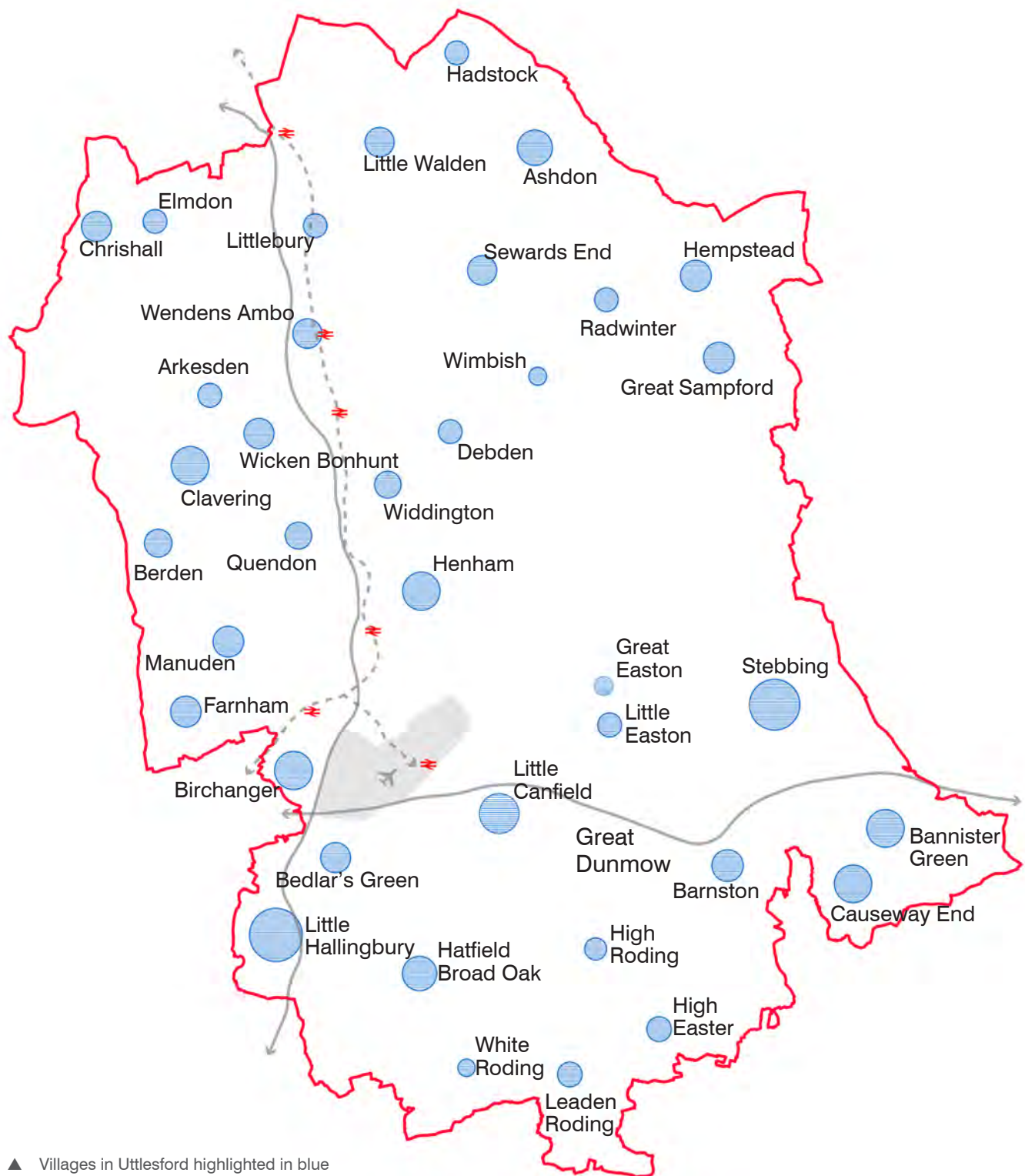
Villages

Villages are the dominant settlement type in Uttlesford. They perform a key function in the borough, linking all settlements to the rural landscape. They often comprise of small scale housing, minor public spaces, and occasional community facilities such as facilities and public houses.

Steeped in history the borough contains a range of settlements with evidence of Saxon occupation such as Littlebury and Berden.

Villages including Wendens Ambo, Quendon, Hadstock and Ashdon have developed from a church/hall complex, while towards the centre of the district is Great Easton which is centred on a Norman Motte.

Small nucleated settlements like High Easter, and Elmdon have a rich mix of C16-C18 properties with the latter experiencing some ribbon development. Medieval and post-medieval development is evidenced throughout villages in Uttlesford with building materials, landscape features and settlement structure reminding the district of its illustrious past.

▲ Villages in Uttlesford highlighted in blue

Hadstock

Little Walden
Ashdon

Elmdon
Chrishall   Littlebury

Sewards End   Hempstead

Wendens Ambo   Radwinter

Arkesden   Wimbish

Great Sampford

Wicken Bonhunt   Debden

Clavering

Widdington

Berden   Quendon   Henham

Manuden

Great
Easton   Stebbing

Farnham   Little
Easton

Little
Canfield   Bannister
Green

Birchanger

Great
Dunmow   Causeway End

Bedlar's Green   Barnston

Little
Hallingbury   Hatfield
Broad Oak   High
Roding

High
Easter

White
Roding

Leaden
Roding

Villages built form design cues

▲ Timber framed cottage with peg tiled roof overlooking Bannister Green. Low hedged boundary treatment integrated with informal shared space.

▲ Peg tiled roof, sash, pilasters and dormer windows with soft boundary treatment at B1039, Wendens Ambo.

▲ Thatched roof with pargetting and Almshouse massing along B1053, Great Sampford.

▲ Dormer windows, red brick facades matched with boundary treatment and clock tower feature adds historic character to B184, High Roding.

▲ Red brick Victorian terraces with central chimney and historic wall light on Birchanger Lane.

▲ Barn conversion using black weatherboading with peg tiled roof and stone wall material at High Street, Chrishall.

▲ Victorian terraces use symmetry with entry, dummy windows and chimney location to create distinctive village character.

▲ Almshouses in Radwinter - Three gabled porches project on the front. Roofs tiled, with 4 chimney stacks each and casement windows.

▲ Flint Cottages with red brick quoins on the High Street at Widdington.

▲ Slate roof, white-washed plaster and simple iron railings - a common feature in Hadstock - on a half height flint wall in Linton Road.

▲ The Chantry made from gault brick with pilaster features, is one of many church conversion examples in Uttlesford.

▲ Black weatherboarded barn with peg tiled roof demonstrates character at the smallest scale in Elmdon.

Villages public realm design cues

▲   White railings preceding the bridge on Radwinter Road over the River Bourne are key characteristics of Ashdon.

▲   Footbridge leading to open space safely integrates users with both the landscape with the street scene, Clavering.

▲   Mature trees along the west side of the B1383 in Quendon add scale to the streetscene and frame the view to the north.

▲   Curved road and overhanging trees create a key view towards church on eastern approach to Church End, Stebbing.

▲   Water creates tranquillity at Horse Ponds in Little Easton lapping to the side of the road, trickling over weirs or reflecting the sky glimpsed through the many mature trees.

▲   Curved street and weatherboarding creates horizontal desire lines through The Street, Manuden.

▲ Bridges to homes over swales and green verges on the Main Street, Arkesden.

▲ Mature trees animating green verge and separating footpath from street at Cage End, Hatfield Broad Oak.

▲ Historic buildings frame a view to the west on Church Street in Henham.

▲ Mature trees animating grass verges and creating enclosure along the High Street, Debden.

▲ Bridge over the River Pant lined with mature trees creates sense of arrival upon entering Great Sampford.

▲ Intimacy and enclosure along Penham Road, Clavering before arriving at a key destination.

Small villages, hamlets and farmsteads

Small villages, hamlets and farmsteads are key to defining character in Uttlesford. Found across all areas of the district, they provide a transition from settlements to the open countryside. They often comprise of small groups of housing, and the occasional community facility such as churches, bed and breakfasts, and village halls often located away from any buildings.

Some small castle remains also survive from the Norman conquest in smaller villages, e.g. Great Canfield, and some early domestic buildings such as Little Chesterford Manor (a remarkable and rare stone secular building from the C13).

The District has some major concentrations of pre-1550 and pre-1750 farmstead buildings. Early (pre-1750) farm buildings (predominantly barns) are found particularly concentrated across the claylands of the Northern part of the District.

A distinctive characteristic of the small villages and hamlets (and wider larger settlement types) is the concentration of timber-framed aisled barns dating from the 12th to the 19th century. Many are the result of a massive rebuilding programme underway between 1550 and 1650.

Steventon
End

Little
Chesterford

Church
End

Little
Walden

Strethall

Littlebury Green

Pond Street

Duddenhoe
End

Langley

Little
Sampford

Stickling
Green

Debden
Green

Hawkspur
Green

Starling's
Green

Hamperden
End

Cutler's
Green

Little
Bardfield

Little
London

Ugley

Chickney

Monk Street

Broxted

Tilty

Duton Hill

Lindsell

Duck End

Bran End

Little
Dunmow

Baconend
Green

Wellstyle
Green

Great
Canfield

Bishop's
Green

Onslow Green

Aythorpe
Roding

Stagden
Cross

Keeres
Green

Manwood
Green

Margaret
Roding

▲   Small villages and hamlets in Uttlesford highlighted in brown

Small villages, hamlets, and farmsteads built form design cues

▲ Typical farmstead built form layout at Duck End Cottage.

▲ Colville Hall in Uttlesford with Thatched roofs, timber frames, and jettying.

The Three Horsehoes Pub uses rural materials while maintaining its function as a key landmark within the Hamlet.

Local farmstead vernacular (black weatherboarding, peg tiled roof and flint wall) in Baconend Green.

Thatched cottages with pastel facades in Duddenhoe End.

Cottage in Little London incorporating several influences from traditional Uttlesford typologies.

▲ Typical Uttlesford farmstead arrangement and layout in Tilty.

▲ Working farm in Lindsend with tradtional building typologies and external space.

Individual single-storey stables at Brookend Farm Stables. Central two-storey block - built with red brick, projecting wings and gabled tile roof.

Little Chesterford village hall with red brick walls, front gabled entrance and clay peg tiled roof.

Ivy clad 19th Century Farmhouse on Friars Lane contains strong farmland views in a natural rural setting.

Vernacular contrast of past and present industrial farm built forms on Bentfield Bury Farms.

Small villages, hamlets, and farmsteads public realm design cues

▲   Trees enclose and overhang Church End Lane.

▲   Windbreaker trees provide vertical emphasis and frame a view of the church in Little Bardfield.

▲   Sense of arrival at New Chickney Hall.

▲   A smooth transition between the built form and the public realm in Lindsend.

▲   Key views of the church are framed by the green space in Little Sampford.

▲   Farm complex bisected by the lane in Baconend.

▲ Green verge along Bull Lane guides visitors into the village.

▲ Post box located along protected rural lane in Uttlesford.

▲ Juxtaposition of open countryside and dense woodland in Ugley.

▲ Windbreaker trees provide vertical emphasis to the open countryside while defined field boundaries.

▲ Mature trees animate the grass verge along Bramble Lane, Little Dunmow.

▲ Valley topography frames a view of the open countryside on Water Lane, Broxted.

3.5 Landscape Character

Uttlesford's picturesque landscapes combine with the built form to create the district's unique character. This section will explore Uttlesford's three landscape character areas; Chalk Uplands, River Valley and Farmland Plateau. They each contain a set of distinguishable characteristics that will give the landscape its identity.

The landscape character is defined beyond nature and appearance. It is important to explore the history of the landscape, and how it has developed to serve the area.

The topography and natural features of each profile have influenced their settlement structure, and the built form that sits within them. They also help to frame key views within the district and create important habitats for flora and fauna to thrive.

Landscape character areas

The Design Code should be read in conjunction with the Uttlesford Landscape Character Area Assessment (2006). the identification of landscape character has been carried out in a hierarchical way across Essex and Uttlesford. The National character Assessment identifies geographically character similarities throughout the country. The Landscape Character Assessment for Uttlesford (jointly prepared for Uttlesford, Braintree, Chelmsford, Maldon and Brentwood Councils) maps the Landscape Character Types (LCTs) which share common characteristics but which occure throughout these areas of Essex.

Within Uttlesford three broad landscape character types have been identified. These are further subdivided into 20 sub-character areas. Within this design code the three landscape character areas will be explored at high level however applicants for specific sites should refer to the landscape sub-character within which they are designing for further guidance.

Preservation of landscape character

By understanding the relationship between buildings and landscape, the contribution buildings and human activity has on the character of the landscape is able to shape how development can continue to maintain the distinctiveness of settlement form and preserve the landscape character across Uttlesford.

Relationship of landscape and settlements

The landscape character overview should be read in conjunction with section 3.6 Settlement Characteristic**s**. Some settlements of a similar form perform a very different function in contributing to landscape character by virtue of their topographical position, which given Uttlesford's topographical nuances is of importance when creating extensions to existing settlements.

For example, a linear settlement may be located along a valley and be hidden by nature of its form. Alternatively, the same linear form located on the top of a hill, or along valley contours creates landmarks within the landscape. The sense of arrival and relationship with the wider landscape is very different between the two positions topographically.

Once an understanding of the form of the settlement and settlement typologies have been made, consideration of the topographical setting should be considered. Consideration should be given to the effect of a variety of topographical factors on the design of a development within any given settlement form.

Understanding variations in landscape form includes identifying differences in micro-climatic conditions. Different landscape forms may present different opportunities to respond to the climate emergency by orientating for maximum solar gain as well as structuring development to create the most walkable development form.

▲   Landscape character in Uttlesford.

Legend:

- Chalk Uplands
- River Valley
- Farmland Plateau
- Railways and Stations
- Key Roads
- Stansted Airport

Chalk uplands

Located in the east of the district, chalk uplands are defined by a number of key characteristics that have a wider influences on settlements and life in their area.

Encompassing villages such as Arkesden, Clavering, Chrishall, and Berden, the gently rolling chalk upland landscape of broad ridges and panoramic vistas visually defines the area.

Isolated farm houses and churches on hilltops are a common sight, while sweeping vistas highlight the openness of the landscape that is created by the large-scale rectilinear arable field pattern.

Drainage ditches, grass verges and linear windbreak trees define field boundaries and create intimacy within settlements. Many small settlements are created along water courses, with individual bridges providing access to houses across the river.

Pale colour-washed plaster and timber-framed houses with thatched roofs are the local vernacular in the whole area. The use of weatherboarding, brick-and-flint, and mellow old red brick is also common among domestic and farm building, along with historic houses.

▲ Chalk uplands in Uttlesford highlighted in yellow.

▲ Sweeping view over the gently rolling upland landscape in Chrishall.

▲ Arkesden village structured along a stream.

▲ Brick-and-flint building with weatherboarding and thatched roof in Wicken Bonhunt.

▲ Trees define the large-scale rectilinear field pattern in Elmdon.

River Valley

Running through various points of the district, the river valley's rolling landscape comprises of natural features that influence the built form within the area.

Rectilinear field patterns lined by hedgerows and tree belts are interspersed with semi-natural and ancient woodland. In the valley dense riverside and riverbank trees compliment grassland, wetland and scrub habitats.

The rolling topography means views of towns and villages are visible from higher ground with their church spires detectable above wooded skylines.

Both larger and smaller settlements such as Saffron Walden and Manuden are a common feature within the landscape character. Their shape varies from a linear structure to nucleated settlements clustered around village greens.

The landscape has a strong relationship to the adjacent farmland area. Farm buildings are built using red brick and black weatherboarding. Domestic properties in the river valley are primarily cream or white/bright colour-washed plaster with thatched roofs. Towards the north of the district gault brick is used more widely, while elsewhere red brick is more popular.
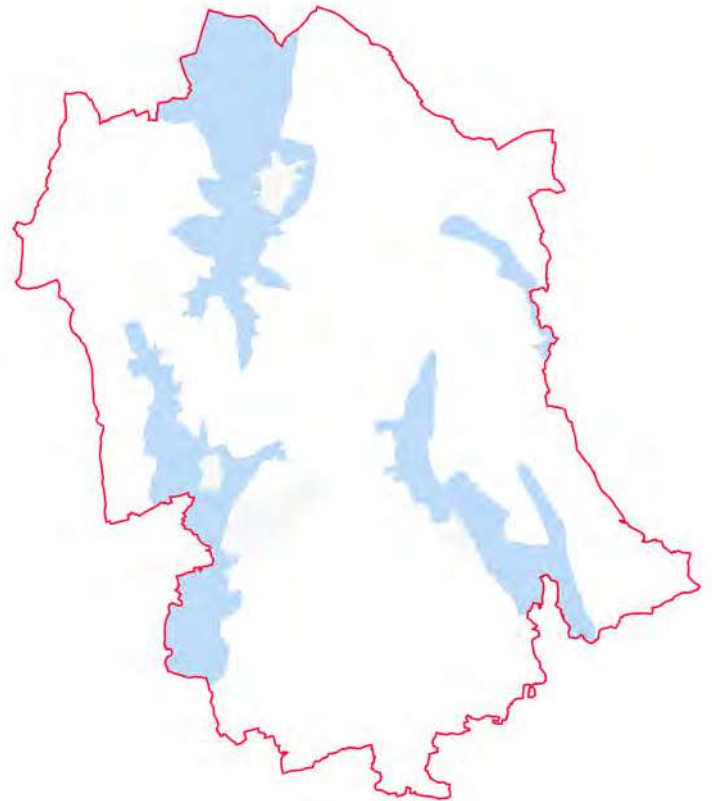
▲   River Valley in Uttlesford highlighted in blue.

▲   View over the Stort valley looking out towards farmland on higher ground near Manuden.

▲   Wetland habitats in Little Easton.

▲   Views of rolling fields interspersed with small patches of woodland near Saffron Walden.

▲   Gault bricks in Great Chesterford.

Farmland plateau

The farmland plateau landscape is the largest across Uttlesford. Found mostly within the centre and in the east of the district, the landscapes relationship to farming is understood through a number of key characteristics.

Rolling arable farmland with broad ridges and hills surrounding steep valleys with small streams characterise the farmland plateau landscape. Dense woodland patches and copses provide structure and edges in the plateau, with shelterbelts forming a dark backdrop to the farmland.

The texture of this landscape is layered in all seasons, from smooth green fields in spring to summer's golden grain. This has influenced the local vernacular with timber frames, colour-washed plaster, decorative pargetting, the prevalent materials. Halls and farmsteads are scattered throughout the area with the latter using red brick and black-stained weatherboarding.

Wide views from open roads and high plateaus contrast with enclosed nature of wooded areas in valley bottoms. Landmark church views are visible on higher ground, and in areas where the plateau broadens views become more expansive and full of big skies.

▲   Farmland plateau in Uttlesford highlighted in green.

▲   Farmland plateau in Uttlesford highlighted in green.

▲   Timber framed barns in Widdington.

▲   View of the church on higher ground beneath woodland in Debden.

▲   Dense woodland enclose The Flitch Way.

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3.6 Settlement Characteristics

Settlements of all periods are often fluid entities, being created and disappearing, expanding and contracting, and sometimes gradually shifting. In some cases that is in response to particular circumstances, and in others to longer-term trends whether social, economic or even climatic.

In Uttlesford, a number of patterns emerge when analysing the structure of its many settlements. For many places in the district, history, landscape, and trade, has had a pivotal role in shaping how the village has evolved. For others, modern development and community has shaped the settlement in a certain way.

This section will explore, identify and summarise some of Uttlesford's key settlement characteristics, including their structure, focal points, and their interaction with natural and historic assets.
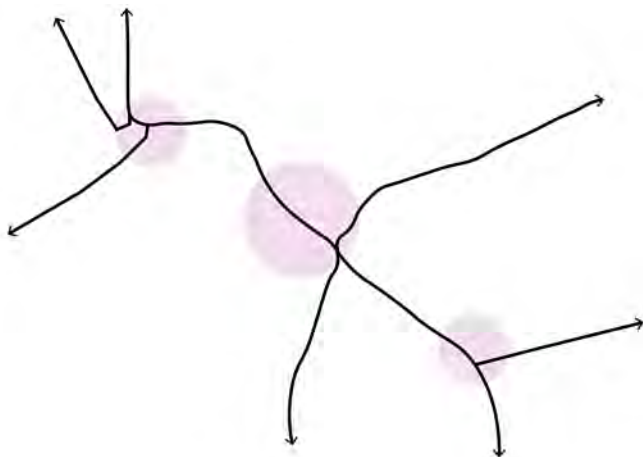
Polyfocal linear structure
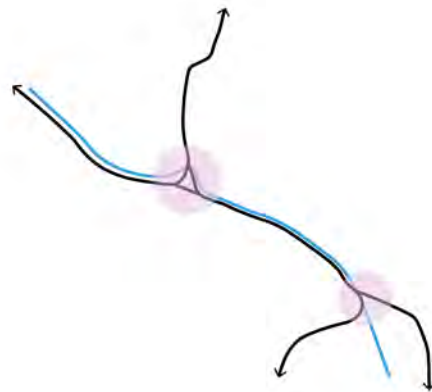
Linear structure
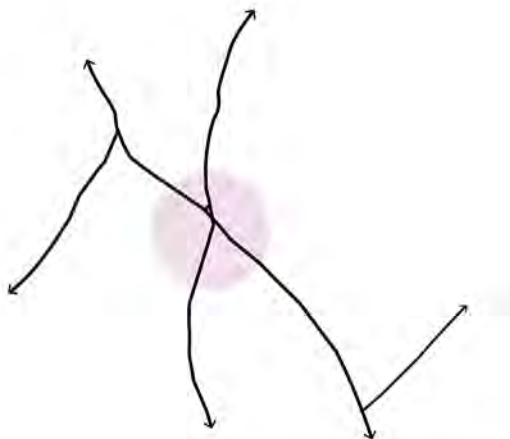
Nucleated structure

Focal linear structure

How we've characterised settlements

The District's settlement is generally a mixture of villages, hamlets and dispersed farmsteads; many of the latter clustered around commons and greens particularly on the clay plateaux. Farmsteads characteristically lie at intervals along the winding lanes, each set within its own group of fields. There is also a recurrent pairing of medieval churches and manorial halls, usually in prime valley-side locations close to a water supply.

Relatively large, irregular, places are said to be 'agglomerated', while settlements which comprise clusters of houses strung together (sometimes with suffixes like 'End', as in Duck End, or Parva [Little] and Magna [Great]) are termed polyfocal villages. Very few settlements are clearly one settlement type or another; most comprise features of different categories, but there are some overall common arrangements as set out in the following pages.

Polyfocal Linear Structure

Polyfocal settlements typically originated from properties strung out along an extensive network of linear and triangular greens. (The smallest greens, often under five acres, tend to be the triangular ones associated with crossroads where three roads meet). Many of these linear greens and 'ends' have a number of moats and farmsteads dispersed along them, e.g. Berden, Henham, Felsted area.

Linear Structure

Linear settlements often originated historically from ribbon development along Roman (or earlier) roads or trackways such as Stane Street (the original Roman road from Braughing to Colchester) or that between Harlow and Cambridge. The Roman occupation saw the establishment of strategic forts, and small towns developed along existing and new routes where there may already have been some earlier small scale settlement.

Linear settlements also developed along heaths (e.g. Hatfield Heath) and along linear greens or sometimes other landscape features as well as other later thoroughfares, such as in the Great Dunmow area.

Nucleated Structure

Nucleated settlements tended to develop from a clear focus such as a crossing point on a river, or a hall/church complex, sometimes a castle, or a road junction. Development then radiates out along the routes that often converge at or near the focus of the settlement, e.g. Hadstock.

The principal manorial sites and the parsonages are frequently near the church in the core of their parishes, but the minor (smaller) manors and former free tenements are often in a peripheral position and similar in appearance, i.e. moated.
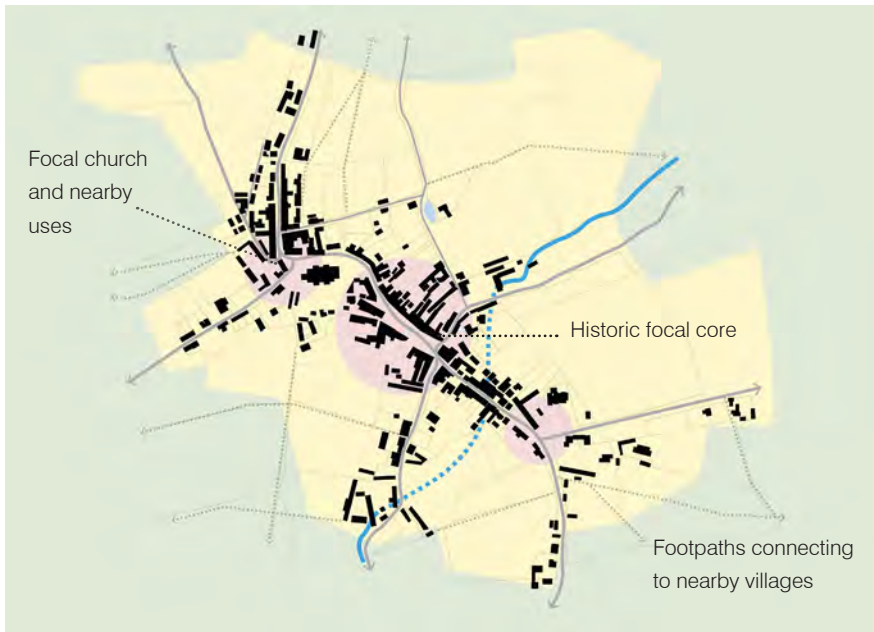
Focal linear structure

These often originated as nucleated settlements along a thoroughfare with later ribbon development spreading from the focal point along the route, creating a more linear structure.

Stansted Mountfitchet and Great Dunmow are both examples of this type; Stansted with a centre next to the castle and linear settlement along the former Roman road, whilst Dunmow's centre is focussed around the Church with linear development along the High Street.
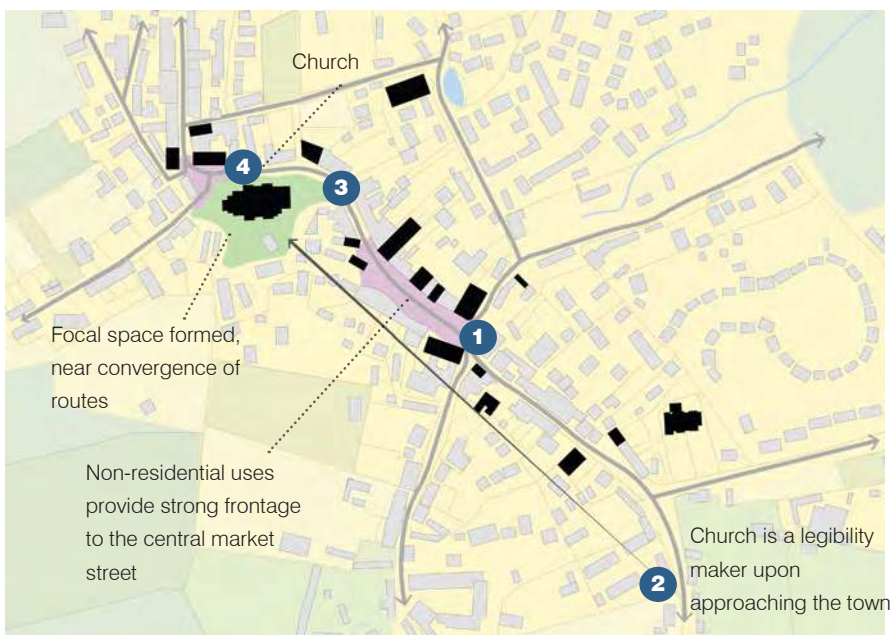
Development in Open Countryside

Uttlesford is recognisable for the relationships between landscape and small scale developments which fall outside the settlements and villages. Buildings for may be residential, agricultural or other community uses however are typically small ribbon developments, farmstead clusters or manor houses / isolated buildings. These typologies are referenced in section 3.2 Uttlesford's Built Character.

Polyfocal Linear structure

▲ Historic settlement structure of Thaxted from 1888-1913, with contemporary settlement extents.
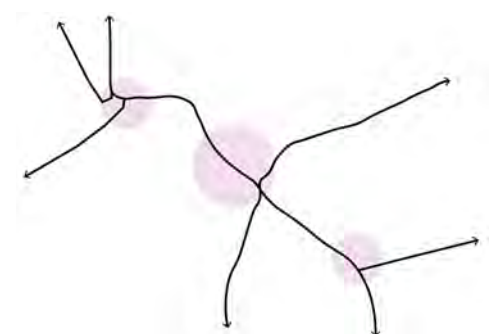
Focal church and nearby uses

Historic focal core

Footpaths connecting to nearby villages

Trade and commerce have played a key role in growing settlements along linear high streets. Focal spaces along the linear street have emerged at the convergences of roads in front of key landmarks, and within the civic core.

Focal points often compliment each other, with landmarks providing a backdrop to the high street. This creates a distinctive street scene, that aids legibility and contributes to the overall character.

Structure Characteristics

- Linear historic routes
- High/main street integrated within the middle of the historic route
- Convergence of roads forming green space
- Focal landmark within the centre of the settlement (church/pub)
- Development occurs along the main route
- Local routes to neighbouring settlements branch off from the main village route

Church

Focal space formed, near convergence of routes

Non-residential uses provide strong frontage to the central market street

Church is a legibility maker upon approaching the town

▲ Contemporary settlement structure of Thaxted, with key views numbered.

▲ Diagrammatic representation of Thaxted's polyfocal settlement structure.

▲ View from the bottom of Town Street, Thaxted.

A key feature of Thaxted's polyfocal structure is the relationship between the town's church and the main linear route/high street.

Situated on top a hill, the church sits as a backdrop to a distinctive street scene along Town Street. Varied rooflines, local vernacular and the both give the focal town centre space a distinctive character.

As the road continues up the hill to the church, the built form mirrors the curve which creates a sense of arrival to the church and the surrounding space.

Examples of key features in Polyfocal linear structure

▲ The focal church is a legible marker for visitors entering the town.

▲ Strong street presence and built line enhances arrival to the focal space.

▲ Homes positively addressing the Church on Town Street.

Linear structure
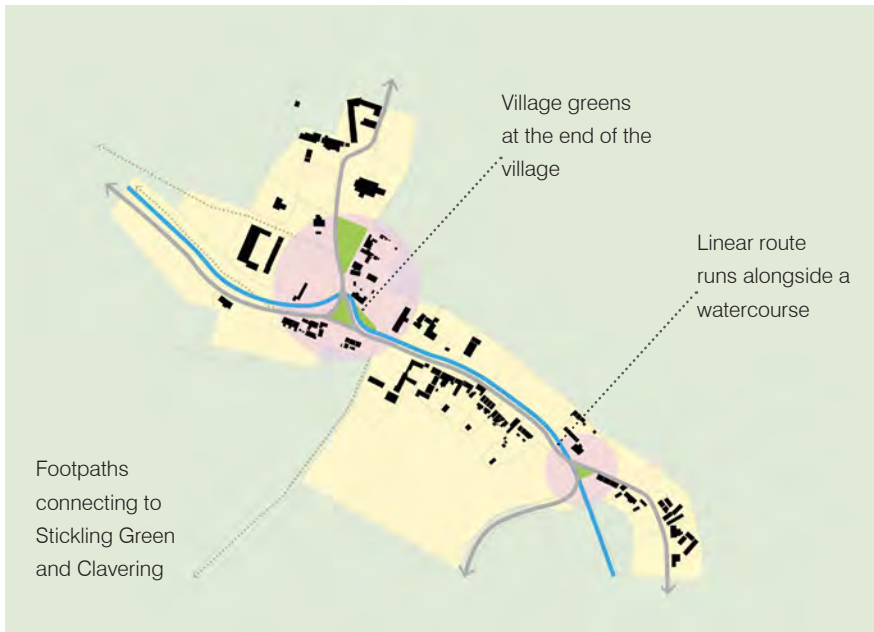
▲ Historic settlement structure of Arkesden from 1888-1913.

**Examples of key features in linear settlements**

▲ Contemporary settlement structure of Arkseden.

Many of Uttlesford's villages have a distinctive character that is defined by its historic linear route and the convergence of routes and focal spaces at either end of the village.

Community assets are often clustered and framed around the focal core space. Key views of these assets are then framed by buildings which actively front on to the space/ village green.

Structure Characteristics

* Linear historic route
* Convergence of routes at either end
* Focal space often found at one or both ends (whether that's a village green or park)
* High street running through the centre of the settlement
* Facilities/uses/services branch off the linear route
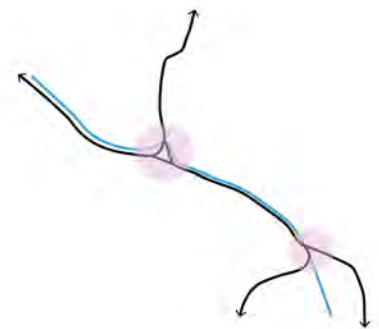
▲ Diagrammatic representation of Arkesden's linear settlement structure.

Analysis of key focal space

Village green frames key views of the Church

Homes fronting onto the green link and village gren
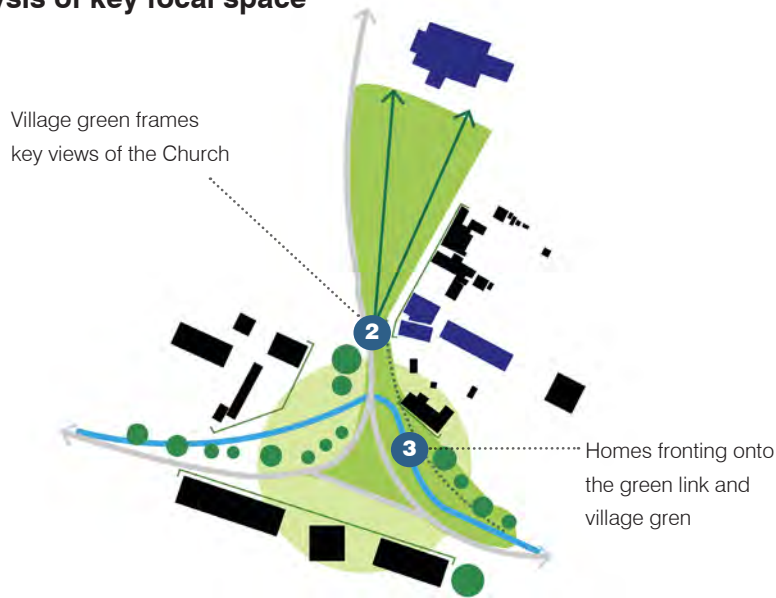
▲ Focal space within Arkesden, with key views numbered. Numbers correspond with images below.

This settlement will produce either a hierarchy of focal spaces, or one singular space at the end of the village.

Focal Space Characteristics:

- Linked green spaces
- Focal space frames views of landmark buildings
- Focal space provided with active frontages on all sides
- Formed at the convergence of routes and watercourse

Examples of key features in linear settlements

▲ Swales and bridges form an attractive street scene within the green linear link in Arkesden.
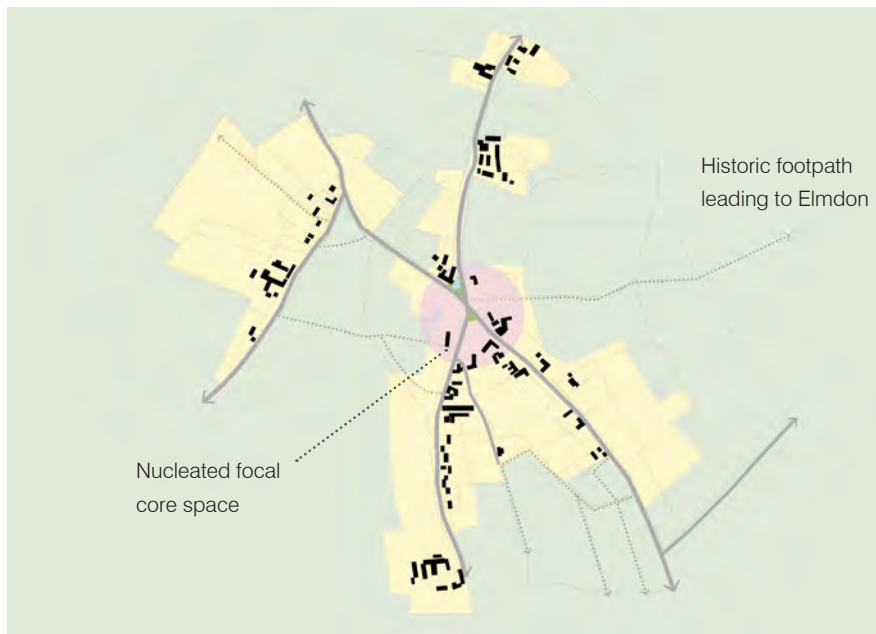

▲ Focal village green at Northern end of Arkesden frames a view of the church.

▲ In Widdington, actively fronted homes similarly frame key views of the green space.
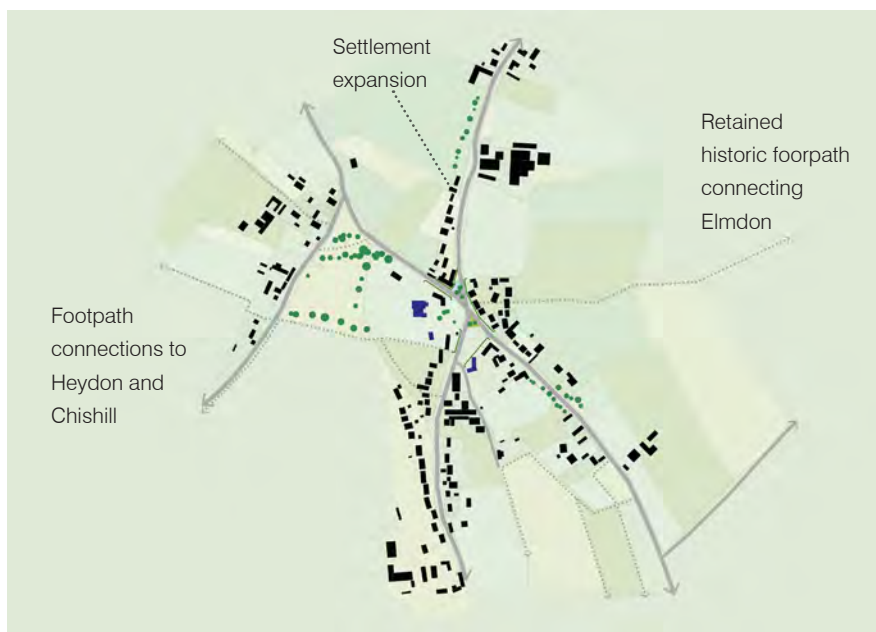
Nucleated structure

▲ Historic settlement structure of Chrishall from 1888-1913.

Several settlements in Uttlesford are characterised by their nucleated structure, originating as church hall complexes. Routes converge at the centre of the settlement, often creating a legible focal spaces in the form of a triangular green or a key junction.

Structure Characteristics

- Convergence of historic routes at the centre of the village
- Route convergence creates central green space
- Nucleus space contains legibility indicators at key junction
- Facilities/uses/services often are found near the nucleus
- Historic ribbon development grows along each route

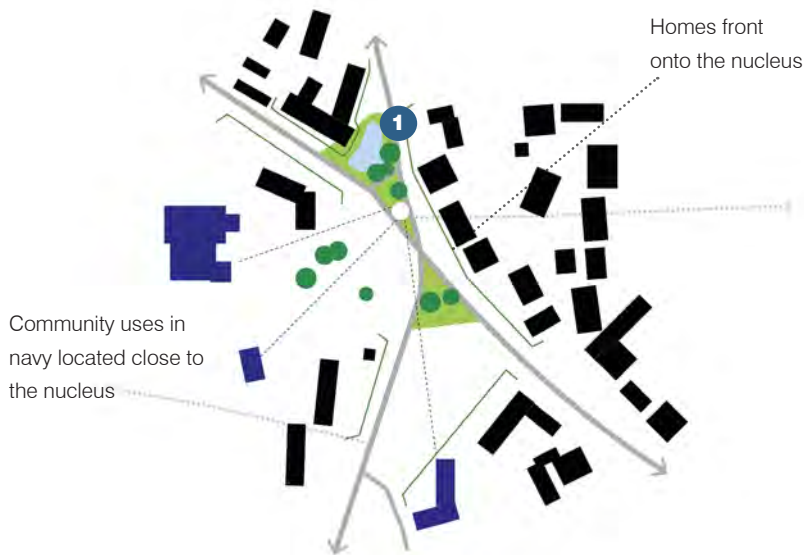## Examples of key features in nucleated settlements

▲ Contemporary settlement structure of Chrishall with community assets outlined in black.
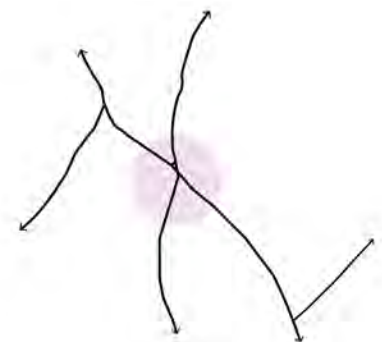
▲ Diagrammatic representation of Chrishall's linear settlement structure

Analysis of nucleated space

Homes front onto the nucleus

Community uses in navy located close to the nucleus

▲ Diagram shows the focal Space within Chrishall with the numbered key view illustrated below.

Nucleated spaces have a strong relationship with community uses, and fronted homes. The spaces and convergence of routes often contain areas of public realm or nature that provide opportunities for rest and social interaction, as well as legibility aids.

Focal Space Characteristics

- Community assets are accessible to settlement nucleus
- Surrounding buildings front onto the nucleus
- Multi-functionality: Rest, legibility, wayfinding

Examples of key features in nucleated settlements

▲ Listed buildings, community assets, transport facilities, and local monuments enliven the green space found within the middle of Elmdon.
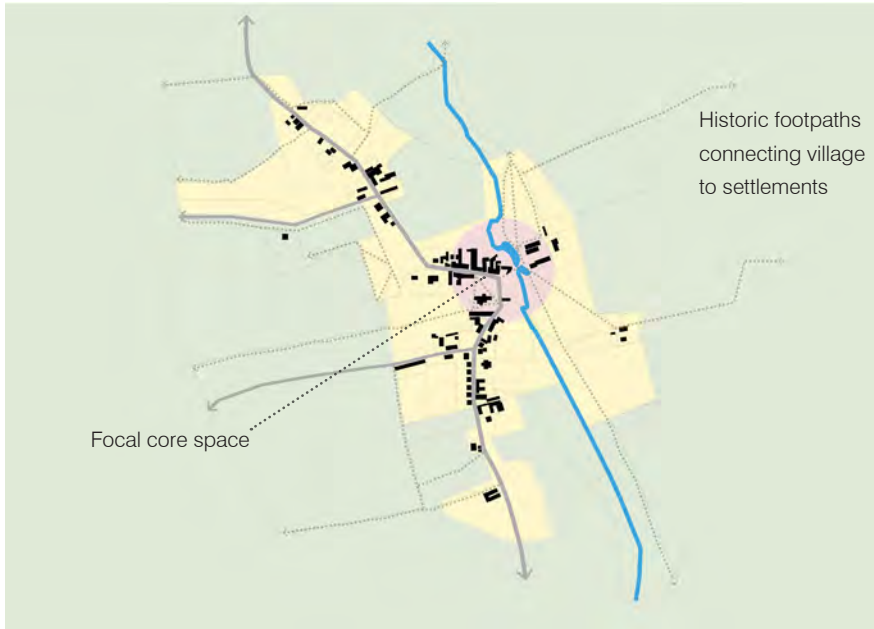

▲ Nature at the nucleated space in Chrishall.

▲ In Wicken Bonhunt, a pub sits on the nucleated space within the village.

Focal linear structure

Historic footpaths connecting village to settlements

Focal core space

▲   Historic settlement structure of Manuden from 1888-1913, with contemporary extents.

Examples of key features in nucleated settlements

Bridleway heading towards Elsenham

Walking routes to the countryside

Footpath next to Stansted Mountfitchet along the river

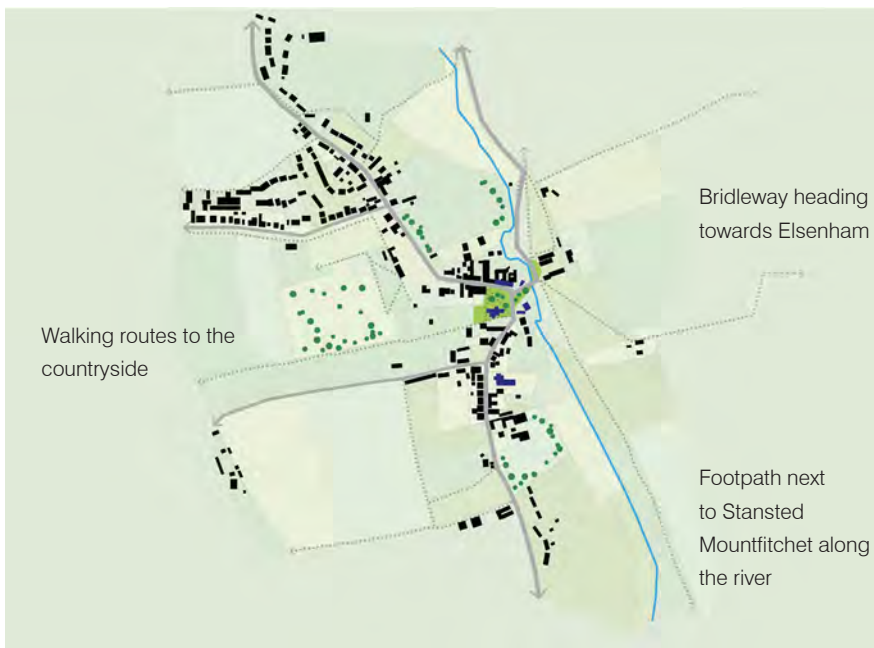▲   Contemporary settlement structure of Manuden.

Linear settlement structures often contain focal areas within the middle of the village. These focal areas are generally community assets but also extend to public realm spaces.

A key characteristic of these settlements is the intimate relationship between the assets at the heart of the development. Their close proximity to one another creates focality within the village aiding legibility and ensuring facilities are well-used.

Structure Characteristics

- Historic linear route
- Settlement grows from focal centre
- Community facilities and public realm act as a central marker for the settlement to grow from
- Junction intersect with these focal uses
- The scale and form of these facilities contributes to the central focality of the space

▲   Diagramatic representation of Manuden's linear settlement structure.

Analysis of linear focal space

Community assets front onto the centre

Farmstead typologies on the edge of the settlement

Non-residential uses lead out onto the focal space

▲ Diagram shows the key views when arriving to the centre of Manuden.

The focal part of the settlement uses scale and form to emphasise the significance of the central space.

Focal Space Characteristics

- Community assets are immediately visible upon entering the centre
- Assets front the street near the centre
- Public realm compliments the built form and frames key views

Examples of key features in focal linear settlements

▲ Landmarks and community assets draw visitors into the centre of Hempstead Village. Local street vernacular and nature adds further character and identity to the area.

▲ Visibility of central landmarks in Manuden.

▲ Dynamic street scene with the pub overlooking the river welcomes visitors at the central junction in Ashdon.

▲ Izabella, age 12

04

District Wide Coding

4.1 Context

The National Design Guide states that an understanding of the context, history and character of an area must influence the siting and design of new development. This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting.

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 and form of a new scheme. Contributing towards the creation of a well-designed place will mean considering things like working with the natural topography of the site and understanding how the place has evolved and changed over time.

Prior to commencing the design process and making key decisions it is important to appreciate the constraints and opportunities of the site. It must take into account the surroundings as well as the site itself and take an open minded and realistic view on whether the site can be developed in the way proposed. The appraisal needs to be thorough to establish appropriate solutions.

In most situations, the general character of a potential development site and its vicinity can be represented within a supporting Context Appraisal. This may form part of an applicant's Design and Access Statement or a supporting document. The 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. In all cases site visits are required, which also incorporate a study of the surrounding areas.

It is important that the Appraisal fully considers the context of the site and the key characteristics which make up the prevailing context of the place.

To guide applicants when thinking about their proposals the preceding chapter "Uttlesford Places" has been prepared. These places have recognisable character as defined by their geography, history, character, landscape or land uses. The Uttlesford Places chapter should be considered as a glimpse into the unique qualities of Uttlesford. Applicants should seek to understand the unique characteristics of the place in which they are proposing development. This may include more localised characteristics that should be researched and responded to through the design process.

In addition, across Uttlesford, a number of Village Design Statements and Neighbourhood Plans have been prepared by local communities for their specific area of Uttlesford. Applicants must consider, and should make beneficial use of, these locally prepared documents. Conservation Area Character Appraisals should also be read in conjunction with this code.

Context Expected Outcome C1

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

C1.1 Proposals for new development must demonstrate an understanding of the context of the proposed site by analysing key contextual features such as its topography and geology, the landscape and natural features, boundary features, the layout of streets and buildings and typical form and details.

C1.2 Based upon the undertaken analysis proposals should describe the existing and local positive features of the proposed site and its surroundings and explain how these have influenced, and will influence, the design of the proposed place.

What we don't want to see

Applications where design teams haven't visited the site.

Applications which do not include comprehensive analysis of the local area as per the requirements set out in this document and the National Design Guide.

▲ Existing walking routes along a disused railway line become an opportunity to connect new and existing neighbourhoods. New development responds positively and maximises the opportunity to improve surveillance and safety of the route. *Derwenthorpe, York*

▲ Existing ponds and ecology have influenced the creation of green corridors and wildlife migration routes. These are positively integrated and become multi-functional and biodiverse spaces and attractive setting for new homes. *Houlton, Rugby*

Context Expected Outcome C2

Value heritage, local history and culture

The historic environment is valued across the district by its local community for its great diversity in form, age and character. The contribution that designated heritage assets make to this distinctive built environment is legally protected, but hundreds more non-designated heritage assets are also scattered across the area making vital contributions to this unique character.

C2.1 Development must identify and demonstrate a detailed understanding of the significance of heritage assets within and adjacent to development sites at the earliest opportunity.

C2.2 Developments must agree detailed and site-specific positive approaches to individual heritage assets and historic features that are located within development sites.

C2.3 Proposals for new development must demonstrate an understanding of the history of the place, how it has changed and influenced the context.

C2.4 Proposals should seek to use development as an opportunity for people to engage with historic sites, landscapes and buildings, in addition to responding to local culture and vernacular.

C2.5 Place-shaping through new development must therefore embrace heritage assets and harness their inherent qualities to enhance new places whilst preserving their special significance and value.

C2.6 Proposals must demonstrate an engagement with heritage professionals and local communities to ensure clarity on how their values are taken into account.

C2.7 Developments must outline their alignment all relevant Historic England guidance and Advice Notes (HEANs), and Good Practice Advice (GPAs).

C2.8 Developments must outline their approach to maintaining settings of heritage assets in/near new developments. This includes preserving key views Churches and other landmark buildings.

C2.9 Proposals must also outline how they will create new viewpoints of churches and other landmarks within the development.

C2.10 Identifying important views and settings of heritage assets should derive from Uttlesford Places and Historic England's GPA 3 – Setting and Views.

▲ Retained heritage buildings provide a richness and variety to new residential development. **Morris Dance Place, Thaxted.**

▲ Key view of St Mary's Church framed with vertical emphasis of mature trees on The Common. **Saffron Walden.**

Building in Context

A robust assessment of the building and settlement typologies and an understanding of the development of the district and the significance of its historic environment has formed the foundation of the design code.

C2.11 New development proposals should consider the specific historic context of the development site and what particular elements are dominant or pivotal to local character

C2.12 Proposals must outline local character-based opportunities, using existing design cues (see section 3 Uttlesford Places), to integrate these features into the design of the scheme.

C2.13 Applicant must demonstrate how new developments establish an appropriate relationship with the pattern of existing development and routes.

C2.14 Conservation area appraisals, village design guides, historic area assessments, etc. all provide background information to support the identification of key characteristics of areas and should be referenced in the development of proposals affecting the historic environment.

▲   Historic street pattern and built form, creating distinctive character .
Lower Street, Stansted Mountfitchet.

Heritage Statements

Heritage Statements must accompany all applications for development affecting heritage assets (designated and non-designated) both directly and indirectly, i.e., Within the setting. This is a national and local planning policy requirement and will be required to validate your planning application.

The level of detail should be proportionate to the importance of the assets and no more than is sufficient to understand the potential impact of the proposal on their significance.

C2.15 Heritage Statements should contain the following information:

- Identification of heritage assets potentially impacted by the development (designated and/or non-designated)
- Statement of Significance of all heritage assets identified (this should include any contribution that setting makes to this significance)
- Assessment of development's impact on the significance of heritage assets (including impact on setting and how this affects the significance)
- 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 including identification of level of any heritage harm (substantial or less than substantial) 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.
- Where possible make reference to existing conservation area appraisals, village design guides and statements).

4.2 Identity

The National Design Guide indicates that the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Local character makes places distinctive and memorable and helps people find their way around.

This includes:

I1: Respond to existing local character and identity
I2: Well-designed, high quality and attractive places and buildings
I3: Create character and identity

As identified within the Uttlesford Places chapter the district has a distinct character which varies across the rural and sub-urban context and across the natural environment. This distinct character defines the identity of each area across the district and contributes towards a sense of place. An understanding of the character of a place and its surroundings is essential to producing a contextual and sympathetic design proposal.

Designers should research historic built and landscape character and spend time in the local area to appreciate its distinctive qualities and aim to reflect and respond to these through the design, evidenced through a local character appraisal.

This sections should be read in conjunction with the "Uttlesford Places" section of this design code which sets out key characteristics which define the district. This explains what aspects contribute to creating a characterful place and to the identity of Uttlesford. Response to this section is significant to ensure that any future development positively contributes to Uttlesford's character.

Throughout the district wide coding locally distinctive elements have been included which will inform identity within new developments. In combination with Uttlesford Places, these components when delivered will create both locally distinctive character and identity but legible, attractive places, rooted in the understanding of the place.

Identity Expected Outcome I1

Respond to existing local character and identity

Identity Expected Outcome I2

Well-designed, high quality and attractive places and buildings

Identity Expected Outcome I3

Create character and identity

I.1 Developments must demonstrate an understanding of the story of the place; its history, culture and associations.

I.2 Proposals must include an analysis of local character including building form, layout, topography, typical local materials and details.

I.3 Developments must include a response to Section 3. Uttlesford Places. This should be prepared at pre-application stage and discussed with Officers.

I.4 Proposal should utilise Uttlesford Places and the Street Character Types set out with section 4.6 Public Spaces to reinforce character and identity within developments.

I.5 Applicants should develop a strategy to demonstrate legibility and identity within the proposals, which may help to reinforce local identity and/or create a fresh identity for the new place.

What we don't want to see

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.

Poorly designed buildings with poor proportions and a lack of design connection to the context.

Developments which lack coherence, legibility or consideration of durability of materials and details.

Crude level changes and excessive ground works and retaining structures.

▲ Indicative street scene which responds to the building widths traditionally found in Uttlesford, utilises varied roof forms, a mixed palette including coloured render, and responds to street ratios of the district. It also includes resilient measures such as street trees, biodiverse landscaping and controls parking.

Roof Form

Roof forms in Uttlesford are varied in character. Variety of roof form is expressed through individual buildings, including high pitches roofs, end of gables and dormers, which break up the horizon. In places this varied roof form if due to the topography of the district.

I.6 Proposals should clearly demonstrate how they have reflected the variety and varied roofscape of Uttlesford.

I.7 Continuous repetition of roof forms and uniform ridges should be avoided.

I.8 Roof articulation and setbacks should be considered on upper storeys to reduce the impact of massing or height.

I.9 Gables facing the street should be considered to articulate corners and break long roof lines.

Composition and Verticality

Fine grain, and the typical timber spans, contribute to a regular vertical rhythm within Uttlesford's historic streets, expressed by the change from one building to another on narrow plots. The character is enhanced by dormers which are aligned to emphasise verticality.

Built form in Uttlesford is typically of a human scale, offering active ground floors and modest heights, even within centres.

I.10 New developments should utilise the vertical rhythm and narrow, joined building compositions prevalent across Uttlesford within their designs.

I.11 Contemporary buildings should preserve the characteristic of verticality and commercial buildings. Where modern floor plates are required (such as for mixed-use development) facades should incorporate dividing elements to create vertical segments.

▲ Dormers articulate the roof of 18th Century almshouses in Little Bardfield.

▲ Modern interpretation of farmsteads with traditional Uttlesford materials.

▲ Repeating gable roof forms.

▲ Low density housing with a varied roof form provides visual interest in Little Dunmow.

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

Variety and Contrast

The juxtaposition of individual buildings, architectural style, materials and scale and massing creates a rich and vibrant variety of built form in Uttlesford's towns and villages. Contrasting colours and materials is evident across the district. This variety is apparent however the streets achieve cohesiveness through use of complimentary forms and materials.

I.12 New developments should utilise variety and contrast to create vibrant and rich places.

I.13 Proposals should take inspiration from the local palette and use materials and colours that respond to landscape setting and landscape character. (see section 3 Uttlesford Places)

I.14 Proposals should encourage the re-use of redundant farm buildings, especially red brick or black timber-framed and boarded barns.

Patterning and Detailing

Uttlesford is rich in architectural details and patterns across various styles. Lime render pargetting is common across timber framed buildings in Uttlesford. The patterns and occasional pictures are varied and unique and form a distinct part of the identity of Uttlesford and should be a source of inspiration for detailing modern contributions to the urban context.

I.15 Proposals should take inspiration from local patterns, colours and detailing, responding to Uttlesford Places and the special characteristics of the area within which the development is located.
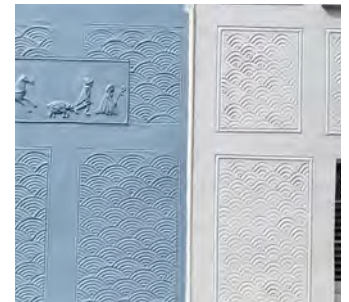
I.16 Proposals should consider the use of surface relief and depth of shadow to avoid flat facades. The use of deep reveals is encouraged to emphasise building details and offer solar shading.

▲ Castle Street, Saffron Walden.

▲ Varied roof forms, detailing and frontages in The Street, Manuden.

▲ Modern barn converison in Stansted Mountfitchet

▲ Pargetting, Saffron Walden.

▲ Almhouses in Felsted.

▲ Dairy Lane, Stansted Mountiftchet.

Urban Grain

The typical urban grain of the 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 historic streets and village and town cores. This tight knit urban grain is typically along key routes and town centres. Beyond this the grain is much looser, transitioning to large individual plots, and informal groupings of buildings within the hamlets and edges of villages.

I.17 Any new development must respond to historic settlement pattern, especially urban grain, scale and density.

I.18 Within larger new developments the characteristics of historic urban grain should be used as a tool for legibility for example defining the core of new neighbourhoods and key routes through use of tighter urban grain.

I.19 Opportunities to re-stitch historic urban grain will be encouraged.

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 character and identity of many of the towns and villages and the landscape character.

I.20 A celebration of local landmarks is important to the identity of Uttlesford. Views to these landmarks may be framed by buildings, defined vistas, revealed sequential views or glimpsed views over the skyline.

I.21 Open views to historic buildings and local landmarks like churches must be conserved.

I.22 New development should utilise focal buildings and create new landmarks to create reference points and enhance identity.

I.23 The sensitive conversion of barns which respects traditional materials, built fabric and landscape character will be encouraged.

▲ Timber framed medieval terraces and later Victorian terraces provide a tighter urban grain in the cores of the towns and villages.

▲ Great Dunmow Church.

▲ Homes frame the view to the church in Wenden's Ambo.

▲ Modern farmstead clusters in The Avenue, Saffron Walden.

▲ Felsted School is a prominent landmark on entering the village.

Topography

Uttlesford is shaped by its landscape and underlying topography, which has influenced the selection of settlements and the urban morphology and street structure which is explored in Uttlesford Places.

I.24 Where topography is a key component of a site, proposals should clearly demonstrate how they reflect the topographical characteristics of Uttlesford.

I.25 Building forms and massing should respond to topography, staggering heights to step up or down.

I.26 Long uniform ridge / eaves lines **should** be avoided.

I.27 Proposals should take advantage of opportunities to utilise topography to capture and maximise views, particularly to the surrounding countryside, or landmark buildings.

I.28 Proposals should draw from historic patterns to integrate into the landscape and topography.

Open Spaces

Open spaces, including commons, village greens, are key structuring elements of the settlements.

Within the market towns and villages, market squares form the focal centre of the settlement and provides strong sense of identity and contribute to the life of the place.

I.29 New development should demonstrate how they have respected and enhanced the districts green infrastructure and contributed to delivering new green spaces.

I.30 Location of new open spaces should contribute to the identity of place, supporting vibrant and legible places and contributing to creating a network of public spaces.

I.31 Creation of new meeting spaces which take reference from the market squares will be encouraged and should be informed by analysis of the traditional urban morphology.

▲   Views of churches such as Wicken Bonhunt are often key navigating features within the rural landscape.

▲   Characterful homes step down hill in Thaxted.

▲   Rolling topography and woodlands in Elmdon Lee.

▲   Doctor's Pond near the centre of Great Dunmow forms an attractive focal open space.

Landscape Identity

Uttlesford has a rich and vast landscape character which contributes to the rural nature and identity of the district. Uttlesford's picturesque landscapes combine with the built form to create the district's unique character. Section 3.6 of Uttlesford Places explores the landscape character of the districts three overarching landscape character areas; Chalk Uplands, River Valley and Farmland Plateau. Each of these has key characteristics that contribute to giving the landscape its identity.

New developments will be required to understand the landscape character and ensure that proposals respond to the characteristics to preserve the identity of the district.

The below rules apply across the district with key features of identity on the adjacent page. Within Section 4.5 Nature, additional requirements relating to the ecology, planting and nature recovery of each character area are provided.

Legend:
- Chalk Uplands
- River Valley
- Farmland Plateau
- Railways and Stations
- Key Roads
- Stansted Airport

Map labels: Saffron Walden, Stansted Mountfitchet, Great Dunmow

▲   Uttlesford landscape character areas.

I.32 Proposals must conserve the rural character of the area/ the landscape setting of settlements.

I.33 Development must ensure the scale and siting for any new development responds to local landscape character and be well integrated with the surrounding landscape.

I.34 Proposal **should** conserve historic lanes and unimproved roadside verges.

I.35 Proposals **should** maintain cross-valley views and characteristic views across and into the valleys.

I.36 All development **should** conserve and protect panoramic views.

I.37 Schemes **should** maintain the mixture of open and enclosed views across the hills and valleys.

I.38 Development should seek to appropriately use colour as well as tree planting to mitigate the visually intrusive effects of large modern farm buildings.

I.39 All development should consider the visual impact of new residential development upon landscape character. In most cases a visual impact assessment is required to demonstrate impacts.

I.40 Developments will be required to incorporate a design response to the District's landscape character within applications. This should be informed by the relevant sections of this design code (Uttlesford Places, Identity and Nature) and the Uttlesford Landscape Character Assessment, which provides sub-character areas.

River Valley

The river valley's rolling landscape comprises of natural features that influence the built form within the area. Rectilinear field patterns lined by hedgerows and tree belts are interspersed with semi-natural and ancient woodland in the river. In the valley dense riverside and riverbank trees compliment grassland, wetland and scrub habitats.

I.41 Proposals must protect and enhance the role of the river valleys as a key network of informal open spaces and nature conservation sites which contribute to the identity of the district.

I.42 Schemes must conserve and enhance the green 'natural' character of the river valley.

I.43 Development should consider the landscape pattern and structure of large woodland areas and the role that they have in the composition of views to and from the area.

I.44 Proposals should encourage the re-use of redundant agricultural farm buildings, especially red brick or black timber-framed and boarded barns.

I.45 Development must ensure that new riverside planting and other habitat creation is designed to enhance landscape character and that species composition reflects local character.

Chalk Uplands

The gently rolling chalk upland landscape has broad ridges with isolated farm houses and churches on hilltops. The openness of the landscape is created by a large-scale rectilinear arable field pattern.

Drainage ditches, grass verges and linear windbreak trees define field boundaries and create intimacy within settlements. Many small settlements are created along water courses, with individual bridges providing access to houses across the river.

I.46 Footpath routes should be enhanced with carefully sited woodland to frame views.

I.47 Schemes should manage existing shelterbelts and should plant and site carefully new mixed woodlands and shelterbelts to enclose and emphasise landform.

I.48 Landscape character should be enhanced by planting new beech hangers on carefully sited knolls, hill-tops and scarps to form focal points to reinforce local chalklands landscape where these do not result in the loss of valuable grassland habitats.

I.49 Proposals should respond to the characteristics of water courses alongside roads by integrating swales and ditches for drainage.

▲ Undulating countryside to the north of Saffron Walden.

▲ View across the uplands from Rockwell's Wood towards Elmdon Lee.

Farmland Plateau

Rolling arable farmland with broad ridges and hills surrounding steep valleys with small streams characterise the farmland plateau landscape. Dense woodland patches and copses provide structure and edges in the plateau, with shelterbelts forming a dark backdrop to the farmland.

I.50 Proposals should respond to (and re-establish where lost) field patterns and margins.

I.51 The layout of schemes within the farmland plateau should be reflective of the traditional dispersed settlement patterns as highlighted in section 3.6.

I.52 Schemes should conserve woodland, copse and hedgerow structure and utilise these characteristics to inform new landscape proposals.

I.53 Wet meadows should be incorporated, and existing wet meadows conserved.

I.54 Proposals should avoid coniferous screen planting. Deciduous tree planting to mitigate developments is encouraged.

I.55 New buildings should be sensitively integrated within the landscape to respect local character and avoid the skyline.

I.56 Barn conversions should respect traditional materials, built fabric and landscape character.

▲　Hatfield Forest.

▲　Protected lane in Broxted.

▲ Cobbs Lane in Takeley and Harcamlow Way near Quendon and Rickling.

▲　Low lying flat countryside in Leaden Roding.

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4.3 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 sense of place.

This includes:

B1:   Compact form of development
B2:   Appropriate building types and forms
B3:   Destinations

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

- Developing to appropriate densities which reflect the context and historic character of the town
- The layout of sites based on surrounding street patterns and historic settlement morphology
- Use of appropriate building types and forms

The range of distinctive urban and rural buildings is set out in Section 3 Uttlesford Places and Section 4.2 Identity. However in creating low carbon places that are resilient to climate change, there may be innovative variations to these traditional norms that allow, for example, for orientation towards the sun or ways in which buildings can be shaded from excessive heat during the summer months.

Where built form is designed to respond to climate resilience the principles of good placemaking, such as, ensuring a clear distinction between public fronts and private backs should still be adhered to.

Built Form Expected Outcome B1

Compact form of development

Compact forms of development ensures people can access shops, local facilities and viable public transport, supporting the livelihoods of a community and maximising social interaction in a local area.

B1.1 Undertake built form analysis before designing development demonstrating the main constraints and opportunities of the existing context and arrangement of development blocks, streets, buildings and open spaces.

▲   Joined buildings with variety in form and colour palette create a vibrant terrace at Morris Dance place, Thaxted (Photo Credit: Design for Homes).

Whether buildings join

The density and compactness of a development is affected by whether buildings join. When buildings join places become more compact, while free-standing buildings require more space.

In Uttlesford how buildings join is a key component of the character and identity of the place. Typically in the town and settlement centres, and along key routes in villages, buildings are joined. As the towns transition to the countryside, and within the smaller villages and hamlets the approach is more varied, with a greater prominence of detached and semi-detached homes. Clusters of farmsteads within the countryside **are however common and typically are joined buildings around a farm yard.**

> **B1.2** Whether buildings join will depend on the surrounding context. In larger proposals variation will be used to create character.
>
> **B1.3** In settlement centres buildings should join to create a more compact layout and respond to the historic context of Uttlesford.
>
> **B1.4** On settlement edges and rural areas whether buildings join will depend on the context of the proposal.
>
> **B1.5** Facade design must vary for buildings that join to avoid a monolithic appearance.
>
> **B1.6** Essex Design Guide Criteria for Placing Buildings at Densities Over 20 Dwellings Per Hectare provides further guidance regarding creating continuous frontages.
>
> **B1.7** Proposals must respond to Uttlesford Places and the way in which buildings join in Uttlesford.
>
> **B1.8** Proposals must have regard to the Street Type Characters in Section 4.6 Public Spaces.

▲ Joined buildings at Flitch Green create a compact development and make reference to local vernacular.

What we don't want to see

Development that is not compact or dense enough to support active travel and footfall for non-residential uses.

Development where blocks are too big and make active travel unattractive.

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.

Poorly resolved changes in level, crudely designed and finished.

Building types and form

Successful places use an appropriate mix of building types and forms. They use buildings and public spaces correctly within the context, creating both rhythm and variety.

Uttlesford has a rich and varied character and this should be a key driver for the creation of new developments. This mix of building types and forms will contribute to the creation of distinctive character within new developments which is complementary to the context.

Some key factors within Uttlesford Places which should be used to determine building types and forms are as follows:

• Narrow frontages
• Varied roof forms
• Linear terraces
• Farmsteads
• Buildings in clusters
• Strong relationship of frontages to streets
• Tight urban grain within settlement cores
• Loose urban grain and varied building lines in villages and outer edges of towns

B1.9 New development should, where possible, be sympathetic to the existing grain.

B1.10 Building types and forms should respect the character of the local area or should contribute to its own distinctive, but complementary character.

B1.11 The building forms used along a street should create rhythm and interest.

B1.12 The scale of new development should be sensitive to its context. An uplift in scale can be appropriate for landmark buildings in a key location.

B1.13 The council will actively encourage development proposals that establish bespoke design solutions and residential typologies as opposed to application of standard 'off-the-shelf' housing types and layouts.

B1.14 Monolithic or uniform buildings will not be permitted.

B1.15 Designs should demonstrate how local landscape and spatial typologies have been applied.

▲ 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 block structures in Uttlesford.

▲ 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.

Density

The appropriate density will successfully relate and result from the surrounding context, uses (residential/non-residential), accessibility, and the proposed building types, form and character of the development.

Uttlesford is a rural district however as explored within Identity and Uttlesford Places there are design cues which should be responded to which will make more effective use of land and create compact, sustainable developments, whilst contributing to the housing needs of the district.

The street character types set out within Section 4.6 Public Spaces provides indicative densities for each of the proposed street types in order to create distinctive street character which builds upon local context.

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 Market 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

Some variation may be appropriate where it can be demonstrated that a different net density is more in keeping with the surrounding character, settlement type, topography, or for townscape reasons. To ensure efficient use of land, higher density, and use of compact typologies which deliver higher density, is encouraged where appropriate. This must take into consideration the surrounding character, type of development, capacity of local infrastructure and the aim of achieving attractive, well-designed and healthy places to live.

B1.16 A context analysis must initially be completed to provide a comprehensive understanding of surrounding densities. This analysis must form the basis of an appropriate density distribution strategy that use a range of appropriate densities that integrates and enhances the character of the local area.

B1.17 New developments must use land efficiently and provide an appropriate mix of open space and development that optimises density. See development scale coding section 5.

B1.18 Proposals should be aware of national policy requirements aimed at increasing densities where public transport and facilities can accommodate.

B1.19 Where access to new public transport is proposed densities **should** be higher to support the new public transport.

B1.20 In areas that are already well-connected to public transport an increase in density **should** be considered within the proposal.

B1.21 Increased densities **should** be applied around key movement intersections, along strategic routes, overlooking public spaces and within local and village centres.

B1.22 Proposals should explore the use of attic space for accommodation, providing accommodation over parking spaces and apartment roof terraces and balconies as private amenity space.

Gradual Density

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

These approaches will work across all scales of new development. Density should be varied and key movement routes, focal spaces and areas of mixed uses should have increased densities.

These uplifts in density should be achieved through utilising compact housing typologies, localised uplift in scale and buildings which join in accordance with the character of Uttlesford.

Developments must not achieve density through utilising overcrowed large detached and semi-detached homes. These schemes will not be accepable.
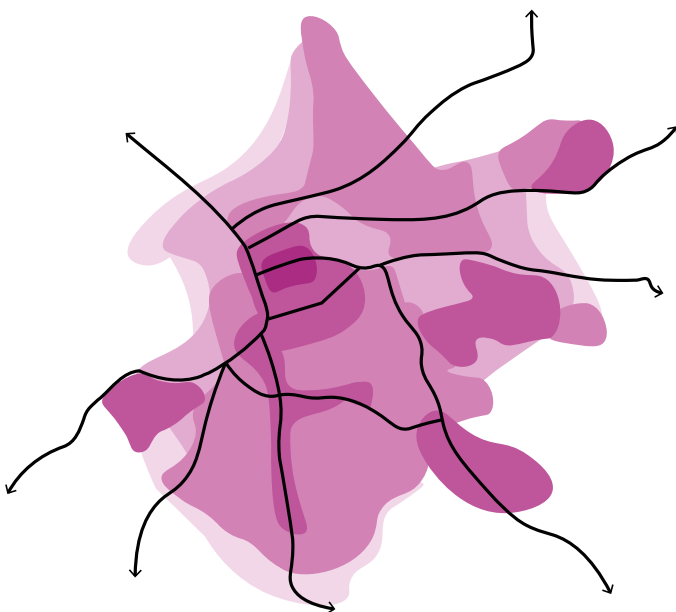

▲   In Saffron Walden density peaks around the town centre and market square. Key routes through the settlement and around the historic core have increased densities through the use of compact housing.
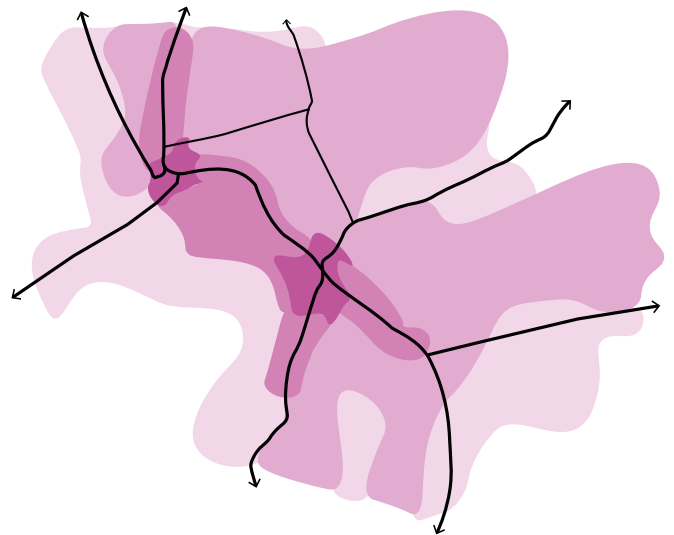
▲   In Thaxted the key movement corridor and historic through-route has an increased density through terraced streets. Further peaks in density are found around key nodes including the market square.
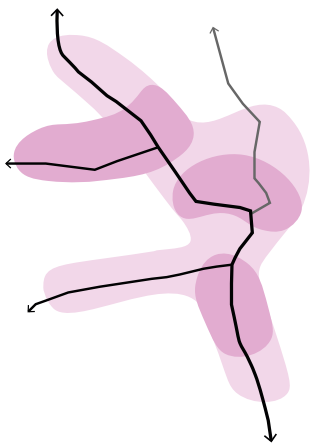
▲   Smaller villages such as Manueden have modest densities as a result of their location. Peaks in density are found at intersections relating to uses and the polyfocal nature of the settlement morphology.
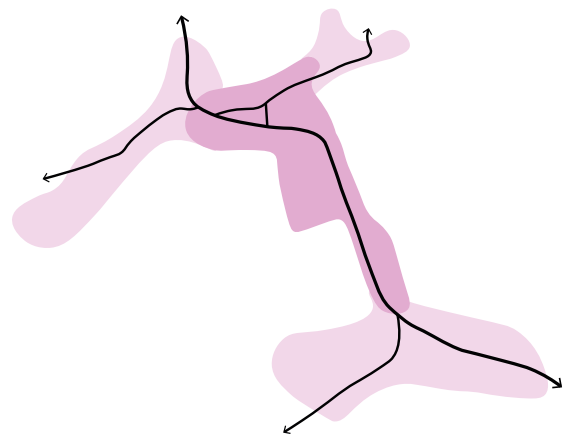
▲   Typical of smaller villages in Uttlesford, Debden has a low density however the linear settlement structure has some variation as densities decrease away from the movement corridor and smaller clusters of farmsteads are common on the village edges.

▲ Focal areas of activity within the cores of the larger settlements provide increased density where flats above shops create vibrant centres.

▲ Terraces along key routes through the larger villages and close to the centres of the towns provide higher density and a strong character.

▲ Within the centres of smaller villages and residential outskirts of the larger settlements streets have a more modest density.

▲ Intimate victorian streets provide efficient use of land and achieve increased densities within low-rise housing.

▲ Rural lanes and farmsteads within the open countryside and the edges of villages and towns are low density, responding to landscape.

Built Form Expected Outcome B2

Appropriate building types and forms

Appropriate building types and forms help define physical characteristics of a successful place such as block structure, heights, building line and their relationship to public space.

B2.1 The scale of new development should be appropriate and sensitive to its context. A robust assessment of the built form, specifically building types, lines and heights in the local area should reveal a set of coherent built form principles that are specifc to the local area.

Blocks

A coherent block structure defines the edge and creates three-dimensional enclosure in public spaces. The block will be contextual to its surroundings, while its uses and outward-facing nature will animate life on the street.

B2.2 New block structure should facilitate a compact housing layout and reinforce the movement network hierarchy.

B2.3 Perimeter blocks must be large enough to fit adequate amenity space and parking, yet small enough to allow a permeable and walkable street pattern.

B2.4 New development must create a clear distinction between public and private spaces within their block structure.

B2.5 Proposals should aim to use perimeter blocks where the edges of all streets and spaces are defined by building frontages.

B2.6 Facades along perimeter blocks must be both visually and physically permeable.

B2.7 Side elevations and corner turning buildings must have ground floor windows.

B2.8 Edges of a development must be outward-looking to visually and physically connect the scheme to its surroundings.

B2.9 New development edges addressing the countryside must be laid out to include generous landscaping.

B2.10 Schemes should positively address and incorporate landscape features and topography into the layout.

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

B2.12 Proposals must ensure any small-scale development in or on the edges of historic villages is of an appropriate scale, form, and design and uses materials which reflect the local vernacular.
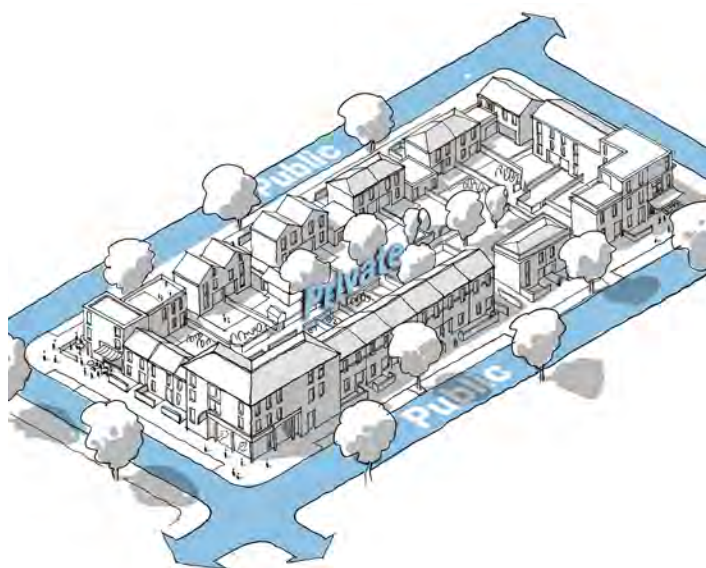
▲   A clearly defined perimeter block structure.

Building Line

Attractive streets and spaces are well-defined by frontages of buildings that positively address the street and public space. A coherent building line contributes to the identity and character of a place.

B2.13 The proposed building line should respect and replicate the predominant building line within a street (where it positively contributes to the existing sense of place).

**B2.14** Building lines must enhance key views.

B2.15 In the development centres and along key routes, where density is increased, the building line should be continuous with the setback limited.

B2.16 Within the rural areas and settlement edges, where the density is lower, setbacks may be greater and have more variation.

B2.17 Market Streets and Local Streets within a new development should have a consistent building line and strong continuity of built form to reinforce their position in the spatial hierarchy.

B2.18 The proposed building line should provide appropriate levels of privacy for new buildings.

B2.19 For non-residential buildings, setting the building line back from the street edge (to increase its width) is only acceptable if it provides well located and usable public realm which is well designed.
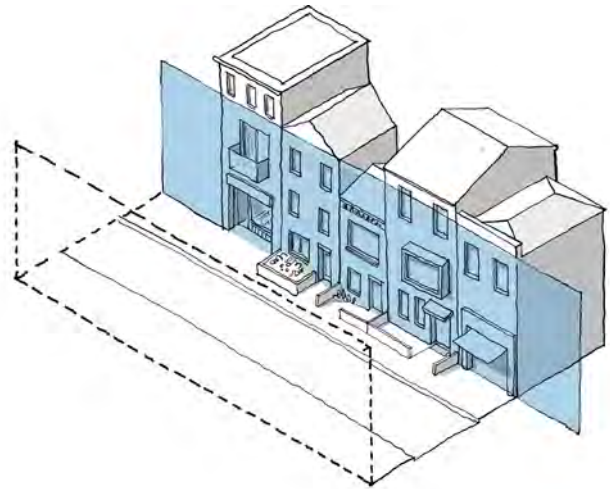
▲ Example of a continuous building line with a limited setback.

▲ Consistent building line and limited setback in the centre of Saffron Walden.

▲ Continuous building line in Thaxted with greater setback which was used to create a market square.
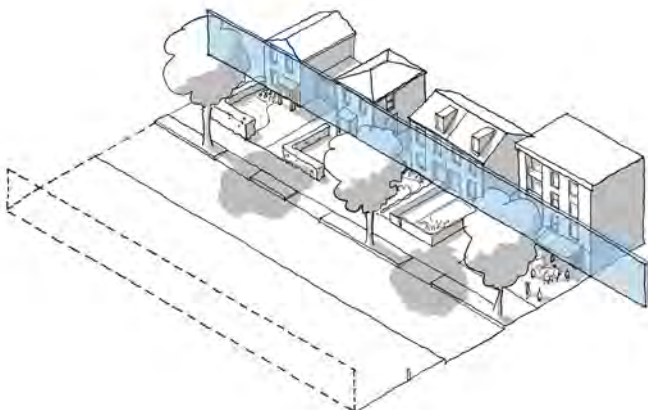
▲ Example of a broken building line with gaps between buildings and greater setback.

▲ Broken building line with gaps between buildings and greater setback in Stansted Mountfitchet.

Heights

Building heights and their pattern play a key urban design role in creating legible places, with a distinctive identity and character. A well-designed place will also consider the environmental impacts building heights have on sun/daylight, overshadowing and wind.

The below rules should be read in conjunction with the guidance and definitions regarding tall buildings.

B2.20 New development should generally reflect the height and scale that characterise existing buildings and the street frontage.

B2.21 Small variations in building heights should be used to add visual interest to the street and to avoid mass repetition within a settlement.

B2.22 In developments where the proposed heights of buildings differ from those of existing ones, massing should be used to create a smooth transition between scales.

B2.23 An uplift in scale should be used for landmark buildings and focal centres containing community uses or facilities in key locations.

B2.24 Applications which locate taller, apartment blocks to the edges of the site will not be accepted unless located adjacent to existing tall buildings.

B2.25 Increased building heights should be used along streets higher up the street hierarchy (e.g. Market Streets - see Section 4.6). This is in order to enhance legibility and create variety of character.

B2.26 Proposals must avoid insensitive extensions and alterations which deviate from the general scale and height of the surrounding area.

B2.27 New buildings heights must not result in any unreasonable loss of light or privacy for neighbours, or future residents.

▲ Increased heights and layout of open spaces highlights historic local landmarks.

▲ An uplift in scale highlights prominence of key routes.

▲ Apartments are centrally located as focal buildings adjacent to open spaces and key landmarks.

Tall Buildings

A tall building is an exceptional development that is significantly higher than the buildings in its surrounding context and that notably breaks the skyline. Tall buildings which are located in the right places can enhance and contribute to the attractiveness of a town. Tall buildings may offer efficient use of land and bring higher densities, create gateways or highlight landmark sites.

In Uttlesford a tall building is considered to be anything more than 1.5 times its contextual height. In most of Uttlesford buildings above 3 storeys would be considered tall buildings.

Local Landmarks:
Buildings 1.5 to 2 times the context will be considered landmarks. These buildings will be prominent and should be utilised to signify points of interest and aid with legibility, identity and placemaking.

District Landmarks:
Anything more than 2 times the contextual height would be considered a district landmark. District landmarks are outstanding buildings and typically prominent and a conspicuous contrast to surrounding fabric. They should only be considered in places that are of district wide significance. Tall buildings of this nature in Uttlesford are rare and are typically non-residential buildings such as churches, windmills or focal features of civic buildings. Given the heritage sensitivities of Uttlesford they should only be considered in places that are of district wide significance and with a character that can assimilate a building of this scale.

Large Buildings:
Buildings up to 1.5 times the context height are not considered tall buildings but are considered to be large buildings. Large buildings may be used to provide a local height accent, for example a slightly taller corner element, or variety in roofscape which reflects the local variety of form and contributes to a varied urban fabric.

B2.28 Tall buildings should only be provided within the largest centres and within new district centres, subject to visual impacts.

B2.29 A tall building should form part of a comprehensive development of a large site where it can contribute to the wider vision of an area.

B2.30 Tall buildings should be well justified and perform a clear place-making role such as to act as a landmark, which marks a prominent place in the urban fabric, enhances the skyline and aides legibility.

B2.31 A tall building should generally not be a stand-alone building but part of a larger block and integrate with the built form, streets, space and public realm.

B2.32 Tall buildings should provide a mix of uses and support the intensification of areas that are well served by public transport and offer good connections for walking and cycling.

B2.33 A building heights plan must accompany applications indicating where any uplift in scale (above the prevailing height) will be located with an accompanying design rationale for location.

B2.34 Proposals must comprehensively test their impact on heritage assets and demonstrate it minimises or avoids adverse impacts to protected and valued landscapes and their characteristics.

▲ Historic tall buildings in Stansted Mountfitchet and Saffron Walden.

Built form Expected Outcome B3

Destinations

Destinations are places where people can meet, play, share experiences and congregate as a community. Destinations are important for creating local character, identity and a sense of community.

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

B3.2 The design of destination buildings or public realm should use its location, layout, form and features to reinforce their status with the settlement hierarchy.

B3.3 Destinations should be carefully incorporated into the layout of settlements locating them on nodes on the appropriate hierarchy of route.

B3.4 New residential developments will be expected to provide regular spaces for people to meet and engage. New developments should include character areas of approximately 100-200 homes, each with at least one destination space.

B3.5 The above character areas should each be linked to a centre, which includes facilities (new or existing) which acts as a key destination and heart of community life.

B3.6 Clear and direct connections must be created between destinations with dead ends avoided.

B3.7 The status of destinations should be reinforced through the design of their setting, built form and building detailing.

B3.8 Developments should consider using public art to add prominence to destinations.
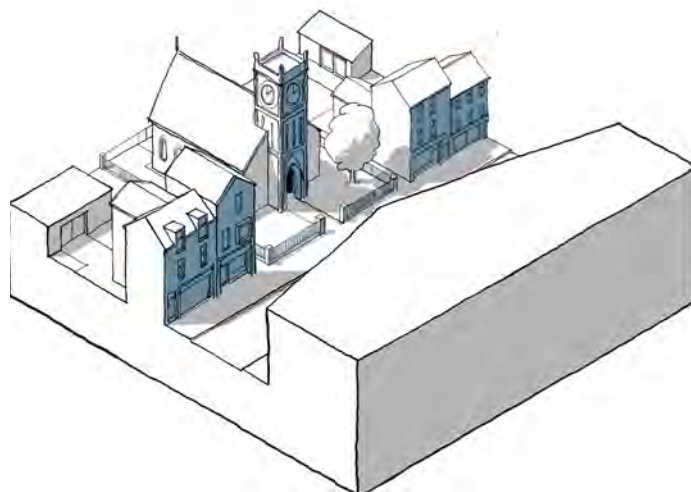
▲ Existing and historic destinations in Uttlesford are focussed around Listed Churches, Rural Centres, Market Squares and Village Greens.

▲ Open spaces as destinations in Stansted Mountfitchet and Henham.

▲ The Market Square in Saffron Walden is a key destination for the district, used for markets and events.

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

Relationship of heritage assets to Built Form

Well-designed places will use existing heritage assets to their advantage. New buildings, streets and spaces will form a positive relationship with heritage assets. Their form and use will contribute to creating a destination that helps to clear narrative.

B3.9 The depth, position, and edge of any buffer zones surrounding any heritage asset must demonstrate a positive relationship with the existing fieldscape; landscape character; composition of field boundaries; any existing habitats; importance of views or intervisibility between the heritage asset and other structures within its curtilage, setting or further afield; movement patterns (presence of historic tracks, footpaths, etc.) and connections with landscape features or other heritage assets, etc.

B3.10 Buffer zones must retain key heritage assets within its boundaries.

B3.11 The character of the buffer zone must be complementary to the existing qualities of the area that contribute to the significance of the heritage asset.

B3.12 Where green 'buffer' spaces have been proposed, they must be sensitively integrated into the new development, to maximise its mitigative qualities.

▲ Historic buildings should frame accessible public spaces and create activity.

▲ Retrofitted heritage assets enhance the farmstead narrative.

▲ Heritage assets should be used as part of active travel trails and tourists attractions.

4.4 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. A well-designed and connected movement network gives all people the maximum choice in how to make their journeys. The success of a connected network is measured by how they contribute to the quality and character of the place, not only how well they function.

This includes:

M1:   A connected network of routes for all modes of transport
M2:   Active travel
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. They contribute to making high quality places for people to enjoy. They also form a crucial component of built character.

A well-designed and connected movement network gives all people the maximum choice in how to make their journeys. This includes by public transport, walking and cycling, and by car.

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.

Movement Expected Outcome M1

A connected network which prioritises movement by walking, cycling and public transport ahead of the private car.

M1.1 Must undertake movement analysis before the site masterplanning process to identify existing local destinations people could access **by walking/cycling** and the key associated network opportunities and challenges of delivering **new connections.**

Where development is reliant on existing facilities to meet sustainability criteria, movement network must demonstrate efficient walking and cycling connectivity.

Direct high quality walking and cycling infrastructure should be provided to ensure journey times are minimised.

The Street Network

M1.2 Movement routes must prioritise pedestrian and cyclists before car drivers.

M1.3 Street networks must be direct, minimising walking and cycling distances for people so they can easily access local destinations.

M1.3 New development must demonstrate how it creates or contributes to the legibility and permeability of the street and footway.

M1.4 Long, straight roads within residential areas must be broken up into discernible sections or spaces, using appropriate variations in the design of built forms, and detailing of the public realm.

M1.5 Cul-de-sac development must demonstrate the integration and continuity of foot and cycleways and follow desire lines and link cul-de-sacs to maximise permeability

M1.6 Opportunities must be sought to connect to adjacent residential areas, to nearby facilities, and open spaces.

M1.8 New development must ensure new movement infrastructure avoids severance with existing communities.

M1.7 Developments must consider modal filters which reinforce the modal hierarchy through allowing journeys on foot, by bike, bus and emergency vehicles but constrain journeys by private vehicle.

M1.9 Where major infrastructure already exists, new development must introduce a positive, 'active' development frontage to these routes, in addition to frequent and attractive opportunities for direct, surface level pedestrian crossings.

M1.10 New development layouts must be future-proofed to allow direct pedestrian / cycle connections to adjacent sites with potential connections adopted to the site boundary.

▲ Traffic free walking and cycling routes serving desire lines to community facilities.

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

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.

Public Transport

Access to public transport is key to providing people with choice on journeys beyond their immediate neighbourhood, such as to town centres, schools and employment locations. New development should be accessible to public transport with priority given to those which should integrate with existing routes or services.

M1.11 New development must recognise the potential requirement for wider space for buses, potentially in conjunction with on street parking, and wider tree lined footways.

M1.12 New streets which are required to take bus services must be identified early on and engagement undertaken with local bus operators to identify specific design requirements including swept path analysis.

M1.13 Potential future improvements in public transport connectivity must be considered and street hierarchies considered holistically to ensure streets are bus-ready in the future.

M1.14 Bus stops must be comprehensively designed into proposals to demonstrate seating, accessibility, safety, shelter and location in relation to uses.

M1.15 Built form must reinforce the spatial hierarchy of bus routes and ensure they are not compromised by private parking.

M1.16 Land uses within new development must have regard to existing and future bus routes, generally focussing more homes closer to bus routes, and designing key nodes, especially those with key services along these routes.

M1.17 Design and integration of bus stops must allow adequate space for bus shelters which do not obstruct passing movement of pedestrians or cyclists.

M1.19 Where bus stops are to be located on cycleways, care needs to be taken during the design process to ensure that the safety of bus passengers crossing cycleways are not compromised.

M1.20 Design of bus stops and shelters must consider impacts on neighbouring uses, including sufficient space for congregation, impacts of noise and lighting on neighbouring homes.
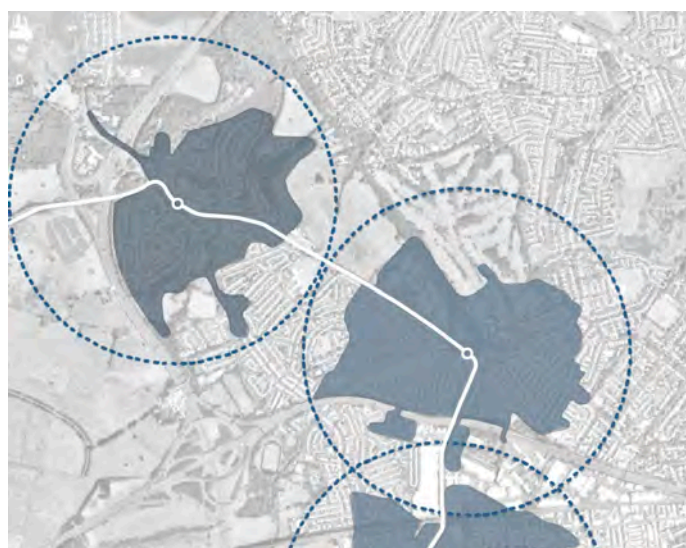
▲   Walking distances around public transport stops must take account of the actual walking distance which may be smaller where there are barriers to movement.

▲   Bus stops provided with suitable space to safely embark / disembark and wait safely adjacent to cycleway.

Street Hierarchy

The design of the street network plays an important role in determining how it is used. Different streets play different roles in a place depending on the movement upon them, the built form and uses around them and the design of the street space itself, including any natural features, landscaping, lighting and wayfinding.

The adjacent diagram highlights a typical neighbourhood street hierarchy and the relationship to the indicative Street Character Types set out within section 4.6 Public Spaces. This should be read in conjunction with the Essex Highways requirements.

M1.21 Street Hierarchies must correspond with a clear contrast in the appearance of buildings and landscaping to reinforce the hierarchy and assist with legibility. See section 4.6 for Uttlesford Street Character types.

M1.22 Key routes and spaces must be easily noticed and identified when approaching them. Designs are expected to use distinctive built form, enclosure and landscaping along specific hierarchies of street and open space.

M1.22 The amount of space provided between development blocks and their height must relate to the desired hierarchy of routes and the desired character of the new place.

M1.23 Built Form must reinforce the hierarchy of routes, including legibility of filtered routes and create gateways into new neighbourhoods.

M1.24 New movement networks and hierarchies must futureproof for potential development beyond but adjacent to the site boundary.

M1.25 Developments should utilise the indicative street characters within section 4.6 Public Spaces to inform their street hierarchy.

▲ A typical neighbourhood street hierarchy.

▬ Market Streets: with dedicated lanes for cycles and acts as a primary focus for retail and other services.

Local Streets and Village Streets: A street that links neighbourhoods and provides local connectivity, including to local centres, schools and community facilities.

Living Streets: Residential streets with managed traffic flows to prioritise active travel. The provide access to homes and support active travel, social interaction and health and well-being.

Farmstead Homezones, Mews and Rural Lanes: These are used for access to small groups or clusters of homes.

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

Movement Expected Outcome M2

Active Travel

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.

Prioritising active travel means creating safe, direct, accessible and convenient routes for people of all abilities. Attractive places will include good sightlines, inclusive crossings and junctions within their active travel network so they are desirable for everyone.

M2.1 Undertake movement analysis before the site masterplanning process to identify existing active travel routes and infrastructure (junctions and crossing) that facilitates walking and cycling. This analysis should reveal the opportunities and challenges of delivering an effective active travel strategy that is contextual to the local area.

Walking and Cycling Routes

Direct, safe, inclusive and well-maintained routes with legible signposting and visible destinations will encourage people to walk and cycle. Where possible, these should form part of a wider pedestrian and cycle network. It is important to consider design of routes at the outset and through a joined up approach, with particular regard to Active Travel England's role as statutory consultee.

All new cycling and walking infrastructure should be directly accessible for all and follow the core design principles of LTN 1/20 to be:
- Coherent
- Direct
- Safe
- Comfortable
- Attractive

M2.2 Movement within proposals must be prioritised by active travel means. Settlement layout and street design must adhere to a hierarchy with walking at the top followed by cycling, public transport, utilities and logistics, private vehicles.

M2.3 Where applicable, key movement routes to destinations must be attractive to pedestrians and cyclists. This includes making them direct, legible, and safe.

M2.4 Movement routes must be designed to have natural surveillance, be well lit and avoid creating hiding places and blind spots.

M2.5 New developments must provide walking and cycling connections between the site and existing settlements and within the site itself.

M2.6 Proposals must seek to create desire lines along key movement routes and green corridors. New schemes should aim to incorporate desire lines within residential streets with very low traffic.

M2.7 Views along streets within proposals must be terminated with an attractive backdrop or key building that integrates with the surrounding context.

M2.8 Focal points and areas of interest should be created along routes. This can include, landmarks, squares, street art, vistas, and public open space.

M2.9 Key routes and spaces must be easily noticed and contribute to the character of a place using distinctive design cues such as the built form, landscaping and enclosure along specific hierarchies of street and open space.

M2.10 New developments must demonstrate a coherent wayfinding strategy for active travel modes that includes signposting and wayfinding to on-site or nearby facilities, and to the National Cycle Network and local Public Rights of Way.
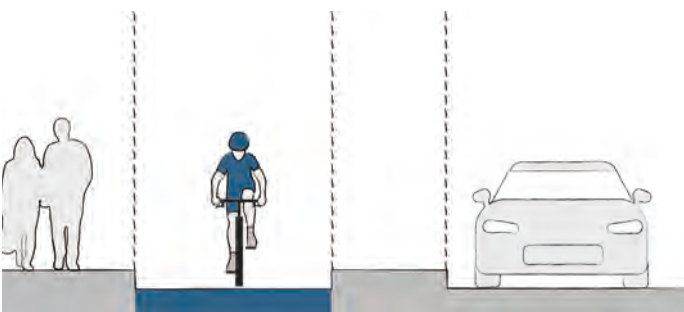
M2.11 Except for quiet residential streets, cycling routes must be safe off-road routes between homes and key destinations.

M2.12 Cycle lanes must be physically segregated by a kerb or upstand on primary streets where traffic speeds or volumes are high and designed in accordance with LTN1/20.

M2.13 Proposals that contain new or integrate with existing Public Rights of Way must incorporate high-quality edges, active frontages, and/or linear parks and landscaping into their design. See section N1 within the Nature section.

▲   Segregated cycleway, with landscape buffer to vehicular corridor and clear priority for pedestrians and cyclists at junctions.

Junctions and Crossings

Well-designed crossings and junctions are essential for ensuring safe and inclusive walking and cycling for all users.

M2.14 All junctions and crossings must be safe, and attractive for all users.

M2.15 New developments must provide regular street crossings with clear sight lines on busier streets.

M2.16 Continuous footways must be provided across junctions.

M2.17 Proposals must give cyclists priority at junctions with side-roads, reinforced using level changes and materials.

M2.18 Crossings must use high-quality and attractive materials to ensure resilience over time and to reduce the visual dominance of carriageways.

M2.19 Pedestrian crossings must be raised table or level with the footway height for Essex Street Types E-H.

M2.20 Blended 'Copenhagen' crossings must be used at side road junctions for Essex Street Types E-H. To achieve this will require kerb and corner radii to be tighter than those currently set out in the Essex Design Guide for Street Type E. Street Types F and lower do not currently have a specified kerb/corner radii

▲   Cycle paths along key link routes are to be segregated from traffic and utilise landscaping to restrict vehicles from crossing into path.
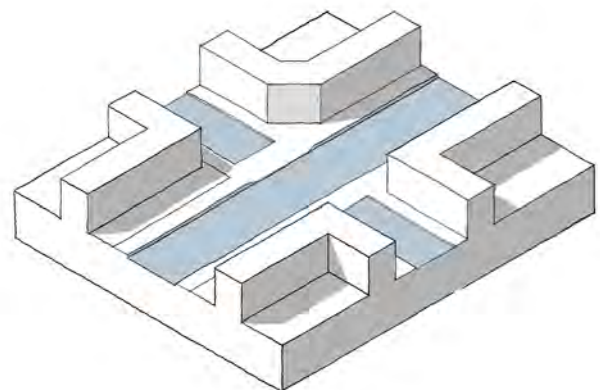
▲   Diagram showing a blended / raised crossing at junctions to slow vehicle speeds and create a direct, accessible crossing.

Movement Expected Outcome M3

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

The arrangement of parking, servicing and utilities has a significant impact on the quality of a place or development. Well-designed places conveniently locate facilities while ensuring they accessible and usable by all.

M3.1 Demonstrate parking, access and servicing analysis before designing development. This should outlining the main constraints and opportunities of the existing parking, servicing and utilities network, drawing on local and national

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

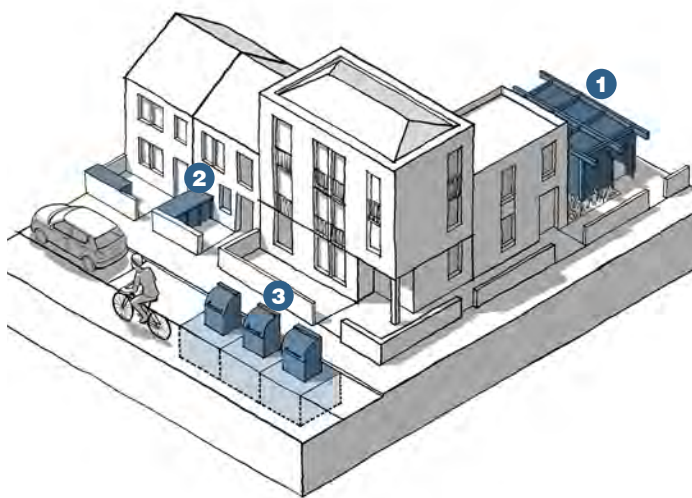**1** Car parking: The arrangements for car parking can have a major impact on the quality of place. They should aim to minimise the impact of the car and solutions will vary depending on context.

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 compromising the quality of place by obstruction of movement or visual intrusion.

Car Parking

Well-designed car parking is safe, well-landscaped and integrated into the built environment so that it doesn't overpower the street scene or development. It must be secure, conveniently located, flexible to sustainable alternatives and appropriately allocated, so it meets the needs of different users including visitors and those with disabilities.

M3.2 All proposals must comply with the Essex Design Guide parking standards and Uttlesford Local Standard for 4+beds. Car parking spaces must not be overprovided.

M3.3 Where public transport is accessible, the parking standards should be relaxed to minimise pressure on land and encourage alternative modes of transport.

M3.4 Parking within new residential development must be conveniently located overlooked, well-lit, secure and clearly identifiable.

M3.5 New car parking must be unobtrusive and integrated into the public realm and street scene with trees and soft landscaping to soften the visual impact of parked cars.

M3.6 Car parking must be discreetly located away from the street scene and public realm or as part of a well-designed focal square of space.

M3.7 At least one car club space **should** be provided per 500 homes complete with electric charging infrastructure or ducting provided to enable future upgrades.

M3.8 All new parking should use permeable surfaces.

M3.9 Views along streets must not impeded or dominated by parked cars, driveways or garages.

M3.10 Adequate space for EV charging points and cables must be demonstrated using detailed plans. When off-plot, they must be designed to avoid physical obstruction or visible clutter.

M3.11 The continuity of the footway and/or cycleway should take priority over the location of

The table below sets out the parking requirements as within the Essex Parking Standards: Design and Good Practice (2009) for Residential Developments. For other use classes reference should be made to the Essex Parking Standards.

The parking standards should be taken as maximum for new developments. Developments which excessively over-provide parking will be refused.

Typology	Residential Parking minimum and maximum (Uttlesford)	Disabled Spaces
1 Bedroom	1 space per dwelling	Not applicable for on-plot parking. For 200 vehicle bays or less, 3 spaces to be provided, or 6% of total capacity, whichever is greater. For over 200 vehicle bays, 4 spaces to be provided plus 4% of total capacity.
2 / 3 Bedrooms	2 spaces per dwelling	
4 + Bedrooms	3 spaces per dwelling	
Retirement developments	1 space per dwelling	
Visitor / Unallocated Spaces	0.25 spaces per dwelling (to be rounded up)	

Parking Typologies

1   On-Street in defined bays.

2   Within an integral garage in a town house.

3   Car barns or decked parking structures.

4   At the side of the property.

5   Parking courts within blocks.

6   In the rear garden.

7   At the front of the property.
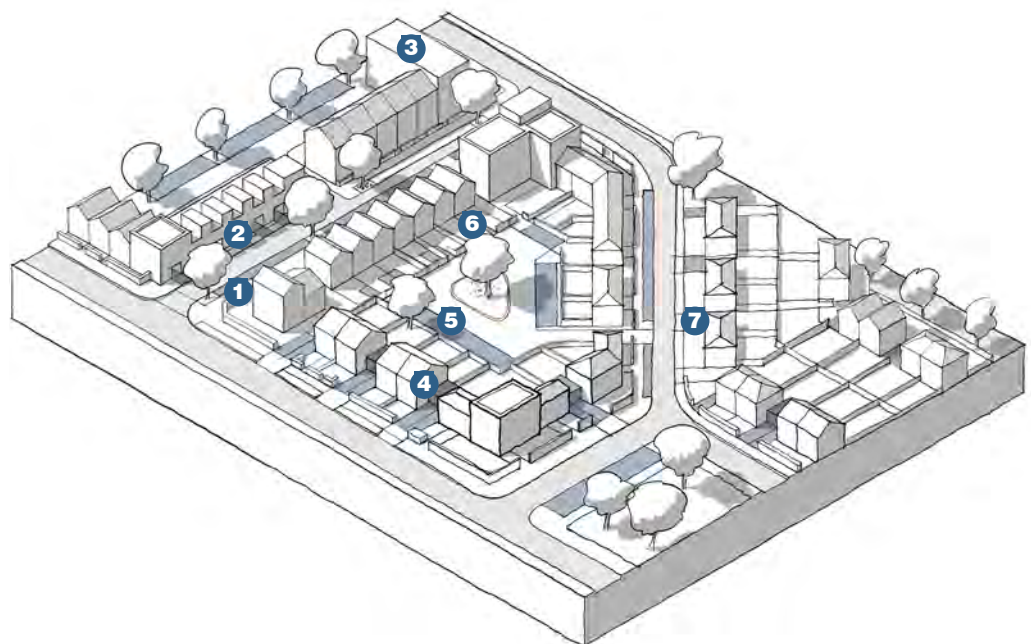
▲   The above diagram highlights a range of parking typologies.

On Plot Parking

M3.12 Frontage car parking must contain soft landscaping and use high-quality and attractive surface materials.

M3.13 Parking to the front of homes must be part of a defined space which has a shared surface with quality street materials

M3.14 Proposals that contain triple tandem parking will be refused.

M3.15 Where bins and bikes are accessed via the driveway the width must be sufficient to pass cars.

M3.16 Driveway access to on-plot parking must be well-designed to prevent cars parking in the footway.

M3.17 'Dutch' entrance kerbs must be used to enable continuous level footways.
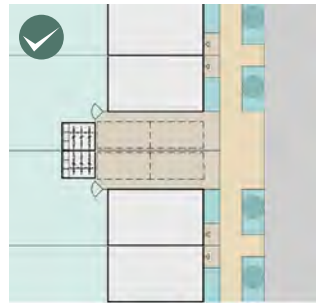
▲ Parking between dwellings and behind the main building line.

▲ Parking to the rear of dwelling on corner plot.

▲ Parking to the side of a dwelling next to a street.
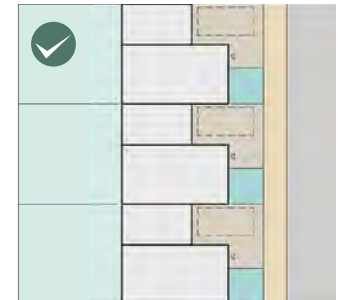
▲ Parking in front of dwelling - linked detached.

On Street Parking

M3.17 On-street or parking must be provided with a street tree or robust landscaping every 6 bays.

M3.18 Layouts must avoid long-runs (more than 12) of continuous frontage parking.

M3.19 On street parking in front of the main building line or adjacent to apartment buildings must be complemented by strong active frontages and prominent planting.

M3.20 Off-plot parking for homes should be located as close as possible to the property it serves.

M3.21 Unallocated on-street parking provision should be provided ahead of rear parking courts.

M3.22 On-street parking must use different surface materials to define the use of different areas and must avoid white lining.

Gaps for pedestrian and cycle access

Space for pedestrian and cycle access

Six spaces with breaks of trees and planting

▲ On street parking.

Suitable location of EV charging point

Maximum three spaces before break

Break with planting big enough for a tree
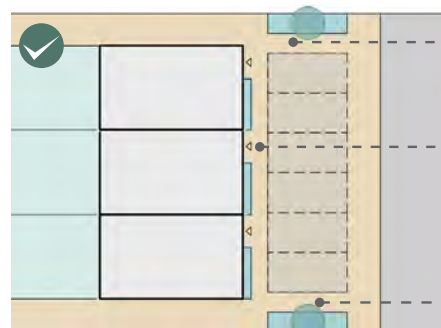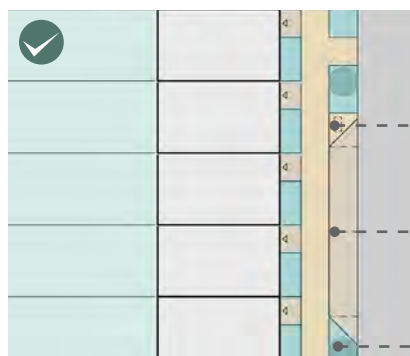
▲ Parallel on-street parking.

Parking Courtyards

M3.23 Proposals with parking courtyards that are enclosed by fencing, poorly overlooked, poorly lit and poorly detailed will be refused.

M3.24 Rear courtyards should be avoided unless there is a strong rationale for their use (for example, enabling pedestrianised public spaces).

M3.25 Rear courtyards must not serve homes on Market and Local Streets (section 4.6) unless supported by well-landscaped on-street visitor spaces.

M3.26 Where designed, rear courtyards must have robust boundary treatments (timber fencing is not appropriate) overlooked by ground floor windows, and be accompanied by measures to prevent anti-social parking to the homes they serve, such as bollards.

M3.27 Courtyard parking should be designed to provide spaces for no more than 10 dwellings.

Undercroft parking

M3.28 Undercroft parking should be only be used where it can be adequately concealed from principle elevations by active ground floor uses.

Planting along wall to soften appearance

Frontages onto parking court

Access to dwelling kept clear

Six spaces broken up by planting and trees
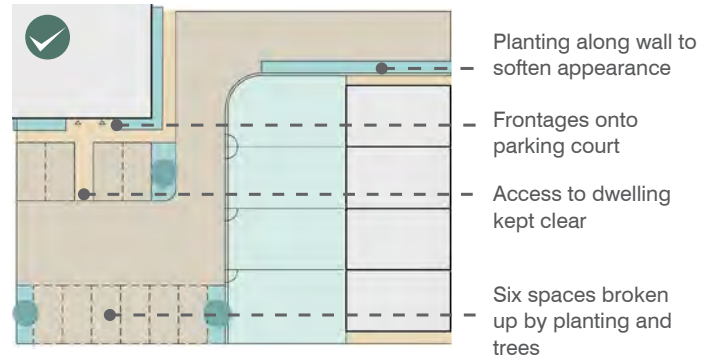
▲   Courtyard parking for dwellings.

On-plot parking space with option for a second parking space or larger garden.

Green Link with verge planting and street trees along street with no direct plot access

Courtyard Parking facilitating street with no direct plot access

Flats over garage typology providing access to Parking Courtyard at ground floor from Mews
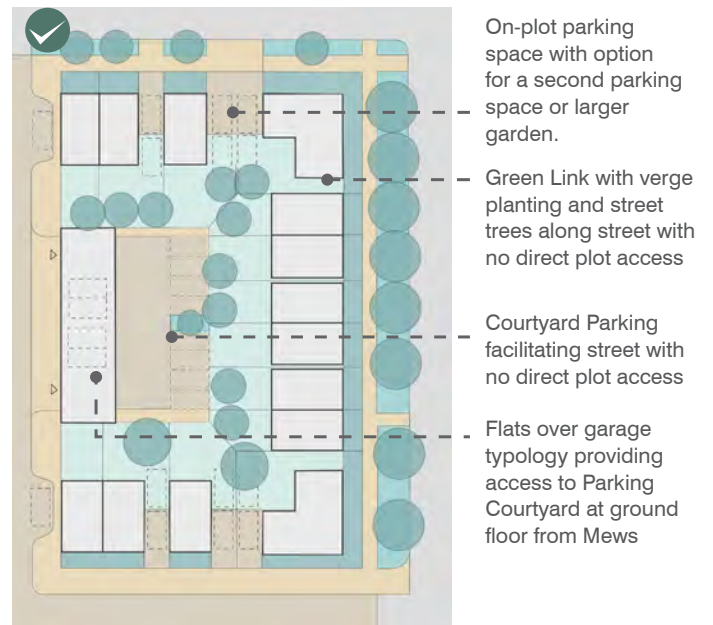
▲   Example parking layout supporting the delivery of a street with no direct plot access and a green link.

▲   Electric vehicle charging points must be designed to be integrated with parking facilities.

▲   Green link with no direct plot access - facilitated through parking courtyards or adjacent Mews streets.

▲ Good on-street parking precedent with parking spaces clearly designated and landscaped with street trees.

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

▲ Good overlooked on-street parking precedent on a residential street.

▲ Prominent planting breaking up parking in front of dwellings.

What we don't want to see

▲ On-street parking without trees or planting.

▲ Parking in front of dwelling with no trees or planting to reduce the visual impact.

▲ Car parking concealed on plot through the integration of a car port.

▲ Parking court with trees and planting.

▲ On plot car parking for apartment building with integrated tree planting.

▲ Parking court with trees, planting and permeable paving.

What we don't want to see

▲ Large area of on-plot parking dominating the street scene and creating an intimidating environment for pedestrians.

▲ Parking court with limited planting and enclosed by timber fencing.

Cycle Parking

Well-designed cycle parking is safe, secure and appropriately located. It is effectively integrated into a variety of settings and well maintained and managed.

The table below sets out the cycle parking requirements as within the Essex Parking Standards: Design and Good Practice (2009) for Residential Developments. For other use classes reference should be made to the Essex Parking Standards.

M3.29 Secure cycle spaces must be provided per bedroom (as set out within the adjacent table), in a location that is more convenient to access than the car.

M3.30 Visitor cycle parking must be provided in residential developments (as set out within the adjacent table).

M3.31 Proposals must set aside space for cycle parking (including for bike-sharing schemes where appropriate) that is closer than car parking entrances to the entrances of schools, shops and other services and facilities.

M3.32 Detailed drawings must show that private gardens have ample space for storage sheds that will be able to securely a store a range of bike types that will encourage cycling.

M3.33 Cycle storage must be covered, secure and in prominent and accessible locations, for all ages and a range of physical and mental abilities, as part of the design of new homes.

M3.34 Secure, safe, and conveniently located (for all users) cycle parking must be provided at key destinations in non-residential led developments. Secure cycle parking such as bike lockers, must be included at all employment locations and schools.

M3.35 Cycle parking should be provided as part of the internal arrangement of garages.

M3.36 Cycle parking must be constructed from complimentary materials to the rest of the development.

M3.37 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.

Typology	Residential Cycle Parking minimum
1 Bedroom	1 space per dwelling
2 / 3 Bedrooms	2 spaces per dwelling
4 + Bedrooms	3 spaces per dwelling
Retirement developments	1 space per 8 units (for visitors)
Visitor / Unallocated Spaces	1 space per unit

◀ Clear dedicated cycle parking that is visible on the street.

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

Services and Utilities

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

M3.39 Schemes must provide appropriate places and routes for servicing deliveries and drop-off.

M3.40 Secure and overlooked areas for services and utilities such as refuse collection and maintenance must be provided.

M3.41 Service lanes and yards which are integral to the layout of the block must be sufficiently discreet to avoid a negative impact on neighbourhood amenity.

M3.42 Proposals should provide convenient access for service vehicles, minimising the need to turn frequently.

M3.43 New developments must ensure commercial bins, service equipment and service entrances are discreet so they don't dominate the streetscape.

What we don't want to see

Bin stores that aren't properly designed creating an unsightly and unpleasant environment for residents

4.5 Nature

The National Design Guide makes clear that Nature contributes to the quality of place, people's quality of lives and is a critical component of a well-designed place. Successful and healthy places integrate existing natural assets and incorporate new features to enhance the landscape of their scheme. The below sections of the National Design Guide provide further information on what is expected at a national level:

N1:   Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play
N2:   Improve and enhance water management
N3:   Support rich and varied biodiversity

The measures for nature and open spaces within this section have the potential to benefit residents of developments, and nearby areas, by allowing access to nature. Increasing access to nature has been shown to benefit physical health outcomes, such as providing clean air and physical exercise as well as speeding up the recovery from illness and operations.

Nature connection has also been shown to be directly beneficial for mental health by helping to prevent mental health problems, reducing the severity of symptoms when they occur and assisting recovery. Access to nature also allows people to develop positive relationships with the natural works and improves understanding of it, which in turn encourages further measures to protect biodiversity at societal level.

Development in Uttlesford should seek to maximise these opportunities, and align with the vision of the Essex Green Infrastructure Strategy, by ensuring that all residents have equal access to all public green spaces, ensuring that these are wildlife rich and provide a safe but stimulating environment to connect with nature.

Nature Expected Outcome N1

Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play

Well-designed places have a clear hierarchy of green spaces, with an obvious purpose. A successful place will demonstrate how these spaces come together to form a network of multi-functional green spaces with natural features.

N1.1 Proposals must demonstrate a comprehensive understanding of the existing open space and its function within the area. Thorough analysis will naturally lead to an open space strategy that responds and complements the existing natural assets.

N1.2 The standards set out in Nearby Nature published by Natural England **should** be adopted for all new developments.

N1.3 Every opportunity to green new urban development from development plot margins to streetscapes and green walls and roofs must be taken so that all new residents or users of developments have daily contact with nature - this can be as simple as seeing house sparrows or

butterflies.

N1.4 Multi-functional green infrastructure should be included for example, providing linear rain gardens and integrating SUDS into the open space network.

N1.5 Open spaces within the development must be connected and form a wider network via attractive, clear and direct pedestrian cycle routes.

N1.6 Open spaces should be connected via green corridors and the existing green and blue infrastructure network.

N1.7 Open spaces within the development must link via pedestrian and cycle routes with open spaces outside of the development and form part of an area open space network.

N1.8 Where open spaces sit on the edge of the site and border the rural countryside, plans must be submitted outlining how the proposed scheme would access and connect with the adjacent countryside if it was developed.

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.

Open Space Provision

N1.9 Open space provision **should** follow the amount specified in the Fields in Trust 2020 guidance **or Local Plan policy (when adopted).**

N1.10 The minimum required open space will vary depending on the scale of development - see section 5.

N1.12 Landscape buffers should be created where residential development is adjacent to the countryside to create a smooth transition between new development and the rural environment.

N1.13 Existing natural features such as copses, ditches waterways, public rights of way, hedgerows and other existing landscaping features must be used as the basis for the design of open spaces.

N1.7 Links must be created between new development and the existing network of countryside public rights of way.

N1.14 Space that is required for components such as buffer zones, pumping stations and similar infrastructure must not be counted towards the volume of amenity/green space associated with the scheme.

N1.14 Where sustainable drainage features are counted towards open space provision they must be able to demonstrate multi-functionality across at least 80% of the year.

N1.15 Left-over spaces within proposals will not count towards open space provision. Open spaces must be accompanied by a footpath and demonstrate genuine recreational value.

Open space provision and distance

Parks and Gardens

800m

Amenity Green Space

200m

LAP

0.5ha Doorstep Greenspace

2ha Local Natural Greenspace

LEAP

Natural and Semi-Natural Space

MUGA and/or skatepark

500ha Sub-regional Natural Greenspace

10km

100ha District Natural Greenspace

5km

20ha Wider Neighbourhood Natural Greenspace

Playing pitches

NEAP

10ha Neighbourhood Natural Greenspace

Outdoor sports

- Formal outdoor space (Fields in trust)

- Informal outdoor space

- Accessible green space standards

	Type	Minimum Size/(per 1,000 population) - hectares	Maximum Distance	Walking time
Formal outdoor space	LAP	0.01/0.25	100m	1 minutes
	LEAP	0.04/0.25	400m	5 minutes
	MUGA and Skateboard parks	0.1/0.3	700m	7-10 minutes
	NEAP	0.1/0.25	1000m	10-15 minutes
	Playing pitches and Outdoor Sports	0.14-1.6/1.2-1.6	1200m	15 minutes
Informal outdoor space	Parks and Gardens	0.6	480m	6 minutes
	Amenity Green Space	0.8	710m	8-10 minutes
	Natural and Semi-natural space	1.8	720m	8-10 minutes
Accessible Greenspace Standards	Doorstep Greenspace	0.5	200m	1-5 minutes
	Local Natural Greenspace	2	300m	5 minutes
	Neighbourhood Natural Greenspace	10	1km	15 minutes
	Wider Neighbourhood Natural Greenspace	20	2km	35 minutes
	District Natural Greenspace	100	5km	15-20 minutes cycling
	Sub-regional Natural Greenspace	500	10km	30-40 minutes cycling

1 Open space network: Masterplans should create an interconnected ecological network that encompasses everything from doorstep spaces and private gardens to the surrounding countryside.

2 Existing features: Natural assets such as trees, woodlands, hedges, wetland areas and other natural features need to be retained and enhanced where possible.

3 Trees and hedgerows: These should be incorporated into public realm and other open spaces as well as private development where appropriate.

▲ Nature and open space connectivity design principles to create a high quality network of green spaces rich in biodiversity.

Open Space Design

N1.16 Open spaces must have accessible routes for users and clear definition of boundaries to ensure they are secure.

N1.17 Boundary treatments to open spaces must prioritise hedgerows and planting. Proposals incorporating extensive fencing will be resisted.

N1.18 Entrances to open spaces must be obvious and located along the busiest pedestrian routes.

N1.19 Open spaces must be overlooked, with well-lit areas of activity avoiding excessive use of lighting as to cause nuisance to wildlife.

N1.20 Step free entrances to open spaces must be demonstrated and incorporated into designs.

N1.21 Open space should consider a range of infant and adult play.

N1.22 Developments (at the appropriate scale) must include exciting multi-sensory play spaces for children and young people of all ages which are well integrated within the urban realm or the open space network.

N1.23 Play areas should be located within the centre of the development.

N1.24 Developments of more than 100 homes **should** include one or more of the following: allotments, community growing projects, community orchards in an accessible and appropriate location(s).

N1.25 Schemes should include open spaces that are nature rich areas that contain plants ad species that are native to Uttlesford, or biodiversity rich.

N1.26 Open spaces should have a primary functional role to ensure they do not become unused or neglected.
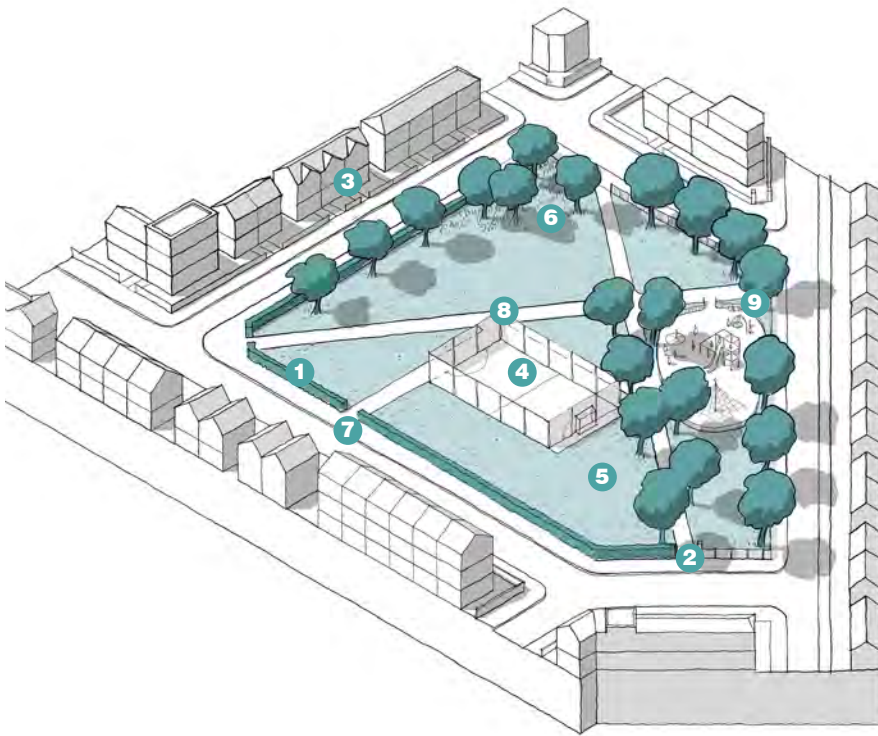

▲　Destination open spaces providing a wide range of vibrant activities for all ages.

▲　Play spaces sensitively integrated into their context.

▲　Accessible routes clearly defined with a balance of natural and biodiverse space and amenity providing multi-functionality.

Diagram highlighting principles of open space design.

1. **Boundary:** Consideration needs to be given to whether the space is fenced and gated without interrupting wildlife networks.

2. **Entrances:** Access points and paths need to be conveniently located on desire lines for walking and cycling.

3. **Surveillance:** Open spaces need to be overseen from surrounding buildings, streets and public spaces.

4. **Activity:** Sufficient space needs to be provided for sports pitches and play areas to avoid conflict with other uses.

5. **Maintenance:** The design of the space needs to take account of maintenance and adoption requirements.

6. **Ecology:** Green spaces need to include areas that are nature-rich.

7. **Access:** Public open space needs to be accessible and welcoming to everyone.

8. **Lighting:** Needs to be considered for well-used footpaths and games areas but should avoid light spillage that causes nuisance and harms wildlife.

9. **Allotments and community growing:** need to consider community growing projects for food production, learning and community engagement.

Open spaces should provide a multifunctional environment and provide a ranges of opportunities for formal and informal play, for children to use their imagination and for communities to come together.

Public Rights of Way

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 within the residential area to the footpath.

4 The footpath forms part of a wider green infrastructure network providing access connectivity for people and nature and enhancing health and well-being.

▲   Successful integration of Public Right of Way through a new development.

1 Private gardens "back" onto the surrounding landscape and footpath.

2 Natural, low boundaries enable a safe and attractive walking route.

3 Footpaths from private gardens provides a sense of activity and passive surveillance.

4 Landscape buffer is sufficient to create a useable recreational function.

5 Spaces to rest are incorporated along the route.

6 Permeability is provided from the residential area, connecting open spaces.

▲   Appropriate treatment where Public Rights of Way or footpaths are backed onto by development.

▲   Existing path at The Avenue in Saffron Walden path is well-overlooked and integrated with homes on both sides bringing residents closer to nature, whilst creating a safe route.

▲   At Derwenthorpe in York existing footpath is retained within a landscape corridor maximising relationship and enhancing surveillance of walking routes, whilst maintaining natural experience of the route.

Nature Expected Outcome N2

Improve and enhance water management

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

N2.2 Retention and attenuation basins must not take the character of unnatural engineered depressions or include unattractive components within their design.

N2.3 Water should be incorporated into green infrastructure design, for example rain gardens, swales and ponds with pond deck seating.

N2.4 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.

N2.5 Where included, volumes of water should be split across the site and have wider positive impacts on water management.

Flood Risk

N2.6 A flood-risk assessment and drainage strategy must be prepared early in the design process and proposals must demonstrate how this has been considered within designs.

N2.7 New developments must be able to demonstrate that their resilience under existing and future extreme rainfall events predicted under 2050 climate models.

N2.8 Measures to reduce flood risk such as planting more woodland should be explored.

N2.9 Street and tree planting should be used as one of the primary means of storm and surface water management and supplemented with more traditional drainage infrastructure where necessary.

N2.10 Permeable paving should be used in site designs to slow water runoff.

▲ A linear swale with biodiverse planting integrated into a local park space.

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

Sustainable Drainage

N2.11 Sustainable Drainage Systems (SuDS) must be designed in accordance with the nationally described hierarchy of drainage and the most recent edition of CIRIA SuDS manual and DEFRA's technical standards on SuDS.

N2.12 SuDS must reflect the form and appearance of planted natural watercourses rather than artificial basins.

N2.13 SuDS measures should be designed at or near the surface and located with discharge routes following the SuDS hierarchy.

N2.14 New sustainable drainage measures must look to include human scale multi-functionality within their design such as play features and increased biodiversity.

N2.15 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.

What we don't want to see

Existing watercourses being culverted or diverted.

Over-engineered solutions with steep sides which do not integrate into the wider public realm.

Below ground surface water storage where above ground features such as ponds or swales are practical offering benefit to people and wildlife.

Unsympathetically designed structure such as standard headwalls without landscaping or poor quality boundaries.
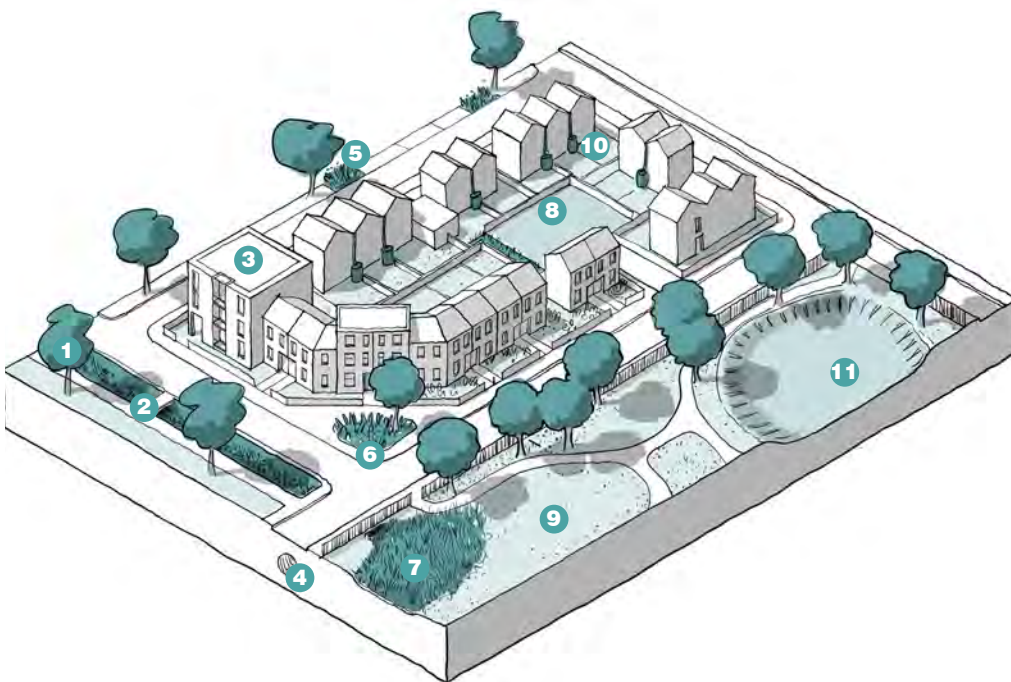
1. Street trees
2. Swales
3. Green roofs
4. Retention tanks
5. Soakaways and filter drains
6. Rain gardens
7. Reedbeds and wetlands
8. Permeable surfacing
9. Connection of nature to wider surroundings
10. Rain capture (water butts)
11. Basins and ponds

▲ Diagram highlighting types of sustainable urban drainage typologies.

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 within the residential area to the footpath.

4. The footpath forms part of a wider green infrastructure network providing access connectivity for people and nature and enhancing health and well-being.

▲ Successful integration of larger attenuation features.

1. A swale is the backbone of the scheme emphasising the importance of the multi-functional SuDS.

2. Bridges over the swale provides permeability and access for residents.

3. The swale is lined with biodiverse planting and native species.

4. Footpaths are integrated into the design of the swale providing an opportunity to exercise amongst nature.

5. Large mature trees provide additional interception for rainfall.

▲ Example of a well-desiged SuDS in a new development.

▲ 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.

▲ Well-designed attenuation features can form part of attractive amenity spaces. This includes incorporating natural play for use when features are dry, interactive public art and opportunities for learning.
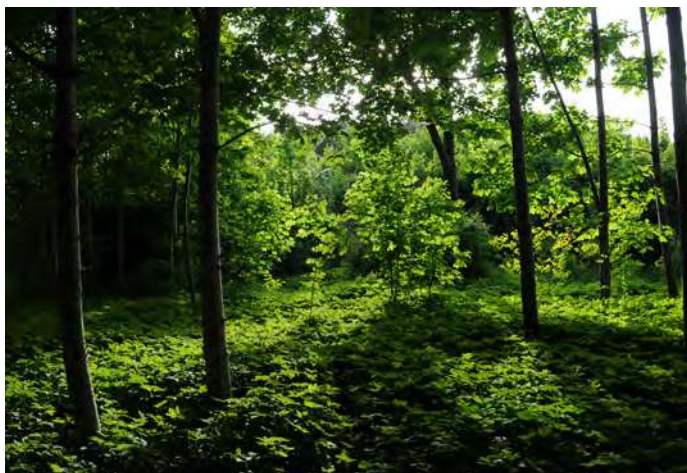
Nature Expected Outcome N3

Support rich and varied biodiversity

Biodiversity Net Gain and Habitat Creation

From the outset, spatial planning and design of developments in Uttlesford as set out in this design code should also be in line with the Essex Green Infrastructure Strategy, in particular the vision to connect residents of new developments with nature and to provide green infrastructure that fulfils multiple environmental roles simultaneously, including carbon sequestration, sustainable drainage, healthy watercourses, and outdoor recreation.

The Essex Biodiversity Action Plan (BAP) lists a variety of habitats as local Priority Habitats. Of these traditional orchards, lowland mixed deciduous woodland and hedgerows are present in Uttlesford. One of the most important, and threatened components of Uttlesford's biodiversity value is Ancient Woodland. Creation of these habitats (or in the case of woodland, species-rich native woodland that may eventually develop into ancient woodland is preferred, especially where they can be used to improve landscape connectivity.

This is especially important in Living Landscapes and other priority habitat creation areas identified by the Essex Local Nature Recovery Strategy (LNRS).

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

N3.1 Any development in Uttlesford must deliver minimum 10% biodiversity net gain in accordance with national net gain legislation, using the latest version of the Defra calculator.

N3.2 Developments of 100+ homes are expected to be ambitious in delivery of net gain and to showcase exceptional examples of ecological mitigation and enhancement. These developments (see section 5 Development Scale Coding) are expected to deliver 20% biodiversity net gain.

N3.3 Applicants must provide a baseline assessment to demonstrate an understanding of the scheme's biodiversity opportunities and constraints.

N3.4 Proposals must follow the mitigation hierarchy approach to biodiversity net gain, starting with: 'avoid, minimise, restore and offset'.

N3.5 Net gain delivery should follow a spatial hierarchy, with the maximum number of credits possible to be delivered onsite. This is followed, in decreasing order of preference, by offsite compensation within Uttlesford and as close as possible to the development, and then offsite compensation within Essex. Compensation elsewhere is considered to be a last resort.

N3.6 Loss of higher distinctiveness habitats must not be offset by provision of larger areas of lower distinctiveness habitats, or by habitats of a different broad habitat type, even if this delivers an overall net gain in numbers of units.

N3.7 Schemes in areas identified in the Essex LNRS and Living Landscapes should outline their compliance with the area's habitat creation priorities by, for instance, creating new parcels of target habitats or boosting connectivity among existing parcels onsite and/or offsite.

N3.8 Proposals that positively contribute to the habitat network by creating linking sites will be viewed favourably, especially if it contributes to the Essex Wildlife Trust Living Landscape initiative.

N3.9 Habitat creation for net gain should be responsive to landscape configuration, so that it can contribute to existing ecological networks and create new networks and green corridors.

N3.10 Opportunities to connect multiple habitat patches (on-site or offsite) by creation of similar or complementary habitat should be embraced. This is especially important for areas of national Priority Habitats and/or Priority Habitats within Essex BAP.

N3.11 Schemes within "corridors" identified within the Living Landscapes should demonstrate their contribution landscape ecological connectivity.

N3.12 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" set out originally in the Lawton review.

N3.13 In appropriate settings such as within existing urban areas, opportunities to "green" buildings with features such as green roofs and living roofs should be taken.

Hedgerows

N3.14 All developments must meet the 10% minimum national requirements for hedgerow provision. Use of native hedgerows as boundaries is preferred over walls or fences.

N3.15 Schemes must conserve and enhance existing hedgerows and restore where possible with hawthorn where gappy and depleted to emphasize the existing landscape character.

N3.16 Hedgerows specified as boundaries in developments should contain a minimum of five native woody species.

N3.17 Hedgerows in public green space within developments should be managed for conservation following guidance (such as The Wildlife Trusts, 2023).

To encourage long-term ambition in net gain provision, the 20% requirement for large-scale developments may be waived (i.e. minimum 10% delivered) where at least 50% of the Biodiversity units are delivered by provision of High or Very High distinctiveness habitats including the Essex BAP area habitats, and others that correspond to national Priority Habitats. In general, habitats typical of Uttlesford (and in the case of grassland, appropriate to the two National Character Areas within the district) are likely to be easiest to create and manage in the long term.

These are listed below:
- Lowland Mixed Deciduous Woodland (Essex BAP)
- Traditional Orchards (Essex BAP)
- Lowland Meadows (in south and central Uttlesford on NCA South Suffolk and North Essex Clayland
- Lowland Calcareous Grassland (in north Uttlesford on NCA East Anglian Chalk)
- Ponds (priority habitats)

▲   Hedgerows perform several key functions in public space in Uttlesford and must be conserved and managed where possible.

▲   Ecological habitats should be functional and well-designed within schemes such as here in Marleigh Avenue, Cambridge.

Ancient Woodlands

N3.18 Where development sites incorporate or border parcels of ancient woodland, these irreplaceable habitats must be retained in line with government standing advice.

N3.19 All developments should retain a minimum buffer zone of 15 metres around ancient woodlands, comprising created or retained semi-natural habitats.

N3.20 Ornamental non-native planting, amenity lawns, residential gardens, drainage features and semi-planted landscape typologies such as grasscrete must not be included within these buffer zones.

N3.21 Paths may be included where this will encourage pedestrians to keep to a specified route and minimise trampling of the created habitats; these should use a no-dig specification to avoid root damage to trees.

N3.22 Planting in buffer zones will be expected to provide vegetation which buffers the edges of ancient woodland from impacts of altered microclimatic conditions, artificial light spill, polluted run-off and informal human access.

N3.23 Greater buffer widths may be necessary in the case of larger impacts, such as elevated levels of air pollution.

Designated sites

N3.24 Where development sites incorporate or border designated sites (Essex Local Wildlife Sites, Local Nature Reserves and Sites of Special Scientific Interest), landscape design will be expected to follow buffer requirements as per ancient woodlands.

N3.25 Planting within designated sites will be expected to demonstrate how designs respond to the habitats presented at the designated site, as are typically set out within the relevant citation information.

N3.26 Opportunities to extend the habitats present within the designated site and enhance ecological networks should be taken.

N3.27 Where development sites incorporate or border rivers and streams, landscape design will be expected to follow buffer requirements as per ancient woodlands.

N3.28 Buffer zones are required to design out impacts on protected species such as water vole or otter (both of which are protected Essex Priority species), safeguard aquatic habitats and incorporate these habitats into the wider network of habitats within green spaces.

N3.29 Proposals that result in the loss or deterioration of irreplaceable habitats such as ancient woodland will be refused.

▲ Paths may be included in ancient woodlands to encourage pedestrians to keep to specified route. Planted Buffer zones will also help to limit access.

▲ Landscape design should incorporate rivers and streams to enhance and extends habitats and ecological networks.

Protected Species Mitigation and Enhancements

N3.30 At least one out of every three homes within residential developments will be expected to be fitted with bat boxes.

N3.31 Bat boxes should be of the integrated "bat brick" type and clustered on buildings, with at least two boxes fitted per building.

N3.32 Bat boxes should be sited in the most suitable aspects.

N3.33 Developments must seek to maintain connectivity across residential parcels for hedgehogs and other small animals.

N3.34 All residential gardens with enclosing fences or walls must incorporate hedgehog holes (15x15 cm gaps or tunnels under walls or fences) positioned to connect the focal garden with at least two other gardens (i.e. a minimum of two holes).

N3.35 Bird boxes must be incorporated into at least one in three homes. These should be targeted to Priority of nationally declining species that use urban environments and nest boxes, specifically swift, house sparrow and starling.

N3.36 All nest boxes added to homes must be integrated and sited appropriately as below:
- Boxes for house sparrow and starling should be placed on aspects between north and east between 2-4m and should be clustered in groups of at least two
- Boxes for sparrow should be sited close to retained or created areas of dense vegetation
- Swift bricks should be sited in accordance with guidance from Swift Conservation (2022)

▲   Bat boxes should placed on suitable landscape feature and/or integrated into the design of buildings.

▲   Bird boxes must be incorporated into at least every third home.

▲   All developments should seek to integrate wildlife into their built form and landscape design.

▲   Hedgehogs must be able to move through a 15x15cm gap in residential gardens with fences, or walls.

Nature and Uttlesford's Landscape Character

Within Section 3.6 of Uttlesford Places the Landscape Character of Uttlesford is explored. Within Section 4.2 (Identity) the significant characteristics of the landscape are explored in terms of how these create a distinctive identity across Uttlesford and should be responded to within new developments.

The Landscape Character of the district is influenced by the natural topography and geology. In turn the natural features of rivers, chalk and clay have an influence on the nature and habitats of the district. The below rules relate to the general landscape character in relation to nature and biodiversity, with accompanying rules for each character area responding to their specific features.

N3.37 Proposals must ensure that new habitat creation is designed to enhance landscape character and contribute to nature recovery and that species composition reflects local character.

N3.38 Schemes must conserve and manage field boundaries, and strengthen where necessary through planting native species appropriate to local landscape character.

N3.39 Schemes must conserve and enhance existing hedgerows and restore where possible with hawthorn where gappy and depleted to emphasize the existing landscape character.

N3.40 Development should seek to conserve restore marginal riverside habitat such as marshland and pasture, reed beds and off-stream wetlands.

N3.41 Where proposals re-use farm buildings they must ensure they protect habitats for key species such as bats, barn owl and barn swallow.

Chalk uplands

N3.42 Development should manage existing shelterbelts and restock to encourage young tree growth.

N3.43 Proposals must retain, enhance and connect species-rich grassland and verges on thin chalk soils to promote biodiversity and deliver nature recovery.

N3.44 Footpath routes must be enhanced with carefully sited woodlands at selected locations to frame views and enhance biodiversity.

N3.45 In areas of chalk upland, schemes should plant and site carefully new mixed woodlands and shelterbelts to enclose vast tracts of farmland and emphasise landform and protect and enhance existing biodiversity assets.

N3.46 Landscape character should be enhanced by planting new beech hangers on carefully sited knolls, hill-tops and scarps to form focal points to reinforce local chalklands landscape where these do not result in the loss of valuable grassland habitats.

▲   Specie rich verges and streams in the Arkesden chalk upland.

Farmland Plateau

N3.47 Development must conserve and manage the ecological structure of woodland, copses and hedges within the character area.

N3.48 Proposals must establish arable field margins as important nature conservation habitats.

N3.49 Proposals must conserve and manage wet meadows within the floodplain.

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

▲ Developments within farmland plateau must manage and conserve existing woodland, hedges and other habitats as pictured above in the Ashdon farmland plateau area.

River Valley

N3.50 Development must manage ensure that new riverside planting and other habitat creation is designed to enhance landscape character and that species composition reflects local character.

N3.51 Proposals must protect and enhance the role of the river valley as a key element of the nature recovery strategy in providing a network of informal open space and nature conservation sites.

N3.52 Schemes must conserve and enhance the green 'natural' character of the river valley through appropriate management, restoration and creation of wildlife habitats.

▲ In Wichelstow the natural character of the river has been integrated into the development. Green banks provide space for habitats to thrive.

▲ Riverside planting creates habitats for species to thrive whilst enhancing landscape character.

4.6 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. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. 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 and attractive public spaces
P2: Provide well-designed spaces that are safe
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, how they support social interaction and the way in which they integrate movement and traffic.

In small development proposals with only one or two new streets it will be important to understand the function of those streets and to design them accordingly.

Importantly, the commitment to achieving net zero needs to be reflected in the designs for streets and public spaces and to plan for these emerging trends with space being re-allocated from private motor traffic to active travel and from parking space to provide for nature recovery, sustainable drainage and street trees.

Well-designed public spaces are social spaces, providing meeting places and opportunities for comfort, relaxation and stimulation for all. They are able to accommodate people with different needs and can help combat social isolation and loneliness. All streets should be designed with accessibility for all users in mind, including wheelchair users and other wheeled access and those with dementia.

What we don't want to see

Roads for cars and a street structure that lacks a clear hierarchy

Open spaces that are bits of left over land after buildings have been designed

Streets which haven't considered the accessibility of all users

Public Space Expected Outcome P1

Create well-located, high quality and attractive public spaces

Well-designed public spaces, including streets, are designed to support an active life for every user with safe opportunities for socialising, informal play, rest and movement. Successful public spaces are attractive, fit for purpose and designed with safety and accessibility in mind.

P1.1 Proposals must demonstrate an understanding of the opportunities and constraints the site's existing surrounding public space and how proposed public spaces form part of a wider public space network.

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

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

Any design of streets must use the below street design requirements and demonstrate the response within a Design and Access Statement

P1.2 Review road widths and determine how space can be allocated more sustainably, ensuring the right balance is achieved between place and movement.

P1.3 Note kerb side activity – including, loading bays, bus stops etc, to ensure the street can function well and achieve high levels of pedestrian movement.

P1.4 Establish how many people will be using the street and what for, in order to determine what street type or types are most suitable.

P1.5 Consider what street furniture and lighting are appropriate (i.e. Lamp posts or on-building lights and street furniture zones).

P1.6 Determine appropriate level of signage and road markings, taking care not to clutter the street.

P1.7 Consider future changes in transport modes and ensure the street is adaptable to change.

P1.8 Consider parking requirements (both cycle and car) and design them into the street scene effectively using landscape and high quality materials.

P1.9 Each street type must **have** street trees, whilst sustainable urban drainage should be considered within the street.

P1.10 All street types should include 'liveable street' principles (e.g providing comfortable travel and access for users of all ages) to encourage use of streets as places for play, recreation and engagement with people and nature.

P1.11 Regular street crossings must be placed with clear sight lines on busier streets.

Residential Street Types

The technical requirements of highways design within Uttlesford are set by Essex County Council. The street types presented within this code set out the features of well-designed streets expected within Uttlesford. This is intended to prioritise character and placemaking within new residential development and designs will be expected to integrate these features to create a character reflective of Uttlesford and streets which prioritise safe pedestrian and cycle movements.

All streets should integrate with the local character of Uttlesford regardless of their street type. 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.

P1.12 All streets should integrate with the local character of Uttlesford regardless of their street type.

P1.13 Highways must feel like rural lanes rather than roads, containing features such as vertical and horizontal deflection, shared surface materials, chevrons with trees/planting.

P1.14 The street types should be considered in the context of the existing settlements (where appropriate) with justification through a character study.

P1.15 Built form must be designed to reflect the street hierarchy and front the street.
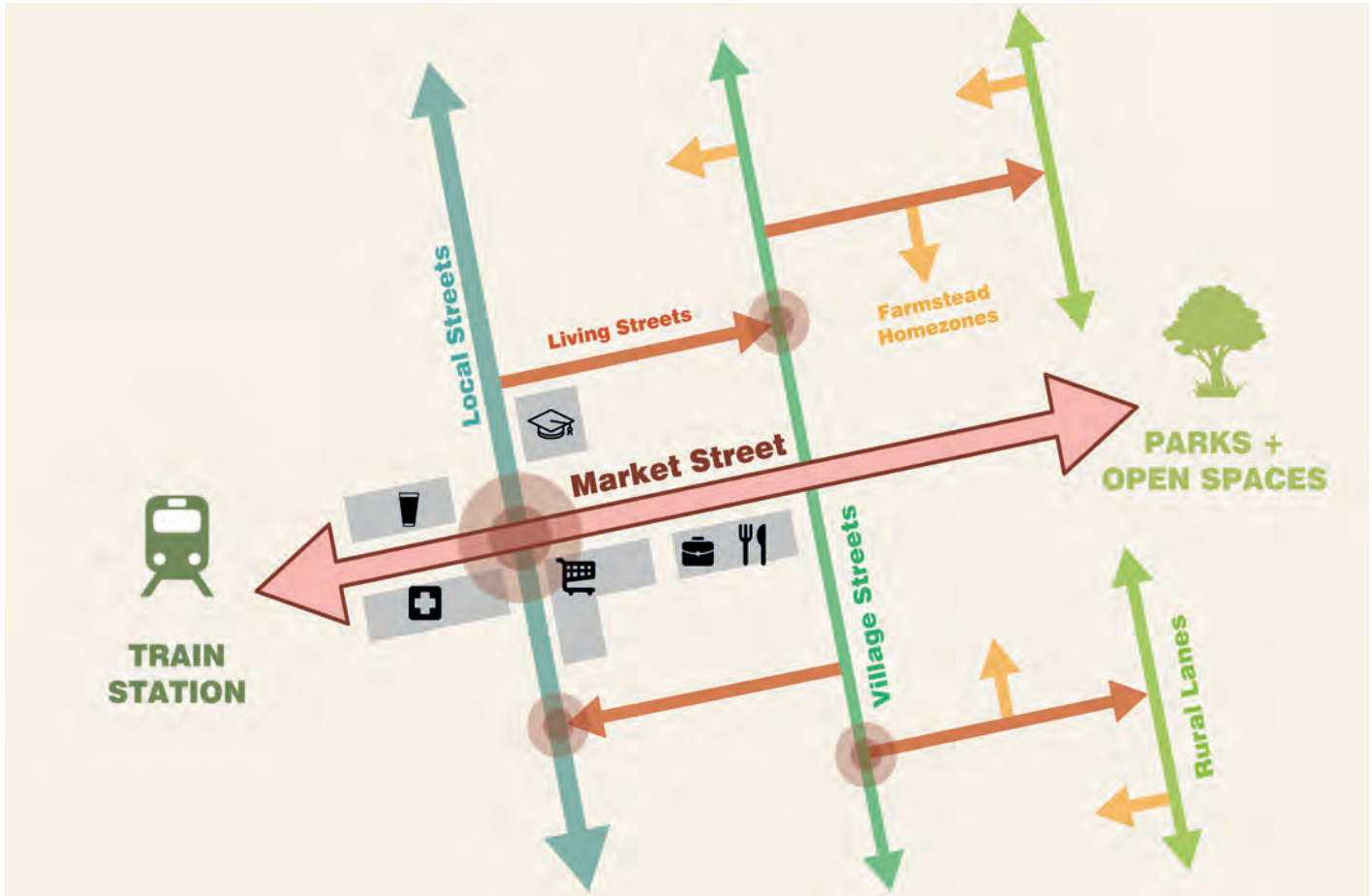
The intention of the street types which follow is to promote successful street **character**. The below chart highlights how the proposed street characteristics are intended to relate to the Essex Design Guide Street Types. There is overlap and street character may be applied appropriately whilst meeting the technical requirements of several types.

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 below chart includes Essex Highways Street Types A and C as within larger new neighbourhoods these increased vehicle widths may be required to serve a strategic function. These are however considered less appropriate for new residential neighbourhoods.

P1.16 Proposals must demonstrate multi-functional use of the streets to support social value and green and blue infrastructure integration.

P1.17 Landscape must be a key feature of all streets.

P1.18 Proposals should address the 10 Healthy Streets indicators contained in Healthy Streets guidance:
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

P1.19 All proposals must first apply the relevant EDG Street Type using lowest order possible for number of homes served. Schemes should then apply the residential street character to type to achieve character and pedestrian/cycle friendly hierarchy.

Uttlesford Residential Street Character Type:

Market Street

Local Street

Village Street

Living Street

Farmstead Homezones

Mews

Rural Lanes

Essex Design Guide Street Type:

A / C   B   D   E   F   G   H
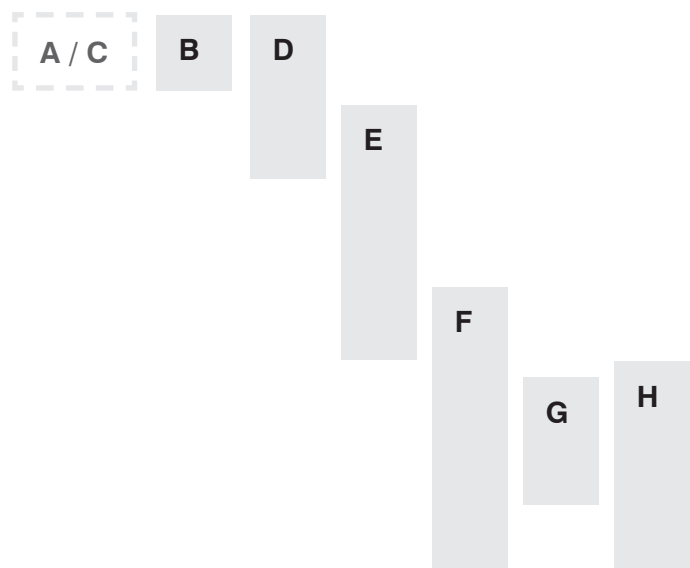
Market Streets

The social and economic prosperity of our towns and villages is intrinsically linked to our high streets. Designed and delivered successfully, high streets will benefit immediate and neighbouring communities.

High Streets form the social and economic heart of our towns and villages. They provide local employment and amenities for residents. Shops, cafes, bars and restaurants provide activity and vitality to our neighbourhoods, activating our streets. By their mixed use nature, high streets have high volumes of movement from all transport forms. To be successful, high streets must balance the prioritise of these users.

Characteristics

- Wide footways
- Street trees
- Cycle lanes, cycle parking
- Sustainable Drainage Systems
- Slow vehicle environment
- Variety of crossing points
- Continuous frontage

Code Requirements for Market Streets

P1.19 Regular street trees must be included on all Market Streets, planted on both sides of the street every 5-20m.

P1.20 Where a Market Street serves a local centre a clear change in character must be demonstrated. Additional street width may be required for servicing or parking.

P1.21 Where Market Streets form a mixed-use square within new local centres or neighbourhood centres they must be mixed use and shared surface or pedestrianised with structured hard and soft landscaping. There must be windows on multiple levels that provide overlooking onto the street. (See section 4.7 Meeting Places)

P1.22 Shared surface should also be extended to Market Streets running through new village greens, squares, and neighbourhood squares.

P1.23 Bins and benches must be provided at every 100m.

P1.24 Market streets should deliver good quality hard and soft landscape solutions to create a pleasant pedestrian environment and integrate car parking opportunities where appropriate.

P1.25 Market street junctions must be emphasised through provision of a building corner, differentiated public realm and tree planting.

P1.26 The enclosure of primary streets should range from 1:2 to 1:3.

P1.27 Active frontage must line Market Streets.

P1.28 Speeds of Market Streets must be at 20mph **or lower**.

P1.29 Direct plot access is not permitted.

▲ Saffron Walden.

▲ Eddington, Cambridge.

▲ Eddington, Cambridge.

▲ Eddington, Cambridge.

Illustrative sketch for a successful Market Street

1 Increase in building height reinforces the street hierarchy.

2 Continuous and strong built frontage promotes a residential character.

3 Provision of regular crossings for pedestrians and cyclists.

4 Segregated cycleways to one or both sides of the street.

5 Provision of landscape features and street trees.

6 Narrow defensible space where possible to ensure enclosure of the street.

7 Suitable for bus routes, with localised narrowing where possible to promote slower vehicle movements.

Local Streets

Local Streets perform a number of key and varied functions in the public space network such as linking high streets and providing access into neighbourhoods. Local Streets are reflective of the character of the traditional streets along which smaller towns such as Thaxted and Newport have grown in a linear form. These streets will integrate shops, retail space, and community facilities into their network. They will provide an attractive safe, and effective community setting and role for daily life.

Characteristics

- Wide footways
- Street trees
- Slow vehicle environment
- Variety of crossing points
- Continuous frontage

Code Requirements for Local Streets

P1.30 All Local Streets must have footways each side and a variety of informal street planting and street trees (every 10-20m)

P1.31 There must be limited vehicular access to the street from buildings and their plots to enable continuous frontages.

P1.32 Streets may integrate bus routes however should be designed as lower order streets and enable passing places for buses rather than consistent increased width.

P1.33 Raised tables must be used at junctions and where intended as future bus routes these must be minimum 12m in length.

P1.34 Enclosure of Local Streets should range from 1:1 to 1:2.

P1.35 Character of the street should vary in response to context and uses.

P1.36 Consideration should be given to the long term adaptability of homes, with inclusion of increased ground floor heights to enable creation of vibrant communities with active ground floors - such as for live/work and maker spaces to evolve. On Local Streets within 200m of a local centre, increased ground floor heights will be expected.

P1.37 Local Streets will be expected to have strong building lines and continuous frontages.

P1.38 Streets must be designed to reduce uncontrolled parking. Measures may include controlled parking within landscaped bays, or bollards to ensure parking does not obstruct pavements.

P1.39 Localised narrowing along Local Streets should be used to control vehicle speeds, however passing places for buses (if proposed bus route) must be provided.

P1.40 Where a Local Street connects with a local centre a clear change in character must be demonstrated.

▲ Trumpington Meadows, Cambridge.

▲ Trumpington Meadows, Cambridge.

1 Street parking is controlled through a combination of hard and soft landscaping.

2 Materiality and surface treatments define pedestrian and cycle priority.

3 Localised narrowing of streets and reduced widths ensure uncontrolled parking restricted.

4 Footways to both sides with planting and regular street trees.

5 Raised table junctions support slow vehicle environment.

6 Soft landscaping within the streets enables incorporation of rain gardens and biodiverse features.

7 Streets are multifunctional.

▲ Illustrative sketch for a successful Local Street.

▲ Illustrative sketch for a successful Local Street approaching a Local Centre.

1 Street parking is controlled through a combination of hard and soft landscaping.

2 Localised narrowing of streets and reduced widths ensure uncontrolled parking is restricted.

3 Footways to both sides with planting and regular street trees.

4 Raised table junctions support slow vehicle environment. Changes in surface treatment define pedestrian and cycle priority

5 Soft landscaping within the streets enables incorporation of rain gardens and biodiverse features.

6 Gateway buildings mark the transition between street typologies and support the clear hierarchy.

7 Increased floor to ceiling heights enables shops, maker spaces and future adaptability for non-residential uses.

Village Streets

Village Streets perform a number of key and varied functions in the public space network such as linking key neighbourhood spaces, connecting to community uses and providing access through residential areas. Village Streets are reflective of the character of the traditional streets along which villages such as Arkesden have grown.

These streets have a natural character whilst providing a key linking function between residential neighbourhoods and their character and enclosure is expected to varying to create visual interest. They integrate green infrastructure into their network, such as swales, play-on-the-way and community growing. They provide a linking narrative between open spaces and an attractive safe pedestrian role for daily movement.

Code Requirements for Village Streets

P1.41 All Village Streets must have footways on each side (where fronted by development) and street **trees** (every 10-20m) and a variety of informal street planting.

P1.42 The majority of Village Streets should hold giveway driving principles such as narrow carriageways and spaces for cars to pull into.

P1.43 Streets should be designed to be 1.5 cars wide to ensure slow vehicle speeds and restrict uncontrolled parking through landscape design and use of bollards as appropriate.

P1.44 Passing places must be provided at regular intervals.

P1.45 Where on-street parking is provided it must be within landscaped build outs.

P1.46 There must be frequent pedestrian access to the street from buildings (i.e. front doors).

P1.47 Enclosure of Village Streets should range from 1:2 to 1:3.

P1.48 Access to individual driveways must be restricted to no more than 50% of homes. This may be to one side of the street, or a combination.

▲ Local reference at Cage End in Hatfield Broad Oak.

▲ Local reference at Main Street in Arkesden.

▲ The Avenue, Saffron Walden.

▲ Precedent Image: planted swale and tree planting.

▲ Eddington, Cambridge.

▲ Broadclose Farm, Bude.

▲ Illustrative sketch for a successful Village Street.

1 Wide landscape corridor provides green setting and allows opportunities for swales, play-on-the-way, informal growing or biodiversity.

2 Footpaths are provided on either side of the street, and within landscape corridor.

3 Street is positively fronted by homes with varied set-backs.

4 Where vehicular access to homes is provided across the landscape corridor this is limited to maximise connectivity.

5 Use of swales with bridge features across is encouraged to maintain drainage connection and avoid culverts.

6 Streets should provide a movement function, however be traffic calmed to reflect low vehicle speeds and residential character.

7 Varied roof forms should be provided to reflect traditional village streets in Uttlesford.

Living Streets

Living streets are where people live, they are both for movement and places where people meet providing physical connection to the wider community and a social connection with neighbours. Cycling should also be an easy and safe way to get around using these streets and they should be designed for low vehicle speeds.

Living streets are a predominant residential street type across the district and are likely to contribute significantly to the street scene within new residential developments.

To enable a sense of community along Living Streets the expectation is that these must enable use as Play Streets or School Streets. It is important that their position within the street network is considered to enable temporary closure to allow communities to come together.

Characteristics
- Potential for cycle streets
- Potential for School / Play streets
- Street trees
- Sustainable Drainage Systems
- Slow vehicle environment (20mph limit)
- Informal play
- Sensitive on-street parking

Code Requirements for Living Streets

P1.49 Living Streets should have street trees on each side (every 10-20m) and either have footways on both sides (where fronted by development) or be shared surface design. Shared surface streets must not be tarmac.

P1.50 Direct plot access is permitted and must be accompanied by landscaping to reduce impact of parked cars on the street scene.

P1.51 The majority of Living Streets should hold giveway driving principles such as narrow carriageways and spaces for cars to pull into.

P1.52 Streets should be designed to be a maximum of 1.5 cars wide to ensure slow vehicle speeds and restrict uncontrolled parking. Passing places must be provided at regular intervals.

P1.53 Where on-street parking is provided it should be within landscaped build outs.

P1.54 There must be frequent pedestrian access to the street from buildings and their plots.

P1.55 Enclosure of Living Streets should range from 1:1 to 1:2.

P1.56 Living Streets may be one-way in order to promote narrower widths and maximise potential for school and play streets to be delivered .

▲ Built form along Church Street retains key views towards St Marys Church.

▲ Giveway driving principles apply in Bell College Court, Saffron Walden.

▲ On-street parking within defined landscaped build-outs in Cambridge.

▲ Shared surface streets at Horsted Park, Chatham.

▲ On-street parking within defined landscaped build-outs in Cambridge.

▲ North East Chelmsford.

1. Street parking is controlled through a combination of hard and soft landscaping.

2. Gateway buildings mark the transition between street typologies and support the clear hierarchy.

3. Materiality and surface treatments define pedestrian and cycle priority.

4. Localised narrowing of streets and reduced widths ensure uncontrolled parking restricted.

5. Footways to both sides with planting and regular street trees.

6. Raised table junctions support slow vehicle environment.

7. Soft landscaping within the streets enables incorporation of rain gardens and biodiverse features.

Illustrative view for a successful Living Street.

Farmstead Homezones

Homezones are a safe solution to people and vehicles sharing the whole of the residential street space on equal terms. Traffic calming measures help create public and nature spaces.

Homezones within new developments can take a variety of forms and may be inspired by the rural farmsteads and clustered courtyards arrangements common within Uttlesford.

▲ Homezone at The Avenue in Saffron Walden.

Code Requirements for Farmsteads

P1.57 Farmstead clusters must be shared surface and utilise permeable paving. Tarmac homezones will not be accepted.

P1.58 Farmstead homezones must incorporate planting **and street trees.**

P1.59 Parking must be discreetly sited and where possible behind the building line.

P1.60 Farmstead clusters must include spaces to sit out e.g. Benches / seated planters to encourage neighbourly interaction.

P1.61 Where farmsteads are accessed from Market streets or Local Streets the shared surface must enable vehicle turning to facilitate exit in a forward gear.

P1.62 Developments must demonstrate implementation of homezones in low-traffic residential areas.

P1.63 Homes zones must incorporate strong gateway features clearly identifying the users that they are entering the homezone and distinguish the boundary and character of the zone.

▲ Rural Farmstead in Tilty, Uttlesford.

▲ Rural Farmstead in Henham, Uttlesford.

▲ Morris Dance Place, Thaxted.

▲ The Avenue, Saffron Walden.

▲ The Avenue, Saffron Walden.

1 Houses and garages tightly arranged to form compact courtyards with a shared space approach.

2 Strategic trees and landscape are used to prevent anti-social parking and create focal points.

3 Landscaping provides opportunity for communal growing and for neighbourly interaction.

4 Courtyard arrangements enable clusters of homes to have a strong connection to the surrounding landscape.

5 Parking arrangements enable adjacent lanes and village streets to reduce car dominance and prioritise spaces for people.

6 Built form addresses adjacent streets in addition to courtyard cluster.

7 Varied building lines and materiality creates visually interesting and playful spaces.

▲ Illustrative diagram for a successful Farmstead Homezone.

Rural Lanes

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

There roads were not designed for movement of large numbers of vehicles however within new residential developments the provide inspiration for new lanes servicing limited numbers of homes.

The typical characteristics of these are their interface with the landscape, which varies across the landscape character of the district however commonly incorporates hedgerows and streams / ditches within wide verges and roadside greens. Many lanes had ditches along one or both sides of the lane and should be used as reference for SuDs features along new lanes. In addition roadsides often had ponds associated with them.

Widths typically varied and provide reference for localised narrowing for traffic calming and widening for controlled parking bays within new lanes.

Code Requirements for Rural Lanes

P1.64 Rural lanes on low density edges of developments or in conjunction with green corridors must have associated landscape comprising drainage features, hedges, wide verges and street trees every 10-20 metres.

P1.65 Within higher density neighbourhoods lane features may be more urban in character however must retain narrow widths and significant accompanying landscape.

P1.66 Careful consideration must be given to refuse and servicing of rural lanes. Use of bin collection areas to retain rural character is preferred. Where plot collection is required rural lanes should connect at both ends to surrounding streets to mitigate requirement for refuse turning. Bollards to similar features may be used to restrict private vehicle through-movements.

P1.67 Lane width must be no more than 1.5 cars wide, with passing bays integrated. Preference for passing bays is opposite driveways to mitigate uncontrolled parking.

P1.68 Visitor parking must be designed into the street and delineated through a change in surface treatment and used as a measure to control parking.

▲   Littlebury Green.

▲   Deeply sunken lane on Cock Lane, Clavering.

▲ Beaulieu, Chelmsford. Rural lanes integrate with swale features and existing hedgerows, similar to the protected lanes of Uttlesford.

▲ Lanes within higher density development at Great Kneighton, Cambridge provide for a strong frontage and controlled street parking.

▲ Carrowbeck Meadows, Norwich. Lanes provide a sensitive interface with existing trees.

▲ Lanes within higher density development use informal landscaping and clearly define parking bays.

▲ Illustrative diagram for a successful Rural Lane.

1 Narrow lanes reduces traffic speed and allows for safe pedestrian movement.

2 Footpaths interconnect rural lanes with the areas open space network.

3 Generous landscaping around homes create rural aesthetic and encourages neighbourly interaction where applicable.

4 Rural lane integrate swales and hedgerows into the landscape.

5 Parking arrangements enable adjacent lanes and village streets to reduce car dominance and prioritise spaces for people.

6 Built form creates vertical emphasis to mirror trees lining rural lane

7 Visitor parking is designed into the street with herringbone paving delineating the use of the space.

Mews Streets

Inspired by burgage courts and back streets within the historic cores of the larger towns and settlements. Use of mews streets will enable these historic, continuous frontages to be delivered along new streets - such as the Market Streets, Local Streets and the landscape features of Village Streets.

Use of these streets provides localised access to dwellings and strengthens the street hierarchy and provides variety within residential areas. Within mews streets, parking is primarily intended to be delivered on-plot.

Characteristics

- Shared surface
- Narrow planting
- Slow vehicle environment (10 mph limit)
- Sensitive on-street parking - only if required

Code Requirements for Mews Streets

P1.69 Mews streets must be shared surface with a minimum width of 6m to allow vehicle egress from integral parking.

P1.70 8m width is preferred to allow for informal planting, delineation of services and for daylight.

P1.71 Within mews streets, landscape should be provided along residential building edges where access to dwellings or on-plot parking is not required.

P1.72 Mews streets must 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.

P1.73 Streets must be designed to ensure slow vehicle speeds and ensure safe access to dwellings by pedestrians and cyclists.

P1.74 Design must 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.

P1.75 Must target vehicle speed of 10mph to be reinforced through design.

▲   Mews access near Gold Street in Saffron Walden.

▲   Narrow lanes in and around Saffron Walden Town Centre.

▲ Knights Park, Eddington, Cambridge.

▲ Trumpington Meadows, Cambridge.

▲ Accordia, Cambridge.

1 Mews streets may incorporate integrated parking, including rear garage mews streets.

2 Rear mews streets facilitates parking to homes which front bus routes, car free streets and open spaces.

3 Active and passive surveillance through entrances, studios or rooms above garages, and terraces.

4 Ensuring space for planting is provided and helps soften urban street types.

5 Streets are shared surface, with permeable paving.

6 Services delineated where possible for ease of access and maintenance.

7 Varied typologies and forms create a vibrant street scene.

▲ Illustrative diagram for a successful Mews Street.

Car Free 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.

New residential neighbourhoods should explore opportunities to incorporate pedestrian-only streets to enhance links and promote walking and cycling as the most convenient modes.

There may be instances where such streets are required to provide emergency vehicle access. In such instances the vehicle path should not be marked out and should include trees and other obstacles that discourage parking whilst allowing a free path for emergency vehicles (and delivery vehicles where required).

▲   Twitchell in Stansted Mountfitchet.

▲   Eddington, Cambridge.

▲   Accordia, Cambridge.

▲   Eddington, Cambridge.

Multi-functional streets

Well-designed streets will be able to perform more than one function. Streets where people can safely walk, cycle, play and rest creates a more welcoming environment and will improve livelihoods.

P1.76 Developments must demonstrate implementation of play streets in low-traffic residential areas and 'School streets' along routes adjacent to schools.

P1.77 Cycle parking and multi-functional street furniture should be integrated into the existing built environment in an attractive way, through appropriate materials and screening.

P1.78 Shared surfaces must be used along high streets and low-traffic residential streets and:
- Must be finished in a quality material
- Should integrate on-street parking for visitors and residents.
- Must delineate use of space with high-quality materials.

P1.79 All streets must be multi-functional. This means serving more functions than movement of vehicles, such as seating, planting, play, pedestrian and cycle movement, SuDs, growing etc.

▲   Streets as multi-functional spaces, including biodiverse planting, spaces to sit, informal play with use of trees to includes areas for shade.

Public Space Expected Outcome P2

Provide well-designed spaces that are safe

Well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. They help to overcome crime and the fear of crime.

Secured by design

Carefully planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures.

P2.1 All new development must meet 'Secured by Design' standards. There may be some guidance which conflicts with other design goals and these should be acknowledged and resolved on a case-by-case basis.

P2.2 New public spaces must be over-looked and active frontages be provided to all streets and open spaces, with entrances and windows, or active ground floor uses located to enable overlooking of the street.

P2.3 Public spaces must be provided with street furniture to animate spaces and enhance safety of people using them.

P2.4 Designs must ensure natural surveillance through increased visibility and encouraging activity throughout the day.

P2.5 Public spaces which people may reasonably expect to use after dark must be well lit within lighting designs that consider the pedestrian experience. Lighting of public spaces must be of an appropriate level that only lights the space and not the sky, so that they are perceived as safe to use after dark. Special design solutions may be required where there are local constraints on illumination e.g. Sensitive ecology.

P2.6 Formal play / activity space must be located in well-overlooked locations.

P2.7 Where play areas are located off a node of quieter street junctions this must be used to reinforce a central community space.

P2.8 Children's play areas must not be placed on busy roads, or other roads with high pollution, poor access, no pedestrian crossings or areas that are not overlooked by used spaces.

P2.9 Play spaces must have at least one part provided in shade throughout the day.

P2.10 Public spaces can be any shape, however the shape and scale must be informed by function and consider safety of users and not be leftover spaces.

P2.11 Linear spaces must be well-proportioned, ensuring there are no bottlenecks, and created with activity along the route to encourage movement and opportunity for play.

P2.12 Formal open space must include surfaced paths and places to sit and gather; the locations for seating must be accompanied by a rationale for their location. This includes demonstrating consideration of shelter from rain and wind, locations which will received the sun.

P2.13 Public realm must consider appropriate shading for key routes, seating and play areas to protect users from the sun.

P2.14 Public realm must have accessible routes for users and clear definition of boundaries to ensure they are secure.

Features of a safe and well designed space

1. Opportunities for overlooking and passive surveillance.

2. Localised increases in scale at the termination of key vistas assists with legibility and wayfinding.

3. Open spaces connected by safe routes.

4. Provision of trees along streets and open spaces to provide shade.

5. Surfaced paths and spaces to sit and gather.

6. Lighting of key routes and spaces.

7. Shade for some areas of play and seating enabling use within hotter periods.

Public Space Expected Outcome P3

Make sure public spaces are inclusive and support interaction

The best public spaces have widespread appeal and are places that facilitate social interaction, rest, play, meeting, and stimulation for all users, regardless of the homes and building types that surround them.

P3.1 All new development must evidence how it complies with Design Council principles of inclusive design: Inclusive, responsive, flexible, convenient, accommodating for all people, welcoming and realistic.

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.

P3.2 Developments of all scales must have focal points at the heart of the community which are designed for meeting.

P3.3 Using suitable local precedents (use Uttlesford Places for inspiration) public spaces must be designed to seamlessly accommodate the required functions, allow communities to come together for meetings and events, and to support nature recovery and climate change resilience.

1. Buildings should provide a continuous build line around the space and all buildings should face the space.

2. Spaces such as new town squares provide an opportunity for public uses such as education, and other active uses such as pubs, restaurants and cafes, and provide a gathering space to accommodate large numbers of people.

3. Street trees are to be provided within squares and public spaces but must not compromise the flexibility of the spaces.

4. Well-designed meeting places will effectively use surface materials and defensible space to welcome all users whilst ensuring safety.

5. Within market or local centre squares the building line will be at the back of pavement, but in more informal areas, setbacks for gardens will be allowed.

6. Meeting spaces should include green link connections to surrounding and parks, shops and have safe cycle routes relative to their scale - on street or designated cycleways.

P3.4 Street furniture such as benches, seating, and bins must be provided every 100m in areas of high footfall and main pedestrian routes, for example high streets.

P3.5 Street furniture must be provided in areas where meeting or socialising is encouraged, or where there are key views of local areas of interest/landmarks.

P3.6 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.

P3.7 Street art should be explored to enliven and enhance the public realm. Street art must:
- Be of the highest quality.
- Be informed by public participation and involvement where appropriate.
- Have local relevance and significance.
- Involve artists in the design process.

P3.8 Larger developments should contain a provision of space suited to formal and informal community-oriented events, such as Parkrun.

P3.9 All developments should providing space facilitating informal play and socialising.

P3.10 All new proposals must provide opportunities to have to access to space to grow food.

P3.11 All proposed public spaces must be accessible to people with a range of abilities with clearly signed routes and wayfinding. Routes between destinations must have step-free alternatives.

P3.12 All new developments must use tactile surfaces to delineate space for those with visual impairments.

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

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

▲ All developments must provide access to spaces to grow food, which make include formal allotments or small scale interventions such as growing beds or fruit trees.

▲ Street art incorporated as informal play space with natural logs creating opportunities for play in addition to seating.
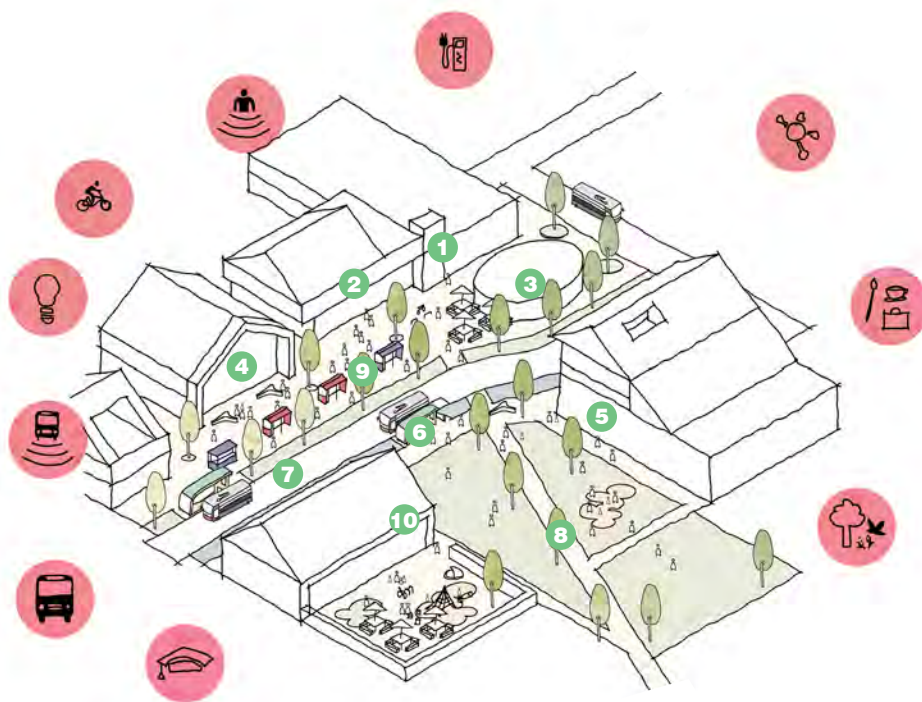
Mobility Hubs

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

P3.12 New local centres / facilities clusters should incorporate mobility hubs.

P3.13 Details of individual mobility hubs will be agreed as part of the planning process however will comprise 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 and repair centre
- Cafe / work hub / delivery pick up point / co-location with other centre facilities
- Spaces to rest

1. Service hub for last mile deliveries and parcel pickups.

2. Mixed use development.

3. Micromobility hub with e-bike hire and storage.

4. Work hub / co-work space.

5. Cafes or community spaces including visitor amenities such as public restrooms.

6. Public transport stop with real time information.

7. Routes give priority for public transport

8. Easy to access open space.

9. Spaces to gather and for events such as markets.

10. Cluster of uses including schools or nurseries.

▲ Illustrative mobility hub diagram appropriate for new mixed use

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.

P3.14 Proposals must be accompanied by a future adaptability strategy which sets out how streets and homes can be adapted over time as car ownership reduces and living patterns change.

P3.15 All streets and car-parking spaces are to be designed with the ability to be re-purposed as public or private space over time with a reduction in car ownership.

P3.16 Private parking spaces should be designed with the potential to become an integral part of the garden.

P3.17 Garages should be designed with the potential to be converted into additional live or work space.

P3.18 Apartment blocks should have taller ground floor ceiling heights for give flexibility to convert into workspace at a later date.
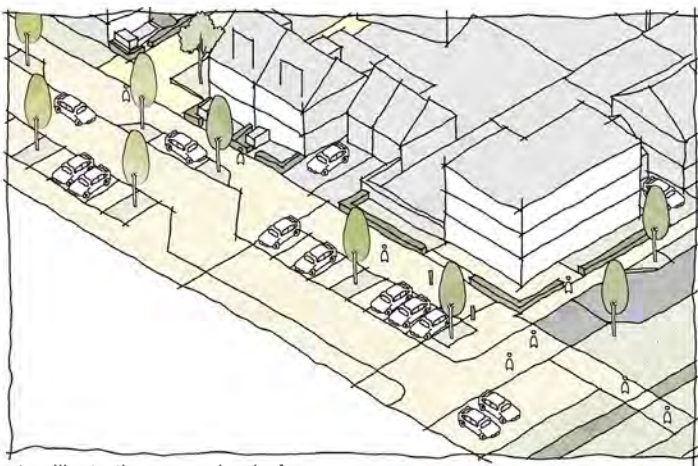
▲   Illustrative example - before.
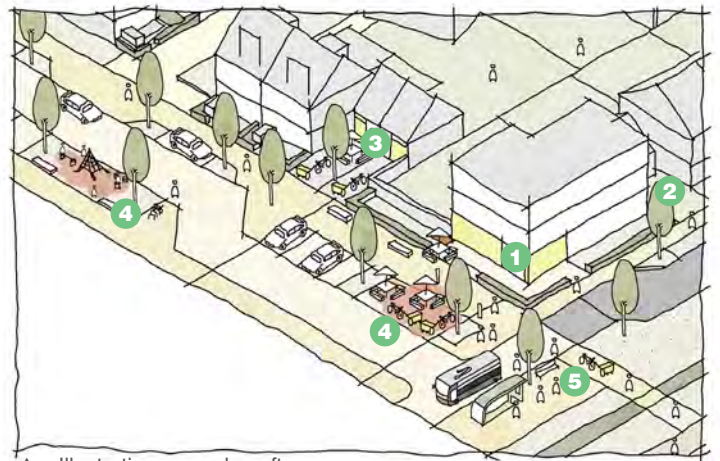
▲   Illustrative example - after.

◄   Example of temporary adaptation of parking bays for outdoor community gathering spaces.

1 Ground floor converted into non-residential uses such as co-work space.

2 Private drives become additional garden space.

3 Garages converted into home offices or studio for an ageing family member.

4 Parking bays converted to on-street play, biodiversity habitats, or spaces for seating and community gathering.

5 Lower order streets suitable for buses re-purpose parking bays for small mobility hubs.

4.7 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 reinforces existing places by enhancing local transport, facilities and community services, maximising their potential use.

This includes:

U1:   A mix of uses
U2:   A mix of homes tenures, types, and sizes
U3:   Socially inclusive

This chapter sets out guidance on the requirement to create vibrant, mixed-use neighbourhoods. These bring together facilities for existing and future communities to live, work and play and contribute to the creation of sustainable development.

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 way that various uses are located in any new development can have a significant impact on the vitality of the place and can impact on the success or otherwise of planning for active travel and contributing towards net zero.

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

Uses Expected Outcome U1

A mix of uses

U1.1 Applicants must provide analysis demonstrating a comprehensive understanding of the existing uses within the local community and wider area. Route audits should be undertaken to ensure that direct high-quality walking and cycling infrastructure is provided to these locations to minimise journey times.

U1.2 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. Compact forms of development that are walkable should be used to make destinations easily accessible by walking or cycling, rail, other public transport.

Use features - settlement scale

1. Existing settlement facilities cluster is located around a convergence of routes and accessible within 20 minutes of all homes.

2. Large ground floor ceiling heights allow for flexible uses along the local route.

3. One centrally located non-residential use enriches the focal space within the scheme.

4. Public spaces and community uses integrate with public rights of way and pedestrian-friendly routes.

5. Play spaces for all ages and play on the way facilities create numerous opportunities for fun in a variety of settings.

6. Space for community uses should be available in all types of development including infill.

7. All uses and facilities are accessible within 20 minutes.

▲ Uses diagram highlighting the relationship of new development sites, including infill and edge of settlement extensions to an existing fictional village.

▲ Cluster of community facilities including a cafe, co-work space, offices at Houlton, Rugby.

▲ Primary schools provide a focus within communities.

▲ Community space at Limelight in Old Trafford, Manchester.

▲ Co-locating community uses alongside parks create vibrant gathering spaces for the community.

▲ Increased floor to ceiling height in new neighbourhoods provides future opportunities for non-residential uses.

Mix

The right balance of uses will create activity in an area at all times of day, reduce overall travel and encourage sustainable travel for users. It will further support shops and services and contribute to creating a sustainable place.

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

U1.5 Uses that are sensitively distributed throughout mixed-use places based upon traditional Uttlesford high streets, public squares and public space layout will be supported over those provided in private car reliant 'out of town' industrial, retail and commercial sheds.

U1.6 Proposals for infill developments and within the existing urban areas should be designed to maximise land use and provide a mix of uses.

U1.7 Where new local centres are included within proposals, they must be recognisable with a mix of land uses, local shops, community space or play area.

U1.8 Applications **are encouraged to** provide new uses **where those uses are not easily accessible as per U1.2.**

U1.9 Schemes should maximise land uses such as consolidating surface parking infrastructure into multi-storey car parks or car barns.

U1.10 Developments should avoid being anonymous and solely functional (specifically large-volume, industrial/commercial/warehouse/retail superstore/agricultural sheds) which encourage the use of the private car.

Use features - neighbourhood scale

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 An existing facilities cluster providing for every day needs is within a 20 minute walk.

4 The town centre, including local employment, is accessible by sustainable travel modes within 20 minutes.

5 Focal spaces within each neighbourhood provide opportunity for neighbourly interaction.

6 A central equipped space provides facilities for all ages.

7 Community growing is integrated within the landscape framework promoting edible, healthy landscapes.

8 Homes for all ages are integrated across the development.

▲   Uses diagram highlighting the relationship of new development sites, including infill and edge of settlement extensions to an existing fictional village.

Active frontage

Ground floors (and sometimes upper) that have windows and therefore positively address the provide activity and create visual interest - active frontage. Uses will tend to be retail, cafes, commercial, but will often include residential and industrial uses.

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

U1.11 All new streets must be fronted by development with principal entrances, doors and windows addressing the public realm.

U1.12 Local centres must contain areas active frontage that overlooks key pedestrian routes and the public realm. Inactive frontage length must not exceed 8m.

U1.13 Active frontage to areas of public realm with entrances, windows, or active ground floor uses should be positioned to enable overlooking.

U1.14 Activity inside buildings containing commercial or retail uses at ground floor should be visible from the public realm.

U1.15 The principles of active frontage must not be compromised by car parking, commercial bins, service equipment and service entrances.

U1.16 Building entrances should be positioned to be visible from the street.

1 Increased floor to ceiling heights enables shops, maker spaces and future adaptability for non-residential uses.

2 Building entrances are clearly visible from the street.

3 Upper level balconies enhances activity and surveillance of the street.

4 Spill out space and public realm supports a vibrant and active frontage.

5 Areas of inactive frontage are limited and utilise detailing to add interest.

▲ Illustrative sketch for successful active street frontages within residential neighbourhoods.

Uses Expected Outcome U2

A mix of homes, tenures, types and sizes

Successful neighbourhoods contain a rich mix of people, with varying requirements in terms of tenure, type and construction. Choices of homes should be varied and able to suit all needs and ages.

Housing for all

New developments will consider the different user and their specific house requirements early in the process. Finding the correct mix will help to create a diverse, equitable and resilient community.

U2.1 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.

U2.2 The proposals must have regard to available evidence of the housing needs and demonstrate this regard at the early stages of the design concept by indicating, use, mix and amount.

U2.3 Homes must provide sufficient internal space to meet occupants' requirements now and in the future. See Section 4.8 Homes and Buildings for internal space standards.

U2.4 Section 5 Development Scale Coding provides additional requirements across development scales for the provision of accessible dwellings.

U2.5 Proposals must provide the agreed proportion and mix of affordable homes as specified by the Council.

U2.6 Schemes must demonstrate tenure blind design, with no discernible difference in appearance or construction quality between affordable and market dwellings.

▲ Thrale Almshouses in Streatham - refurbishment and extension of existing almhouses set around a secure landscaped courtyard. Almshouse models work for young families, young people and older persons, providing community and safe and secure housing with a sense of purpose.

▲ Live / Work typologies, or houses designed with increased ground floor ceiling heights allowing for later adaptation provide a resilient form of accommodation adaptable to changing circumstances and give opportunity to create more vibrant streets and communities.

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

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.

U2.7 New developments should provide a variety of house types to suit the needs of the community.

U2.8 Developments within Uttlesford should consider provision of the below types of homes within each new neighbourhood / character area to provide a varied and inclusive community. Section 5 Development Scale Coding provides requirements across development typologies for the requirement and integration of types.

- 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 etc)
- Co-Housing
- Self Build / Custom Build Housing

U2.9 House types should cater to contemporary household types, including single person households as well as small and large families, sharers, older people and downsizers.

U2.10 Large scale developments should make provision for and promote a variety of development models that reflect the wide needs of the community and provide homes that are best suited to them.

U2.11 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.

U2.12 New developments must ensure affordable dwellings are distributed across the development, with affordable housing available across a variety of typologies and sizes proposed in the development.

U2.13 All new homes (and buildings) within any development must be futureproofed to allow for flexible uses.

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. Compact gardens for smaller homes allow ease of maintenance and are supported by communal amenity provision.

6. Communal amenity supports community interaction of surrounding residents and allows for secure resident growing areas.

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

Uses Expected Outcome U3

Socially inclusive

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.

U3.1 Proposals must demonstrate they have an understanding of the opportunities and constraints affecting the social inclusivity of uses.

U3.2 Schemes should provide opportunities to promote healthy living, and well-being social interaction.

U3.3 Development must retain key social facilities.

▲   New community facilities at Houlton, Rugby provided within former barn buildings.

Schools

Schools are a key piece of community infrastructure and are a focal part of neighbourhood life. They contain uses and facilities beyond education and create activity that enriches local trade, and services.

U3.4 New schools must be walkable, in an accessible location such as a local centre and served by safe cycling and pedestrian routes.

U3.5 New schools should priorities sustainable travel with a focus on road safety, parking/drop off zones, infrastructure such as scooter / cycle parking.

U3.6 Schools should explore opportunities for wider community use, engagement and interactions to maximise the site and facilities.

U3.7 New schools should be located close to new local centres and community uses to create a heart to new neighbourhoods and support creation of a vibrant centre, increasing footfall to enhance the viability of new uses.

U3.8 School sports, pitch and leisure provision should be designed to provide shared facilities.
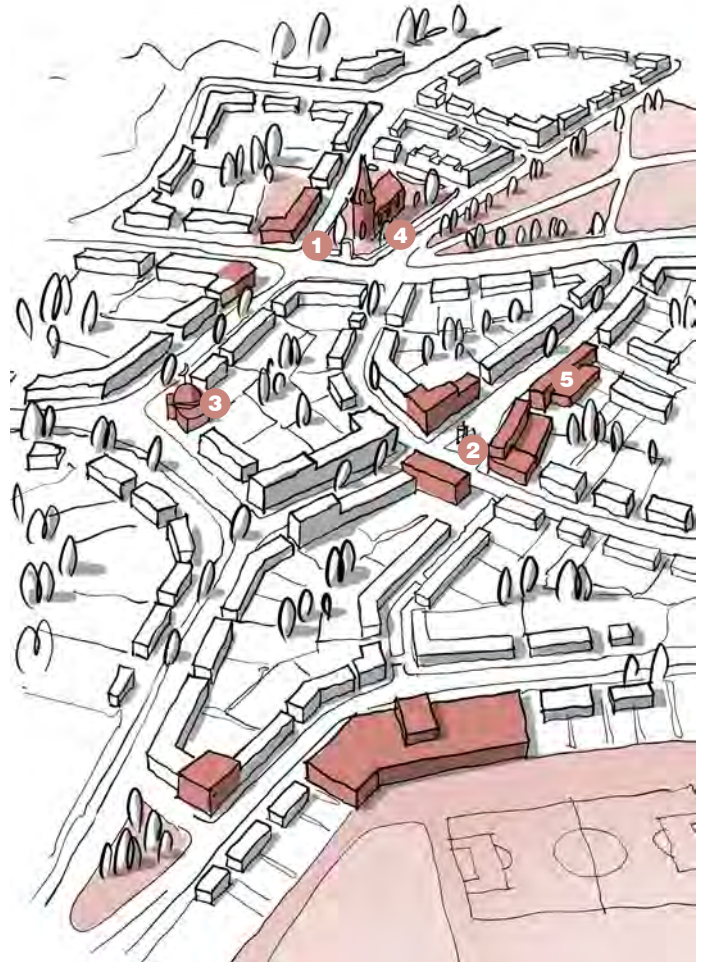

▲   New Primary School at Houlton, Rugby.

Local services

A successful community will have a variety of services where uses compliment each other, supporting livelihoods and reducing the need to travel.

U3.10 All new residential development should be within walking distance of a range of day to day destinations. See Section 5 Development Scale Coding for detailed requirements.

U3.11 Proposals must evidence their connectivity to either existing or proposed local services.

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

▲ Existing barn converted and extended to provide a visitor centre at Houlton, Rugby alongside community uses and a cafe.

▲ Local facilities that should be accessible in all new neighbourhoods.

1 Cultural and community facilities: village halls, community hubs and other cultural facilities.

2 Local shops: Local shops should be provided dependant on the scale of new development and existing access to services. Local shops can include cafés and other food and beverage uses where people can meet and, increasingly, work.

3 Medical facilities: All areas need medical facilities, including doctor's surgeries, district nurses, dentists and chemists. GP's mostly work in group practices in health centres, so only the largest schemes will be required to include them. Health facilities need to be in accessible locations at the heart of a community and planned in co-operation with relevant health and care organisations.

4 Places of worship: New buildings for religious worship are an important community function as places of congregation and community and need to be integrated into new development.

5 Homeworking hubs: Homeworking employees can support local facilities and there may also be scope to provide facilities to support home workers. Hubs include meeting spaces, shared resources such as printers, and even a delivery address.

Community facilities

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

U3.12 Where new developments are located within walking distance of the required facilities they should still consider the inclusion of non-residential uses to create community cohesion. These may include community orchards, a small community hub/flexible work space as opportunities to bring the community together.

U3.13 Applications that provide community facilities in the district will be favourably considered.

U3.14 Community buildings in new developments must be accessible from the outset.

U3.15 Proposals must consider community facilities as key destination and landmarks, containing welcoming entrances and recognisable design features.

U3.16 Sports hubs and changing facilities must be multi-use and combined with community meeting or cafe facilities.

U3.17 Proposals should provide facilities that bring together all ages, such as co-located nurseries and care homes.

U3.18 Applications that provide community facilities in the district will be favourably considered.

▲ Opportunities to build upon existing community cohesion in Uttlesford.

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4.8 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 (e.g. Apartments), particularly for family accommodation, where access, privacy and external amenity space are also important.

This includes:

H1:   Healthy, comfortable and safe internal and external environment
H2:   Well-related to external amenity and public spaces
H3:   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. There is evidence that our homes and communities are critical to our health and wellbeing so it is paramount that design quality must be present without exception.

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, responding to local vernacular, history and place, as set out within the "Context" section. They should be designed to be attractive with thought and care in their detail regardless of who will live there, while materials and specifications must be robust, easy to maintain and built to last.

Homes and Buildings Expected Outcome H1

Healthy, comfortable, and safe internal and external environment

Good design promotes quality of life for the occupants and users of buildings. This includes the function of these buildings and that they should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability.

H1.1 Homes and communal areas within buildings must provide a good standard and quality of internal space as defined by the following requirements.

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

Number of bedrooms	Number of bed spaces (persons)	1 Storey dwellings	2 Storey dwellings	3 Storey dwellings	Built-in storage
1b	1p	39(37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

▲ Nationally Described Space Standards.

Space standards

Space standards are minimum requirements for internal space within new dwellings. They help to ensure that new homes contribute to health, family function and wellbeing of residents.

H1.2 New developments must comply with nationally described internal space standards, including the minimum dimensions for bedrooms and built in storage.

H1.3 All planning drawings for residential properties must show the floor areas and dimensions of all rooms. Any habitable room that is not intended to be used for sitting, eating or cooking is deemed to be a bedroom unless its floor area is below 7.5 m2 and/or it doesn't meet the minimum width requirement.

H1.4 Indicative furniture layouts must be included on domestic room plans to demonstrate that rooms are adequately sized/shaped, without conflict of windows/doors and also to ensure that the external appearance of the fenestration considers internal functions.

H1.5 Allowing for flexibility of uses particularly at the ground floor should be included within any proposal.

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

H1.6 All new dwellings must meet Regulation M4(1) in accordance with national policy and **are encouraged to** meet Regulation M4(2) Category 2: Accessible and Adaptable dwellings.

H1.7 10% of market housing and 15% of affordable housing are **encouraged to meet** Regulation M4(3) Category 3: Wheelchair user dwellings.

Homes and buildings Expected Outcome H2

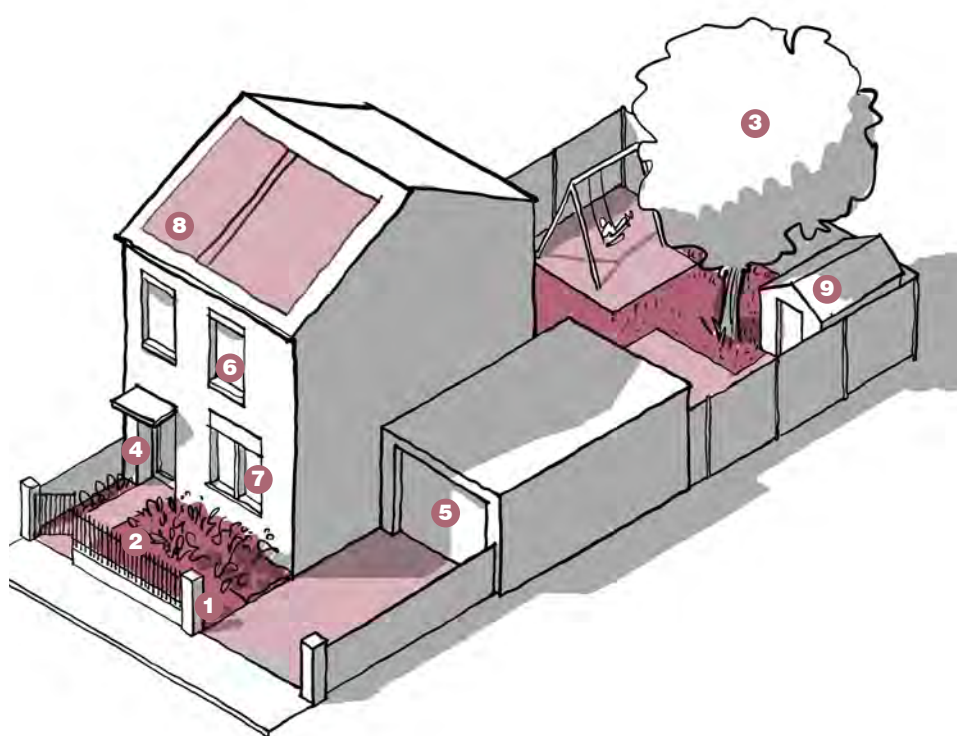Well-related to external amenity and public spaces

A considerable amount of time is spent in the home environment. Internal home quality and its immediate surroundings are key determinants of the health status of the general population and those from vulnerable and protected characteristic groups.

H2.1 Proposals must demonstrate due consideration of measures to promote the health and wellbeing of residents.

▲ The dormer windows in Thorpe Lea Close, Great Chesterford overlook the adjacent open landscape.

◄ Public and private space is well-defined through landscaping and appropriate defensible space.

Features of a well-designed home

1 Well-defined private and public space.

2 Appropriate defensible space with room for planting.

3 External amenity space for every home with a tree in every garden.

4 Welcoming entrances with articulate detail.

5 Parking should be future proofed to allow for adaptability such as additional garden space or home working.

6 Deep window reveals allow for future integration of external solar shading.

7 Large windows at ground floor level to improve security through natural surveillance.

8 Varied features and roof-forms which respond to solar orientation allowing for integration of solar panels

9 Secure storage for cycles on plot. Where provided within garages the internal size must be increased to allow for ease of access.

Features of a well-designed apartment

1. Opportunities for overlooking and passive surveillance.

2. Accessible and well-lit entrances.

3. Communal amenity spaces and SUDs located on flat-roofs and where possible.

4. Active ground floor uses.

5. Generous ground floor space standards allow for future flexibility.

6. Integrating solar panels into the building design.

7. Private amenity spaces located on balconies overlooking the street and attractive public realm.

8. Encouraging neighbour interaction but maintaining privacy.

9. Parking is provided behind the built form to reduce dominance on the street.

Security

People must feel safe in and around their home. The sense of security will be increased by the design of the home and the way that it relates to its neighbours, in terms of its layout, boundary treatments, surveillance and parking structure.

H2.2 All new homes and buildings should meet 'Secured by Design' standards.

H2.3 Focal lighting should emphasise entrances and porches, making them safe and inviting.

H2.4 Proposals must locate noisy activities in sufficient proximity to dwellings for safe access, but far enough away to minimise disturbance.

H2.5 Homes and buildings car and cycle parking must be located close to the entrance of the corresponding property to maximise overlooking and therefore safety.

H2.6 Homes and buildings main entrances must face the street and clearly articulate building elevations to maximise visibility from the public realm.

H2.7 New homes and buildings must clearly define the front and rear of dwellings, incorporating safe and attractive public realm or private gardens, and shared amenity space.

H2.8 Homes must avoid creating left over space in order to ensure land efficiency, and minimising the ambiguity of ownership.

H2.9 Fences around the rear of housing plots must be made of robust materials such as brick wall or, if facing open countryside, a public right of way, or public space, be maximum 1200mm high and incorporate a hedge.
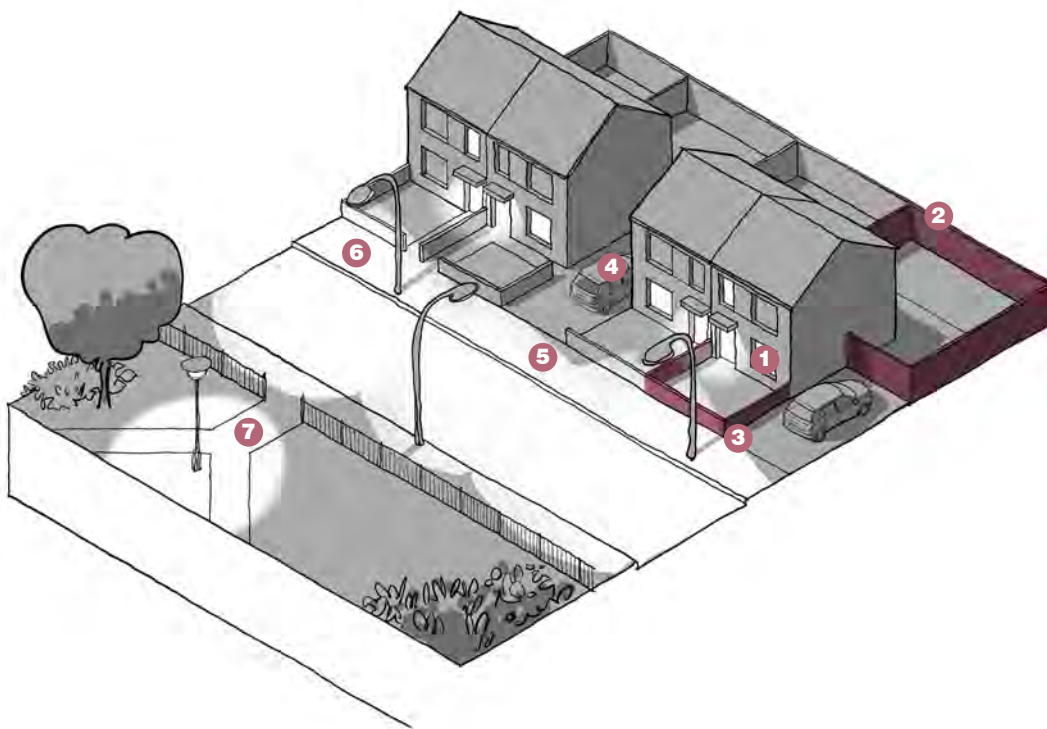
Features of a secure home

1. Natural surveillance from building to the front of the plot and the street.

2. Fences around housing plots to the rear, with robust materials such as brick walls to the public realm.

3. Defensible space/front gardens that clearly define the separation between public and private space and support community interaction.

4. Cars parked on plot - avoiding rear parking where possible, unless surveillance is provided.

5. Secure bike parking that is either in the curtilage of the dwelling or visible from the home.

6. Appropriate and non-obstructive lighting provides wider security to the street.

7. Well-lit walking routes from the home to nearby public space.

Lighting, aspect and privacy

Good quality housing creates a pleasant indoor environment with adequate levels of natural lighting, sunlight, without problems of overheating, good quality ventilation, privacy from overlooking and minimal noise impact. The Council will actively encourage development proposals that establish bespoke design solutions and residential typologies as opposed to standard 'off the shelf' housing types and layouts.

H2.9 Developments including new buildings and extensions and alterations to existing buildings must maximise opportunities for natural lighting and ventilation.

H2.10 Single aspect, north facing dwellings must be avoided. All homes should be dual aspect.

H2.11 Proposals must demonstrate that they will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact, including noise on neighbouring properties.See https://www.essexdesignguide.co.uk/design-details/architectural-details/daylight-and-sunlight/

H2.12 All new dwellings 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.

H2.13 New homes must be compliant with BRE 2022 daylight and sunlight guidance.

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

▲ 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.

Gardens and Balconies

Every home should be afforded private amenity space. What form that takes should be determined on a individual basis and considered based on factors such as dwelling size, context, location and orientation. Private amenity space can include, gardens, terraces and balconies, or a mix of all three. Terraces or communal spaces can be a good way to supplement garden space in denser developments and can enrich the design.

H2.14 Balconies must be provided for new homes without private gardens.

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

H2.16 Communal gardens must be appropriately enclosed and contain seating and picnic areas that receive sunshine during at least part of the day. Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision.

H2.17 The below minimum external amenity guidelines provide a starting point for provision of sufficient private amenity. Alternative delivery of amenity for houses, such as providing a combination of typologies, much must demonstrate a clear design rationale and be useable.

H2.18 A minimum distance of 25 metres between elevations containing habitable rooms must be maintained between existing developments and new development. See https://www.essexdesignguide.co.uk/design-details/architectural-details/rear-privacy/

H2.19 Proposals must not result in a loss to the private amenity area of existing dwellings.

Type of Private Amenity Space	Apartments	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Not applicable	Equal footprint of dwelling or 35sqm, whichever is larger	Equal footprint of dwelling or 50sqm, whichever is larger	Equal footprint of dwelling or 75sqm, whichever is larger
Minimum length of garden	Not applicable	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise
Minimum balcony/ terrace area	5 sqm for 2 people + 1 sqm per additional occupant	Not applicable	Not applicable	Not applicable
Private communal space, where no public open space	25sqm per apartment	Not applicable	Not applicable	Not applicable

▲   Minimum external private amenity guidelines. Provision of private amenity will require consideration of individual site circumstances.

▲ Illustrative view of a successful communal garden.

Principles of courtyard design

1 Private gardens may have direct access to the communal garden space. Consideration needs to be given to the privacy space are the communal gardens.

2 A balance may be provided between private gardens and communal amenity, with smaller private gardens with ease of maintenance balance by communal gardens which enhance community interaction.

3 Communal gardens should include a range of communal uses such as resident growing, social uses, health and well-being activities and meeting spaces.

4 Access to communal gardens should be gated to enable secure use for residents.

5 Communal gardens allow an opportunity for a mix of types of homes and to integrate apartments into neighbourhoods

6 Parking of cycles, cars and storage of equipment for the communal garden must be sensitively integrated and should be separate from the amenity uses.

▲ Communal gardens at Port Loop, Birmingham.

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. The better designed the building and it's relationship to the space, the greater the chance the space can thrive.

H2.20 New proposals should not simply repeat previous commercial and residential, but seek to innovate and improve the surrounding environment.

H2.21 Large buildings should make a statement and provide interest through their silhouette or break down of elevations.

H2.22 Non-residential buildings should draw on the typology, vernacular, tones and textures provided by historic non-residential buildings in the area.

H2.23 Large non-residential and commercial buildings must be designed to be robust to weathering and use without comprising on design quality and quality of materials used.

H2.24 Non-residential and commercial buildings should provide mix of uses at ground floor level and a mix of functions within. They should be positioned to be outward looking and facing towards the front of the building to maximise activity.

H2.25 Active frontages should be provided for commercial and non-residential buildings along certain sections of the street and on primary elevations, accompanied by a clear and well-defined entrance.

H2.26 Parking and servicing should not dominate the primary frontage of the plot or approach to the building.

H2.27 Goods and service vehicles entrance must be separate from the pedestrian entrance.

H2.28 For non-residential buildings, modest and subtle lighting should be used at night to create a feeling of safety while stall risers should be used for security and protection where appropriate.

H2.29 Planting and street trees must be included in the landscape design and address the public realm. It must not be overlooked and should enhance the areas around the buildings providing amenity space for employees.

H2.30 Navigation throughout commercial led-environments must be legible with clear consistent signage.

▲ Police station in Great Dunmow uses active frontage at the ground floor and has a clear, well-lit and welcoming entrance.

▲ Landscaping at the front of non-residential buildings creates an attractive street scene and provides external amenity space for users.

H2.31 Non-residential buildings should seek to include environmental technology such as solar panels, photo-voltaic panels, and heat pumps into their design.

H2.32 Large buildings must not ignore the pedestrian experience and the street environment in which they are situated.

H2.33 Simple metal boxes without any detail should be avoided.

H2.34 Render and grey and or dark cladding for industrial buildings and warehouses should be avoided.

H2.35 Cul-de-sac layouts should be avoided when planning estates or business parks.

H2.36 Non-residential buildings should consider their impact on the skyline and try to integrate with their design with the surrounding landscape.

H2.37 Palisade fencing must be avoided as a boundary treatment and instead plots should use natural plant species to provide security and a soft edge to the public realm.

What we don't want to see

Non-residential buildings that use hostile boundary treatments such as palisade fencing as pictured below.

Rural/agricultural conversions

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

New additions to farmsteads should reflect the prevalent vernacular materials of weather-boarding and clay pantiles unless there is an evidenced historic design precedent for other materials.

▲ Landscaping at the front of non-residential buildings creates an attractive street scene and provides external amenity space for users.

▲ Barn conversion in Uttlesford using prevalent vernacular materials.

Homes and Buildings Expected Outcome H3

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 future.

H3.1 Developments must effectively integrate services like substations, utility boxes, cable runs and maintenance access into the scheme.

H3.2 For larger residential blocks facilities should be provided to manage recycling internally.

H3.3 Each dwelling must have enough space for three 240 litre wheelie bins.

H3.4 Public and communal waste should be clearly labelled and attractive to encourage proper use.

H3.5 Waste collection vehicles should be able to get to within 10 metres of the collection point and residents should not have to move their bins or handle waste more than 30 metres from their home.

H3.6 Where applicable separate goods and services entrances to buildings should be clearly distinguishable from the main entrance.

H3.7 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.

H3.8 Planting should be used to screen and soften larger utility buildings and structures.

H3.9 The height of the lowest mailbox aperture should be no lower than 700mm from delivery floor level and the height of the highest mailbox aperture be no higher than 1200mm from delivery floor level.

What we don't want to see

A lack of provision of loading bays in local centres, disrupting pedestrians and blocking the street.

▲ 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.

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4.9 Resources

A well-designed place conserves natural resources such as water, energy and land according to the National Design Guide. 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
R2:   Careful selection of materials and construction techniques
R3:   Maximise resilience

The UK has adopted the target of 'net zero' by 2050. Achieving net zero means the country removes as much as carbon from the atmosphere, as it emits. Considering the environment when 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. There are many national examples that evidence how achievable it is to minimise carbon emissions, both individually in our homes and collectively in the community.

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.

Resources Expected Outcome R1

Follow the energy hierarchy

Well-designed places and buildings conserve natural resources including buildings, water, land, materials and energy. They respond to the varied challenges of climate change and identifies measures to reduce carbon emissions, minimise embodied energy and adapt to extreme weather events.

R1.1 Uttlesford has adopted a climate strategy in response to the climate emergency. Proposals must demonstrate how their design responds to the seven themes of strategy; Resources, energy conservation, transport, planning, council assets and operation, natural environment and adapting to climate change.

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. This approach will ensure progress towards a more sustainable energy system.

> **R1.2** Applicants and assessors must have regard to the principles of the Energy Hierarchy:
> - Reduce the need for energy
> - Improve the energy efficiency
> - Maximise use of renewable energy
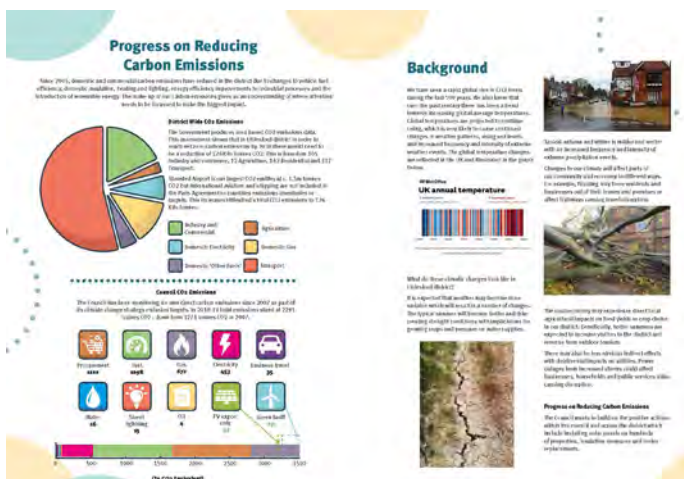
▲ The Uttlesford Climate Emergency Strategy outlines the council's approach to energy use and reducing emissions.

Energy efficiency

Improving energy efficiency and reducing energy waste is essential to creating more sustainable communities. Well-designed places will effectively use materials, construction techniques and the orientation of buildings to increase their energy efficiency.

> **R1.3** The following targets are encouraged to be achieved for primary energy demand targets (kWh/m2) for residential building type:
> - Detached: 16
> - Semi Detached and end-terrace: 15
> - Mid Terrace: 14

- Bungalow: 22
- Flat: 12

> **R1.4** Buildings should be designed to maximise energy efficiency and are encouraged to meet exemplary efficiency standards such as Passivhaus. This equates to use of up to 15 kwh/sqm for heating and cooling and up to 60 kwh/sqm for primary energy use.
>
> **R1.5** As a minimum, all building types should be designed to achieve a minimum of EPC Rating B (on average no greater than 92 kWh / sqm of energy use).
>
> **R1.6** Buildings should be appropriately orientated and designed to maximum heat absorption potential.
>
> **R1.7** Buildings should include design features to maximise thermal efficiency, such as inclusion of triple glazed windows and minimal heat loss through walls.
>
> **R1.8** Most streets (and therefore main building faces) should face within +/-30 degrees of south.
>
> **R1.9** For those buildings facing within +/-30 degrees of south, roofs should be pitched asymmetrically north/south with majority roof area facing south.

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

R1.10 Windows as a proportion to walls **should** conform to the following:
o   North = 10-15%
o   East = 10-15%
o   South 20-25%
o   West = 10-15

R1.11 Proposals should demonstrate how they are:
• Maximising airtightness and design 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
• Optimising solar gain through the provision of openings and shading
• Optimising natural ventilation
• Using the thermal mass of the building fabric.
• Improver thermal performance of glazing
• Consider mechanical ventilation and heat recovery systems to improve heating efficiency

R1.12 Public realm lighting must be LED.

R1.13 All windows on south facing sides must have solar shading. Windows on east or west sides that are highly exposed must have solar shading.

R1.14 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.

R1.15 Proposals to introduce energy efficiency and renewable energy measures affecting heritage assets will be viewed positively and weighed against harm to the significance of the heritage asset and the wider historic environment.

R1.16 Where traditional homes are proposed to be retrofitted, applicants must demonstrate their compliance with Historic England and the Essex Design Guide energy efficiency guidance.

R1.17 All new schemes should show consideration of any green or brown roofs or walls as well as rainwater harvesting to reduce overall water demand.

What we don't want to see

Buildings that do not consider thermal efficiency.

Buildings that are not airtight and will lose heat.
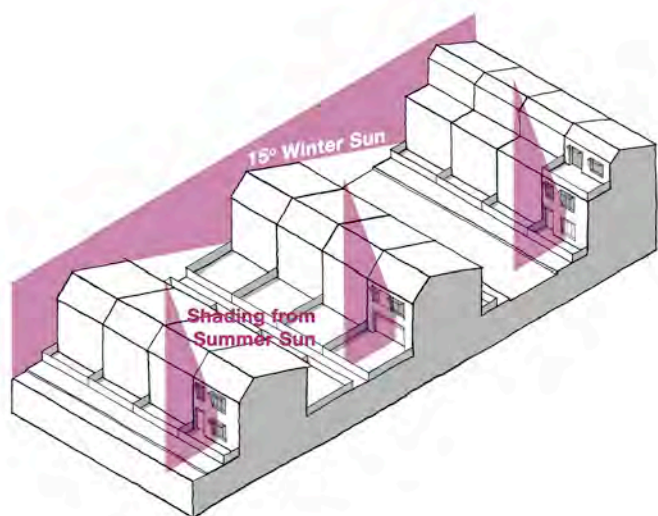
▲ Buildings orientated in the right direction will provide shading from the summer sun and solar gains in the winter.

Renewable Energy

New developments should be designed to maximise opportunities for on-site energy generation from renewables or low-carbon sources. This includes solar photo-voltaic (PV) panels and low carbon heating sources like air source heat pumps.

R1.19 To prepare for national future homes standards due to be implemented in 2025, all new homes are strongly encouraged to be 'gas free' such as through use of air source or ground source heat pumps or connection to a district heat network.

R1.20 Buildings should be designed to maximise the percentage of energy generated by renewable or low carbon sources.

R1.21 It is a building regulations requirement by 2025 that all new homes should use sustainable sources for heating, therefore all new developments **should** incorporate low carbon heat sources such as heat pumps and solar thermal.

R1.22 A Solar PV array **should** be provided on all buildings, or wherever there is suitable roofspace.

R1.23 The integration of solar or photovoltaic panels into the envelope of the buildings should be well considered from the outset, avoiding bolt-on solutions.

R1.24 Where renewable heat sources and / or solar PVs are not provided, buildings must be designed to ensure that these could easily be provided in future to avoid costly alterations to buildings.

R1.25 All rooftop areas above 10sqm should consider incorporating solar PV arrays for on-site renewable energy generation.

What we don't want to see

New homes that have large roofspace and have bolt-on solar panels or are without any at all.

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

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

R1.26 As a minimum, buildings with a rooftop area of greater than 200sqm **should** include a solar PV array.

R1.27 Where solar PV arrays are provided on rooftops, these should utilise at least 50% of suitable rooftop space.

R1.28 Where energy needs cannot be met on plot (such as for taller buildings), equivalent renewable energy supply should be delivered elsewhere within the development or wider district.

R1.29 Domestic renewable energy proposals must demonstrate that they have followed the guidance from Historic England.

R1.30 Large scale commercial renewable energy schemes must demonstrate their compliance with Historic England's HEAN 15 guidance.

Neighbourhood energy issues

Considering energy efficiency outside of the home can improve the sustainability of a development. Addressing energy issues at the neighbourhood scale will support local supply and demand and contribute to the reduction of transmission losses.

R1.31 All new medium or large sized developments of greater than 250 homes **should** consider the potential to develop a local community energy network like district heating. Where this is not possible, suitable justification must be provided.

R1.32 Where neighbourhood renewable energy proposals are proposed, engagement should be undertaken with the local District Network Operator to understand any capacity implications on the energy network.
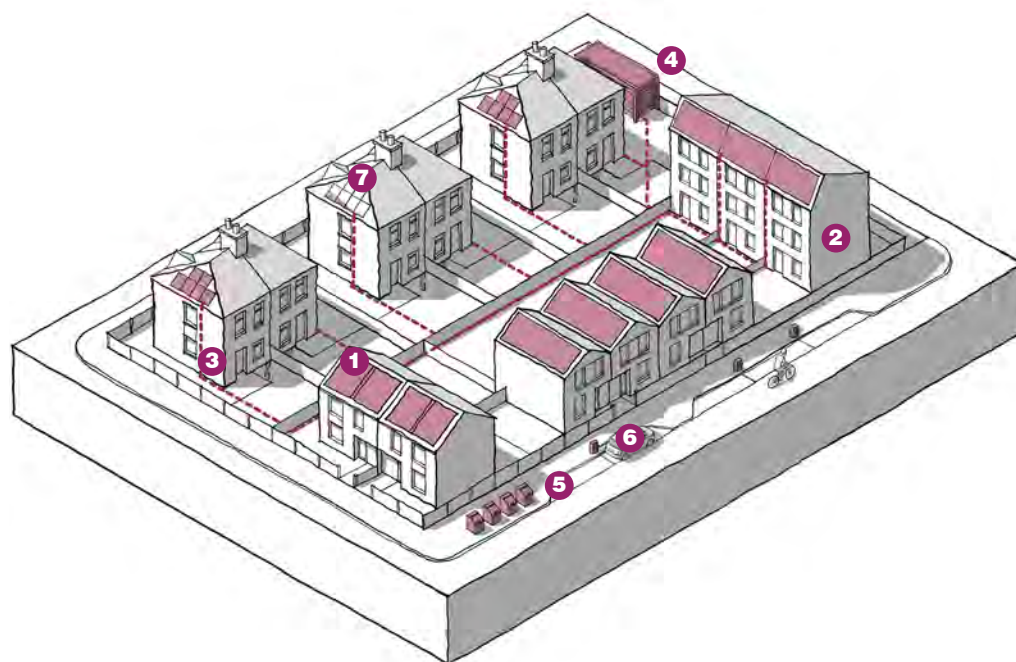
Features of a local low carbon energy network.

1. South facing roofs with integrated solar panels

2. Rooms positioned to maximise thermal efficiency and heat absorption potential.

3. Low energy domestic renewables, e.g heat pumps

4. Local district heating centre for the community.

5. Communal waste collection point for residents.

6. EV vehicle charging points spread evenly throughout the scheme.

7. Retrofitted properties compliant with Historic England and Essex Design Guide energy efficiency guidance.

Resources Expected Outcome R2

Careful selection of materials and construction techniques

Well-designed new developments will use materials carefully to mitigate their environmental impact. They will apply new construction techniques that will improve the schemes energy efficiency and productivity, as well as the overall quality of design. In tandem they will ensure a place is durable, yet adaptable reducing the need for long-term resources.

R2.1 All new buildings should demonstrate no net increase in energy use within the district. New developments **are encouraged to** exceed the recommendations of the Building Regulations Approved Documents Part L and seek to be carbon neutral.

Embodied energy

New schemes will reduce the energy consumed by all the processes associated with the production of a building through a number of considered construction techniques and material choices.

R2.2 The following targets should **aim to be** achieved for embodied carbon (kg co2/m2) for residential building type:

- Detached: 175 kgco2/m2
- Semi-Detached: 155 kgco2/m2
- End Terrace: 168 kgco2/m2
- Mid Terrace: 130 kgco2/m2
- Bungalow: 130 kgco2/m2
- Apartment / Flat: 190 kgco2/m2

R2.3 Whole life cycle carbon assessment should incorporate a thorough consideration of emissions associated with construction, including embodied carbon.

R2.4 Where appropriate choose materials with lower embodied carbon such as glue laminated timber rather than high embodied carbon materials like steel.

R2.5 Where possible, developments should use locally sourced, innovative and recycled materials to reduce emissions associated with transport of materials, e.g hemp.

R2.6 Buildings should be designed with a minimum lifespan to reduce embodied carbon over the long term - e.g. We could look to enforce a 100 year period.

R2.7 Lower carbon materials should be used in construction like timber and hemp for insulation.

What we don't want to see

Buildings and public realm that use materials that have high embodied carbon (steel, aluminium and concrete) and that are not locally sourced.

Sustainable construction

Well-designed schemes will mitigate the environmental impact that all demolition, construction and material productions have. These challenges include embodied energy, extraction, pollution, water extraction and waste disposal.

R2.8 Developments **should** employ low-carbon construction techniques.

R2.9 All proposals must outline the carbon footprint of their proposed construction strategy and as part of the whole life carbon assessment undertaken. This should include steps taken to minimise impact.

R2.10 All proposals must provide detailed information on the water extraction and waste disposal of their construction approach.

Modern methods of construction

Encompassing a variety of off-site manufacturing and on-site techniques, 'modern methods of construction' provide a range resource-efficient alternatives to traditional housebuilding. These innovative methods should improve building performance, productivity, waste reduction.

R2.11 Proposals should explore or demonstrate an approach to resource-efficient construction or housebuilding such as modular homes.

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

Water saving

Water supply is becoming more unpredictable due to climate change and associated weather events. To avoid and overcome areas of water stress, water saving techniques should be incorporated into new developments.

R2.12 That maximum rainwater and grey water recycling should be incorporated in homes and the public realm.

R2.13 New proposals must provide rainwater harvesting for any buildings or space with water needs.

R2.14 Green roofs should be explored as a strategy to reduce surface runoff.

R2.15 Water butts must be included within the design for each home.

▲ Green roof in Broughton, Milton Keynes is an effective strategy to reduce surface runoff and recycle rainwater.

Resources Expected Outcome R3

Maximise resilience

Community resilience and climate adaptation should be at the heart of new developments. By addressing the potential effects of extreme weather events, places will naturally be more robust for local environmental conditions.

R3.1 New proposals should demonstrate a range of strategies to mitigate the Urban Heat Island Effect, such as using green infrastructure for shading.

R3.2 All new developments must evidence their resilience to future environmental conditions.

R3.3 Public realm and open space planting strategies should consider including climate-resistant species to future-proof the development.

▲ Large mature trees provide shading in Accordia, Cambridge, whilst native hardy plants ensure resilience all year-round.

What we don't want to see

Hard surfaces with a lack of street trees for shading and landscapes that are vulnerable to extreme weather conditions.

4.10 Lifespan

A successful place will sustain its beauty over a long period of time. They will make life better for their residents, users, and visitors, and in turn create a sense of stewardship among the community. Quality will be at the core of any development, while simplicity will allow for flexibility, robustness and the ability to adapt to ever-changing needs and future demands.

This includes:

L1:   Well-managed and maintained
L2:   Adaptable to changing needs and evolving technologies
L3:   A sense of ownership

Good maintenance and management will contribute to the overall attractiveness and robustness of a well-designed place. A well-designed scheme will be easy to look after and have clearly defined management and maintenance roles. Inherently, this should create a greater sense of stewardship among users and therefore strengthen the community.

New developments must be dynamic and flexible ensuring they can change to fit the needs of their users over time. This includes being able to respond to new technologies and any unforeseen lifestyle changes.

Well-designed places encourage their residents and visitors to develop a sense of ownership, stewardship and belonging over time. Involving the community in the design strategy is essential to establish a collective sense of ownership.

What we don't want to see

Developments with an unclear maintenance plan.

Streets and public spaces that are poorly managed and maintained.

Places that are difficult to change.

Lifespan Expected Outcome L1

Well-managed and maintained

L1.1 All new developments must provide a clear plan for the maintenance of green infrastructure associated with the scheme.

L1.2 Proposals must outline the various organisation and bodies responsible for the management and maintenance of private and public space within the development.

L1.3 Applicants should draft their own property conveyance plans for private and shared land before submitting final detailed drawings to resolve potential conflicts before permission is granted.

L1.4 Edge ares of public realm within new developments must be attractive and robust so they do not need costly maintenance or fall into a state of disrepair.

L1.5 When planting trees and any landscape, adequate ground preparation and planting systems must be used to ensure successful establishment and to allow the tree to grow with vigour appropriate to the species and situation.

L1.6 All landscape material should be clean and of a suitable composition to match the conditions best for the planting.

▲ A clear maintenance and management plan in The Avenue, Saffron Walden ensures users are aware of their responsibility, thereby promoting a sense of stewardship.

▲ This indicative example of a maintenance plan will create a clear sense of ownership. Public and private management strategies will be easily adopted if the maintenance plan is clear.

☐ Households private land that is managed by themselves.

▨ Land is adopted by the highways authority and they will be responsible for the maintenance of road surfaces, footways, street furniture, trees and landscape features that are within their boundaries.

▨ Land is adopted by the council landscape arm or the private/ community management company. A plan should precisely detail which parts are the responsibilities of the council's landscape arm and which are the responsibility of the highways authority. Further discussions may be required between stakeholders to clarify this.

▨ Land is privately managed by a management company. These areas will be clearly outlined early in the design process.

Lifespan Expected Outcome L2

Adaptable to changing needs and evolving technologies

L2.1 Private property such as homes and gardens should be designed to be flexible to adapt to the changing needs of their users over time. This should extend to buildings and public space where possible.

L2.2 Proposed space and access arrangements should be flexible so they can be easily changed to suit the needs of their users over time.

L2.3 All new buildings **are encouraged to** meet Building Regulations Part M4(2). This has particular relevance to Uttlesford where the population on average is ageing.

L2.4 New developments must demonstrate how they successfully integrate home working into their design. Approaches to co-working spaces should also be outline where applicable.

▲ While parking is available in Accordia, Cambridge public space is geared towards pedestrians and cyclists with room for flexibilty over time.

▲ Co-working spaces connected by sustainable transport like in Here East, should incorporated into the design of new developments where possible.

▲ Three storey homes in Great Kneighton provide flexibility for homeowners, allowing room for home working if required.

▲ Intergenerational communities will be flexible to adapt to changing needs. Buildings will be inclusively designed and provide spaces for people of all ages.

Lifespan Expected Outcome L3

A sense of ownership

L3.1 Developments must engage with local communities in what they want to see on the undeveloped parts of new sites - see process section.

L3.2 Community Engagement exercises should consider how to include 'hard to-reach' groups and those not involved in the planning system.

L3.3 Community hubs or communal spaces should be considered from the outset to strengthen identity and cohesion.

L3.4 Developments must outline details of contracts for ongoing management and maintenance including the ability for local residents to get involved in the way that their green spaces are managed.

L3.5 New developments should demonstrate their compliance any Neighbourhood Plans, highlighting exceptional local circumstances, or unexpected priorities.

L3.6 The details of any stewardship arrangements will be agreed between Uttlesford District Council, the developers and other stakeholders at the planning stage.

L3.7 In any proposals there must not be any unused or undefined areas of land without a clear purpose or ownership.

▲ Providing community spaces and involving local residents in the process will promote a collective sense of ownership throughout the site.

Help shape the **future of Uttlesford**

We want the Design Code to reflect local aspirations, deal with local concerns, and respond to everyone's hopes and fears for the future.

Uttlesford District Council is working with the community to prepare a Design Codes for the area – a set of guides to shape how future development here should be designed.

▲ Community engagement in Uttlesford has helped shape the design code. A strategy to contact Hard-to-reach groups was also implemented.

▲ Neighbourhood Plans like Ashdon's, set out a vision for the future of the parish and planning policies

▲   Jessica, age 10

05

Development Scale Coding

5.1 Overview

The guidance in the following sections builds on the district wide design coding and place-based design cues to provide specific advice for varying development scales for residential-led applications.

The content draws attention to the key design considerations the Council will consider when reviewing applications. It should be used as a new benchmark for design quality in Uttlesford and includes rules for location of developments based on their scale and location.

Introduction

Strategic Principles

Uttlesford Places

District Wide Coding

Development scale coding

Small scale development and settlement extensions

Infill development

Small Scale Development

Type 1 Settlement Extension

Type 2 Settlement Extension

New Neighbourhoods

Type 1 New Neighbourhood

Type 2 New Neighbourhood

Delivery and Implementation

Establishing the development scale should consider the location, context and type of development. Whilst the type of development may be clear at the outset, the scale of development may alter through the design process or engagement with Officers. Applicants should consider all relevant principles and demonstrate how they have positively responded to the requirements. 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 contribute proportionately to standards (such as open space) and provide any facilities required as a result of the total development site. A summary of the key differentiating factors of each development scale is provided below.

Small Scale Development and Settlement Extensions

Infill Development

Small Scale Development (1-9 homes)

Type 1 Settlement Extension (10-100 homes)

Type 2 Settlement Extension (101-500 homes)

New Neighbourhoods

Type 1 New Neighbourhood (501 to 1,000 homes)

Type 2 New Neighbourhood (1,000+ homes)

5.2 Area Types

The landscape and built environment character of Uttlesford is rich and varied across the district, and new development must respond to this. To aid applicants to form an appropriate design response with new development that responds to the landscape and built environment context, the following area types have been defined, which in turn link to specific character analysis and requirements as set out in the 'Uttlesford Places' section. This is as per Section 2B of the National Model Design Code 'Area Types' and based upon detailed analysis of the existing and historic built environment and landscape character.

Please note the Settlement Hierarchy and Spatial Strategy will be updated in the emerging Local Plan.

The following steps should be followed:

1. Applicants should define the 'Landscape Character Area' in which their site is located using the map opposite (for a more detailed map please refer to the Uttlesford Landscape Character Area Assessment 2006)
2. Then refer to the relevant analysis and requirements as set out in Section 3.5 Landscape Character pg. 80 and the 'Landscape Identity' requirements pg. 108.
3. Applicants should then define the 'Uttlesford Place' which most closely relates to their site For example, 'Thaxted - Key Rural Settlement'
4. Then refer to the relevant analysis and requirements as set out on pg 46 onwards.

Key to diagram opposite

- District Boundary
- Chalk uplands
- Farmland plateaus
- River valleys
- 'Urban' Areas
- Key Rural Settlements
- Villages
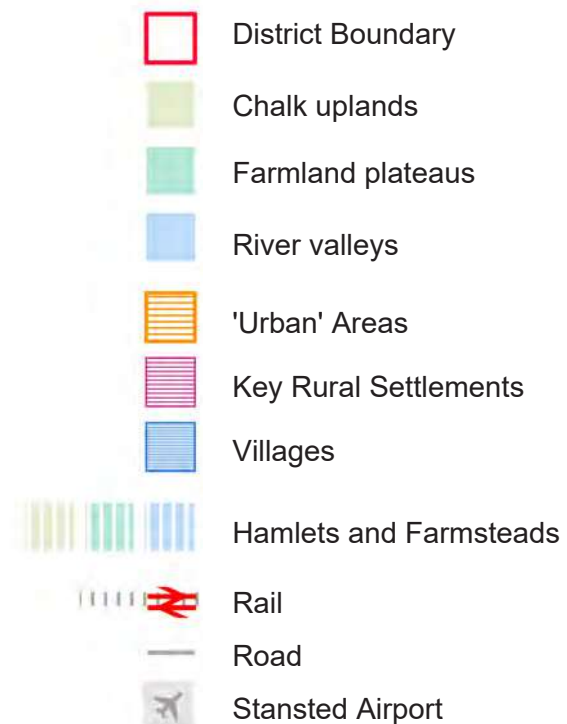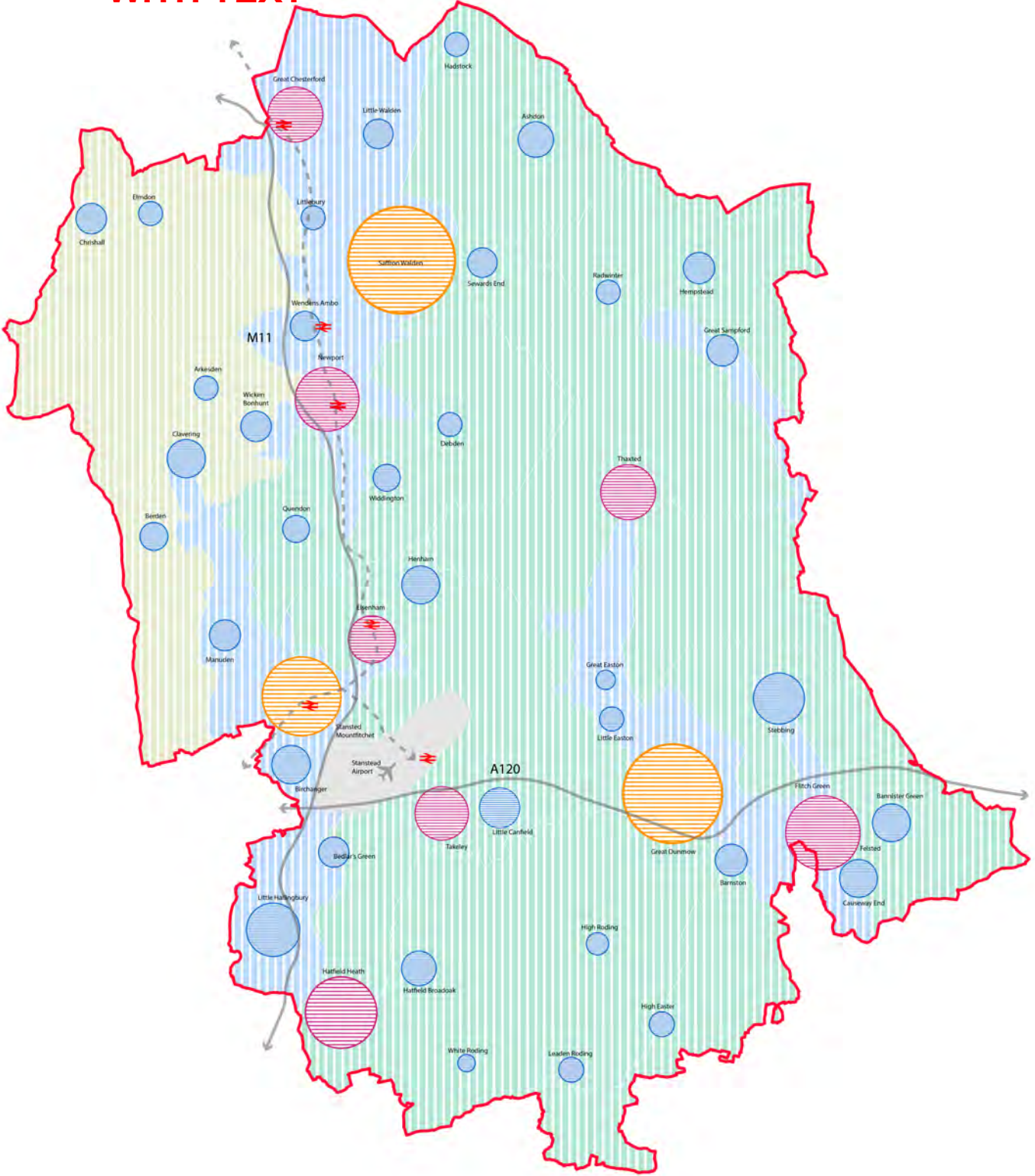- Hamlets and Farmsteads
- Rail
- Road
- Stansted Airport

IMAGE TO BE UPDATED TO BE CONSISTENT WITH TEXT

5.3 Small Scale Development and Settlement Extensions (SS)

For rural areas to thrive, there needs to be an adequate, available and diverse supply of homes, which includes different tenure types of varying sizes. Without this supply, it is difficult for young families to continue to live in their community, key workers to be based near their places of work, and the elderly to downsize.

Small scale development adjacent to existing villages provides an opportunity to bring prosperity to rural areas, if designed in a positive and sustainable way.

The following rules are to be applied across all scales of small scale development and settlement extensions. Additional rules for individual scales are provided on the relevant sub-sections.

Proposals must consider rules across all scales, in particular where developments are on the border between development scales.

Use Requirements

SS 1.1 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. Compact forms of development that are walkable should be used to make destinations easily accessible by walking or cycling, rail, or other public transport.

Nature Requirements

SS 1.5 Minimum 10% Biodiversity Net Gain, delivered in accordance with mitigation hierarchy

Movement Requirements

SS 1.2 All homes **should be** located within 10 minute walk of a bus stop (new or existing)

SS 1.3 Maximum 20mph speed limit

SS 1.4 Where development is reliant on existing facilities to meet sustainability criteria, movement network must demonstrate efficient walking and cycling connectivity.
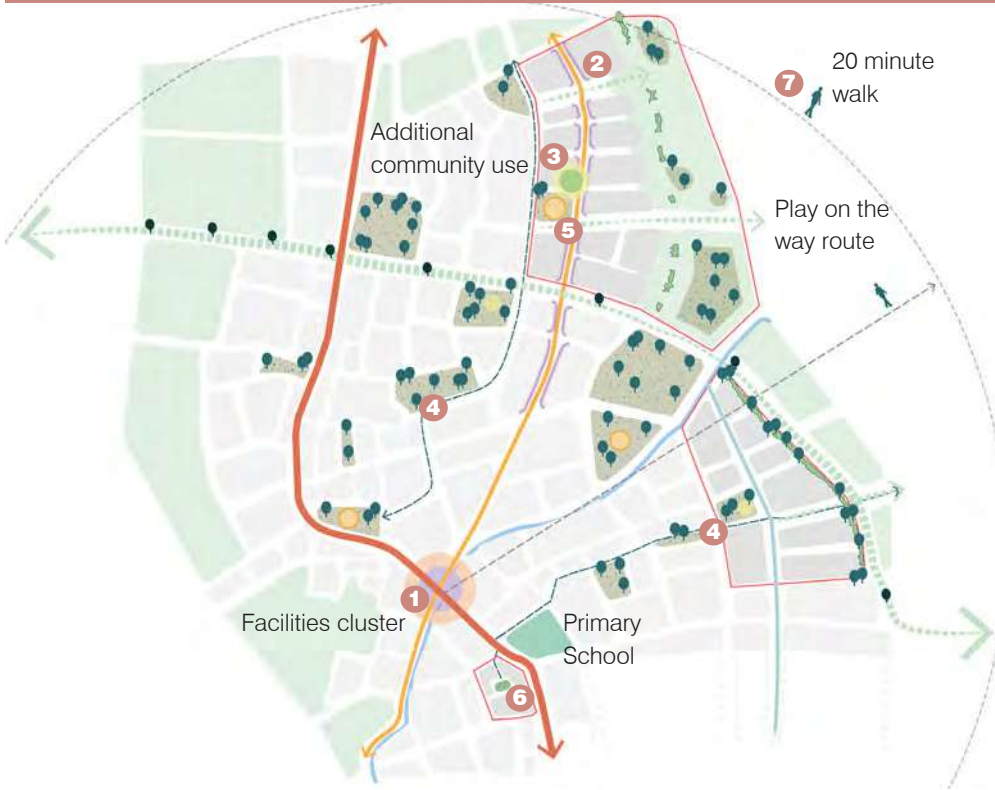
Built Form Requirements

SS 1.6 Must demonstrate a response to existing building heights and massing of existing development in the area.

SS 1.7 Development must demonstrate consideration of phasing in relation to existing settlement and delivery of commensurate infrastructure across each phase.

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The below diagrams spatial present the development scale coding requirements for Small Scale developments, and the successful creation of place. This includes a infill site and two small scale settlement extensions. This is intended for guidance only.

Use features

1. Existing settlement facilities cluster is located around a convergence of routes and accessible within 20 minutes of all homes.

2. Large ground floor ceiling heights allow for flexible uses along the local route.

3. One centrally located non-residential use enriches the focal space within the scheme.

4. Public spaces and community uses integrate with public rights of way and pedestrian-friendly routes.

5. Play spaces for all ages and play on the way facilities create numerous opportunities for fun in a variety of settings.

6. Space for community uses should be available in all types of development including infill.

7. All uses and facilities are accessible within 20 minutes.

Movement features

1. Existing and new bus routes are provided through the settlement with all homes within 15 minutes of a bus stop.

2. New developments integrate with public rights of way and green corridors to deliver an accessible active travel route to the open countryside.

3. New pedestrian routes connect with the new and existing development to provide safe access to key spaces and facilities

4. Developers must explore improving existing road networks for SUDS and active travel.

5. Local streets enable safe and direct movement to central community facilities while providing flexible uses.

6. Living streets are designed to be low traffic and encourage car-free movement.

7. Rural lanes located on the edge of the settlement create a smooth streetscape transition to the open countryside.

Nature and Public realm features

Wider countryside and connectivity to rural villages

Extending the local nature reserve

Play on the way route

1 New green routes integrate within a landscape corridor retaining existing trees and hedges for biodiversity

2 Maximising opportunities to extend and improve biodiversity while delivering a multi-functional SUDS network.

3 Existing rights of way are enhanced for pedestrians and cyclists, interconnecting pocket parks and green spaces.

4 Permeable landscape edges are maximised to connect residents with nature.

5 A new landscape edge softens the transition to the wider countryside.

6 Infill development provides opportunities for inner settlement community spaces such as grow boxes.

7 Play streets and spaces are appropriately located throughout scheme, leading residents into the adjacent landscape.

Built form features
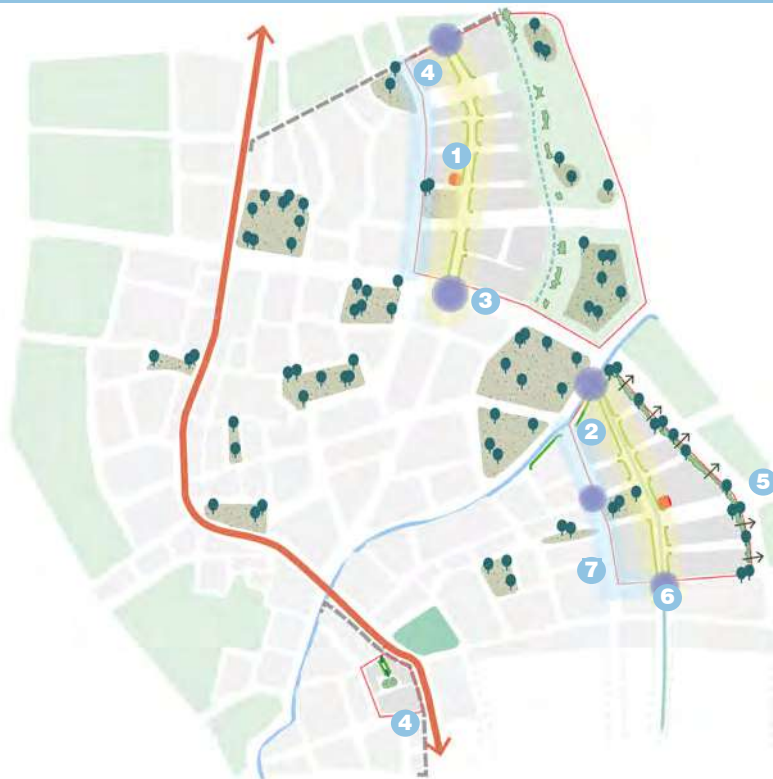
1 Building heights increase on key corners and community spaces, mirroring the nearby historic wayfinding features.

2 Active frontages line the key routes in each scheme, overlooking new footpaths and the stream running through the settlement.

3 Key nodes and gateways are defined through the relationship between the built form and key junctions creating a strong sense of arrival.

4 New development responds to the existing block form and grain, with a continuation of frontages.

5 The new built edge provides a positive interface with the surrounding landscape public rights of way.

6 Density is enhanced along key development routes and focal spaces.

7 Development successfully responds to the surrounding heights and density.

Infill Development (ID)

Infill developments in Uttlesford are considered to be where sites are located within the existing settlement boundaries and within the existing built-up environment. In areas which are more rural in context, the landscape setting must inform the location and boundary treatments of any development.

Infill development commonly consists of 3 types - where there are gaps between existing properties within with a street frontage, backland sites which may be landlocked or located behind existing buildings, and site redevelopment. The context and adjacent townscape/landscape should influence the appropriate intensity of development including uses.

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

For smaller villages and hamlets where there is not a defined settlement boundary within the Local Plan, minor infill development will only be granted where there are a small number of dwellings proposed resulting form the filling in of gaps between existing dwellings. For smaller villages or Hamlets without a settlement boundary defined in the Settlement Hierarchy, the settlement would be defined by looking at the existing physical features such as field boundaries, roads, trees, rivers and railway lines.

Additional Code Requirements for Infill Development

ID 1.1 Must demonstrate consideration of existing and surrounding urban grain

ID 1.2 Must maintain the prevailing building line created by the main frontages of neighbouring properties

ID 1.3 Must incorporate opportunities for community integration - e.g. social open spaces

ID 1.4 Must demonstrate response to surrounding movement hierarchy and maximise opportunity to enhance connectivity

ID 1.5 Should provide open spaces in accordance with Fields in Trust Standards. Where urban infill sites are located within proximity to existing high quality open spaces, reductions in open space may be accepted subject to demonstration of quality provision.

ID 1.6 Minor infill development will only be granted where there are a small number of dwellings proposed resulting from the filling in of gaps between existing dwellings.

ID 1.6 For infill development, backland site and site where this no prevailng building line, schemes must demonstrate how the residential amenity of existing occupiers is protected.

ID 1.7 Where there is no prevailing or consistent grain, or building line, proposals must utilise Uttlesford Places to create a response which reflects the character of the district.

ID 1.8 Proposals should consider where it may be appropriate to improve the existing street scene, re-introduce historic routes or make positive contributions through introduction of focal buildings, such as on corner or terminating views.

ID 1.9 Within small villages and hamlets, infill development must demonstrate that it fits within the existing village form, and must not be prominent in the landscape.

ID 1.10 In the larger towns, proposals must demonstrate how opportunities for lower parking standards have been integrated.

Case Study: The Avenue, Saffron Walden by Pollard Thomas Edwards (76 homes)

Using existing context to brilliant effect, The Avenue, Saffron Walden picks up on local assets and design cues while creating community and coherence through simple design interventions.

The schemes narrative begins through the appreciation of existing features such as a listed water tower, mature trees and a lime-tree avenue with newly created footpaths, creating a memorable setting for the space.

Local vernacular is carefully considered with a clear contrast of brick to woods to greenery running throughout the development, without imitation of locally traditional buildings.

The housing off the main avenue is cleverly formed to create a series of courtyards, reminiscent of traditional farmsteads in the area. The openness of the built form and minimal defensible space encourages a sense of community for the residents.

▲ Segregated pedestrian and cycle route created within the place-defining lime-tree avenue. The path is well-overlooked and integrated with homes on both sides bringing residents closer to nature.

▲ House types and vernacular draw inspiration from local materials and the landscape without copying them

▲ A series of Farmstead homeszones create low-car clusters which draw on the character of Uttlesford and enhance sense of neighbourliness

Small Scale Development: 1-9 homes (SD)

Small scale development adjacent to existing villages provides an opportunity to bring prosperity to rural areas, if designed in a positive and sustainable way.

Small Scale Developments are common across the district and must be designed with consideration of all of the District Wide Coding. Small scale developments should be prioritised in locations closest to existing facilities due to the limited potential for providing new uses at this scale.

Small Scale Developments and Settlement extensions should consider the principles set out for infill development, where they adjoin existing settlements.

Additional Code Requirements for Small Scale Developments

SD 1.1 Schemes of 5 homes of more **should** provide a Local Area for Play open spaces in accordance with Fields in Trust Standards.

SD 1.2 Schemes of 5 homes or more must provide multi-functional public realm. This may include features such as seating, swales / raingardens, edible landscapes and play.

SD 1.3 Must use only homezone, mews, rural lane, car-free or farmstead cluster street types.

SD 1.4 Where located within the open countryside and / or adjacent to the small villages, hamlets and farmsteads (as defined in Uttlesford Places) **are encouraged to** be of exceptional design quality such as passivhaus.

Case Study: Carrowbreck Meadows, Norwich by Hamson Barron Smith (14 homes)

Carrowbreck Meadows contextually responds to local and historic housing typologies while embracing sustainability principles into their design. Comprised of 14 passivhaus homes, Carrowbreck Meadows is the largest of its kind in Greater Norwich.

Located on the edge of Norwich, the small scale development is a contemporary rendition of the 'Norfolk-style' typology, reflecting the historic barn vernacular found throughout the region.

The materials compliment the tree line encasing the development to create the feeling of a meadow. A woodland path has also been built for the local community, forming a green corridor between Norwich City and Drayton woods.
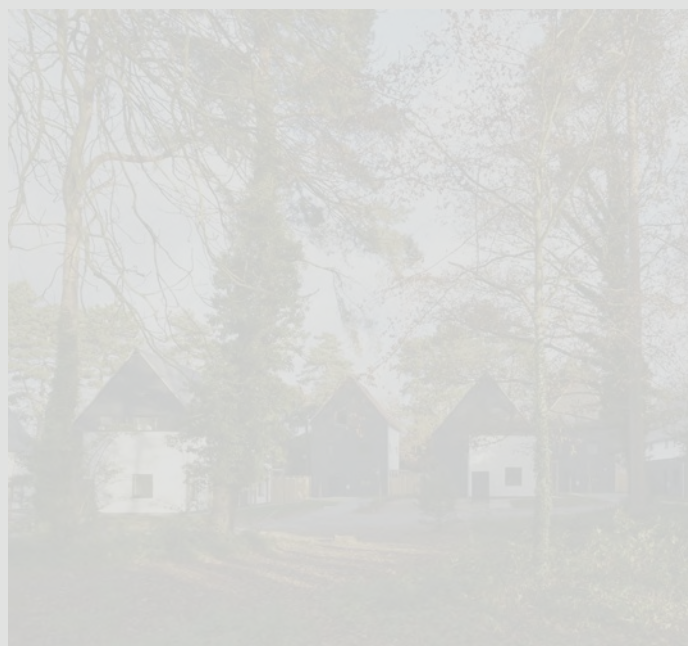
▲ Norfolk-style homes blending barn vernacular and passivhaus features to create a unique sense of place that sustainably integrates into the local and wider area.

Type 1 Settlement Extension: 10 to 100 homes (T1SE)

Additional Code Requirements for a Type 1 Settlement Extension

T1SE 1.1 All homes **encouraged to meet** Building Regulations Requirement M4(2): Category 2 (accessible and Adaptable Dwellings)

T1SE 1.2 10% of market housing and 15% of affordable housing **encouraged to** meet optional Building Regulations Requirement M4(3) Category 3 (Wheelchair Users Dwellings)

T1SE 1.3 Should provide Local Area for Play (LAP) and Locally Equipped Area for Play (LEAP) open spaces in accordance with Fields in Trust Standards.

T1SE 1.4 Developments over 20 homes **are encouraged to** provide a Multi-Use Games Area in accordance with Fields in Trust Standards.

T1SE 1.5 Must maximise use of the lowest order streets such as homezones, mews, farmstead clusters as relevant to the context of the site. In contrast, schemes must minimise the use of higher order street types. No higher than a EDG Type E route should be used.

T1SE 1.6 Must demonstrate a hierarchy of street types

T1SE 1.7 Must incorporate a minimum of 2 distinct character areas.

T1SE 1.8 Must demonstrate delivery of a mixed community. For developments over 20 homes this means inclusion of at least 3 of the typologies set out within Section 4.8 *Homes and Buildings.*

T1SE 1.9 Must reserve at least 1 un-allocated parking bay for car club use

Case Study: Morris Dance Place, Thaxted by Cowper Griffith Architects (29 homes)

Found on the edge of Thaxted, Morris Dance Place is a 29 home development that successfully draws on local vernacular, history and the surrounding landscape to integrate successfully with the village.

Converted listed buildings and the addition of new homes reflect the surrounding building frontage and reinforce the street scene of Thaxted. The homes overlook shared parking squares, while new pedestrian links allow for safe movement in and out of the scheme.

The development's strong relationship to the landscape is clear through several key views spanning the countryside, with generous landscaping found elsewhere in the public realm.

▲ Safe and legible pedestrian link connects the development to Thaxted village (Photo Credit: Design for Homes)

Type 2 Settlement Extension: 101 to 500 homes (T2SE)

Type 2 Settlement Extensions includes development proposals of 101 to 500 homes. Challenges of new development of this scale in Uttlesford are typically around provision of uses, optimisation of foot and cycle connections and the creation of distinct character.

Proposals will be expected to respond to their context, including creation of a place based solution which integrates appropriately to the specific site location. This will include consideration of existing built form and grain, local character and materiality, potential for new uses and creation of a resilient community.

Additional Code Requirements for Type 2 Settlement Extension

TSE 1.1 All homes **encouraged to meet** Building Regulations Requirement M4(2): Category 2 (accessible and Adaptable Dwellings)

T2SE 1.2 10% of market housing and 15% of affordable housing **encouraged to** meet optional Building Regulations Requirement M4(3) Category 3 (Wheelchair Users Dwellings)

T2SE 1.3 Should provide Local Area for Play (LAP) and Locally Equipped Area for Play (LEAP) open spaces in accordance with Fields in Trust Standards.

T2SE 1.4 Encouraged to include 5% Self Build / Custom Build Homes

T2SE 1.5 Encouraged to include 5% of homes suitable for an ageing population

T2SE 1.6 Must demonstrate delivery of a mixed community and include at least 3 of the typologies set out within section 4.8 *Homes and Buildings* within each character area, and a minimum of 5 of the typologies overall.

T2SE 1.7 Must utilise at least one Local Street or Living Street typology as a key structuring feature.

T2SE 1.8 Where bus routes are provided these should utilise Local Street typology.

T2SE 1.9 Where bus routes are provided in combination with new facilities clusters and/or a school, a Market Street Typology may be required

T2SE 1.10 Must utilise Living Streets as the predominant residential access typology.

T2SE 1.11 Should maximise use of the lowest order streets such as homezones, mews, farmstead clusters as relevant to the context of the site and conversely minimise the use of higher order streets

T2SE 1.12 A net-zero show home **should** be provided to demonstrate the characteristics of such a home and used as an education tool to teach new residents how to use any new technologies.

T2SE 1.13 Should achieve overall site average density of 35dph, which will be expected to vary to appropriately respond to context

T2SE 1.14 Must incorporate a minimum of 3 distinct character areas or 1 character area for every 100 homes, whichever is greater.

T2SE 1.15 Must reserve at least 2 un-allocated parking bays for car club use

T2SE 1.16 Development **should** demonstrate consideration of phasing in relation to existing settlement and delivery of commensurate infrastructure across each phase.

Case Study: Horsted Park, Chatham by Proctor and Matthews for Countryside Properties (337 homes)

Set across 20 acres of land, Horsted Park is a residential-led development that merges the area's local heritage and landscape connections with the distinctive yet varied forms of nearby Kentish villages.

New housing typologies have been developed within the scheme to resemble the surrounding farming landscape. Apartments blocks and detached properties are laid out to represent farmsteads, while homes with focal 'courtyards' are designed to resemble smaller farmstead barns.

A clear and legible open space framework runs throughout the site and seamlessly connects with landscape areas towards the South.

Density is approached contextually throughout the development. The rural eastern edge presents a fine grain solution in contrast to the more coarse grain urban western edge. There is a focal centre that contains a retail and community uses within cluster of taller four storey buildings.

▲ Horsted Park masterplan

▲ Horsted street variation

▲ Horsted Park has a varied density and consistent yet varied character which creates a legible place

5.4 New Neighbourhoods

The following rules are to be applied across all scales of New Neighbourhoods. Additional rules for individual scales are provided on the relevant sub-sections. Proposals must consider rules across all scales, in particular where developments are on the border between development scales.

Use Requirements

NP 2.1 Encouraged to include 5% Self Build / Custom Build Homes

NP 2.2 Minimum of 5% of properties encouraged to be suitable for an aging population

NP 2.3 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. Compact forms of development that are walkable should be used to make destinations easily accessible by walking or cycling, rail, other public transport.

NP 2.4 Facilities clusters should provide co-working spaces to support home working, provision of food services (e.g. cafe) and toilet facilities

NP 2.5 The site must demonstrate provision of housing types that enable working from home with dedicated working space and fast broadband connections.

NP 2.6 Should consider non-residential buildings which offer a community benefit and are to be designed to incorporate multiple uses. E.g community hall, flexible workspace, cafe, pub etc. This is in addition to (or to be delivered alongside) local centres where required.

Movement Requirements

NP 2.7 All homes should be located within 10 minute walk of a bus stop (new or existing).

NP 2.8 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'

NP 2.9 Should demonstrate how the masterplan has incorporated the principles of Active Design Guidance: Activity for all, walkable communities, providing connected active travel routes, mixing uses and co-locating facilities, network of multi-functional open spaces, high quallity streets and spaces, providing activity infrastructure, active buildings, maintaining high-quality flexible spaces, and activating spaces.

NP 2.10 Must include a minimum of 1 car club space per 500 homes. Additional un-allocated spaces within streets should be reserved for future car-club use.

NP 2.11 Must be a maximum 20mph speed limit.

NP 2.12 Must not exceed parking standards. These must be taken as maximum standards.

NP 2.13 Must explore opportunities for car-free neighbourhoods and solutions such as remote parking barns to reduce car dominance.

NP 2.14 Outline applications must include a review mechanism for parking standards and reflect emerging policy within subsequent Reserved Matters Applications taking all opportunities to reduce car ownership.

NP 2.15 Where development is reliant on existing facilities to meet sustainability criteria, movement network must demonstrate efficient walking and cycling connectivity.

Nature Requirements

NP 2.16 **Encouraged to** deliver minimum 50% Green Infrastructure total.

NP 2.17 Equipped / Designated Play Space **should** be in accordance with Fields in Trust Quantity Standards.

NP 2.18 Informal Open Space **should** be in accordance with Fields in Trust Quantity Standards.

NP 2.19 Allotments and Community Gardens **should** be provided at 0.3ha per 1,000 population

NP 2.20 Every home **should** be within 2 minutes of open space

NP 2.21 **Should** provide nature-based sustainable drainage solutions (SuDS) based on the standards and principles in the CIRCA SuDS Manual and DEFRA;s non-statutory technical standards on sustainable drainage.

NP 2.22 Sites must provide community growing within all new neighbourhoods, linked to facilities clusters, in addition to allotment requirements

NP 2.23 Must deliver 10% bio-diversity net-gain in accordance with national policy. Large sites will be expected to target 20% Biodiversity Net Gain, delivered in accordance with mitigation hierarchy

NP 2.24 Should target provision 10% of the overall Biodiversity Net Gain on-site in line with the mitigation hierarchy.

NP 2.25 **Should** provide a landscape buffer zone of 50m to ancient woodlands.

NP 2.26 All streets must incorporate nature-rich green and blue infrastructure to connect people with nature, provide urban cooling and sustainably manage surface water.

Built Form Requirements

NP 2.27 All homes **encouraged to be** delivered to Building Regulations Requirement M4(2): Category 2 (accessible and Adaptable Dwellings)

NP 2.28 10% of market housing and 15% of affordable housing **encouraged to** meet optional Building Regulations Requirement M4(3) Category 3 (Wheelchair Users Dwellings)

NP 2.28 Buildings **encouraged to** have a net zero on-site energy use, with space heating limited to 15kWh/m2 and total energy use limited to 30kWh/m2. This should be met entirely through on-site renewables such as rooftop PV

NP 2.29 Upfront emissions from materials and construction **encouraged to** meet at least an 'A' for upfront embodied carbon measured using the LETI Carbon alignment tool.

NP 2.30 The site **encouraged to** 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. The design should support this and consider the role of green infrastructure in carbon sequestration.

NP 2.31 A net-zero show home **should** be provided to demonstrate the characteristics of such a home and used as an education tool to teach new residents how to use any new technologies that might be employed.

NP 2.32 Development must demonstrate consideration of phasing in relation to existing settlement and delivery of commensurate infrastructure across each phase.

The below diagrams spatial present the development scale coding requirements for a New Neighbourhood, and the successful creation of place. This is intended for guidance only.

Use features

Facilities cluster

Towards existing settlement centre

Primary School

Play space

Additional community use

20 minute walk

15 minute walk

1. A new 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. An existing facilities cluster providing for every day needs is within a 20 minute walk

4. The town centre, including local employment, is accessible by sustainable travel modes within 20 minutes

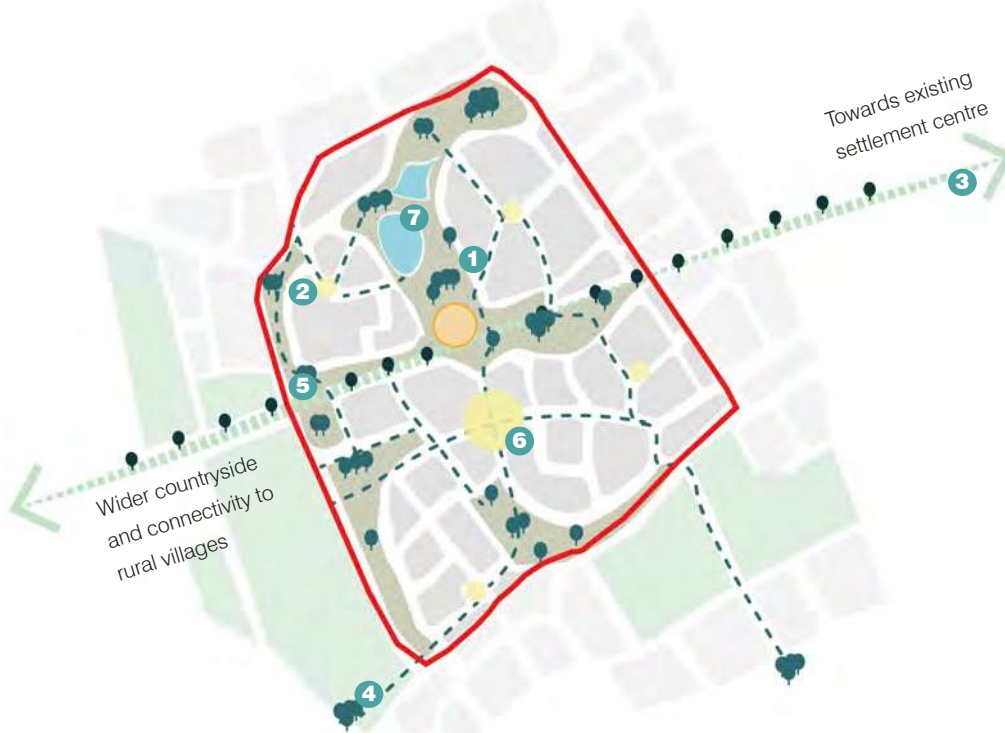5. Focal spaces within each neighbourhood provide opportunity for neighbourly interaction

6. A central equipped space provides facilities for all ages

7. Community growing is integrated within the landscape framework promoting edible, healthy landscapes

8. Homes for all ages are integrated across the development

Movement features

Facilities cluster

10 minute walk

20 minute cycle to existing settlement

Primary School

1. A bus route is provided through the site enabling all homes to be within 10 minutes of a bus stop. New community facilities are accessible by bus.

2. The development integrates with the existing pedestrian route to deliver a key active travel route to the town centre

3. New active travel routes connect people to the existing countryside

4. Segregated cycle lanes are provided along key routes to promote safe, active travel

5. Safe and direct pedestrian routes connect homes to the nearby Primary School

6. A clear hierarchy of movement routes and spaces is created, connecting users to key spaces safely

7. Key landscape corridors are designed to be low traffic and car dominance design out

8. The development looks beyond its boundaries to promote wider opportunities to improve active travel

Nature and Public realm features

Towards existing settlement centre

Wider countryside and connectivity to rural villages

1. A focal equipped play space is located within the centre of the scheme, within a generous green infrastructure framework

2. Pocket parks and nodal spaces are interconnected through people-friendly routes and provide neighbourhood scale play

3. An existing route is enhanced for pedestrians and cyclists and integrated within a landscape corridor retaining existing trees and hedges for biodiversity

4. Opportunities to promote people and nature based connections with surrounding green infrastructure are maximised

5. A new landscape edge is created creating a soft transition to the wider countryside

6. The key destination space forms a focal point of the development

7. A comprehensive network of SuDs maximises biodiversity and creates attractive focal features

Built form features

1. Building heights increased towards the centre, focussed around new community uses and transport corridor

2. Active frontages line the primary route with a distinguished frontage character

3. Character areas provide differentiating characteristics which respond to local distinctiveness whilst creating a vibrant character for each new neighbourhood

4. Key connections are defined through a built form hierarchy creating a strong sense of arrival

5. Development structure responds to the existing block form and grain, creating a strong identity and integration with the existing place

6. The new built edge to the surrounding landscape is responsive to topography and views creating a sensitive form

7. A varied density is considered with increased density around key movement corridors and focal spaces

Type 1 New Neighbourhood: 500 to 1,000 homes (T1N)

Type 1 New Neighbourhood includes development proposals of 501 to 1,000 homes. Whilst Type 1 New Neighbourhoods will be reliant on nearby towns for jobs and key infrastructure they are of a critical mass that will benefit from provision of new facilities in order to promote healthy, sustainable lifestyles.

Particular challenges of new development of this scale in Uttlesford are typically around provision of uses, optimisation of foot and cycle connections and the creation of distinct character.

Proposals will be expected to respond to their context, including creation of a place based solution which integrates appropriately to the specific site location. This will include consideration of existing built form and grain, local character and materiality, potential for new uses and creation of a resilient community.

Additional Code Requirements for a Type 1 New Neighbourhood

T1N 1.1 Must utilise at least one Local Street or Village Street typology as a key structuring feature.

T1N 1.2 Where bus routes are provided these should utilise Local Street typology.

T1N 1.3 Where bus routes are provided in combination with new facilities clusters and/or a school, a Market Street Typology may be required

T1N 1.4 Must utilise Living Streets as the predominant residential access typology.

T1N 1.5 Should maximise use of the lowest order streets such as homezones, mews, farmstead clusters as relevant to the context of the site.

T1N 1.6 A maximum of 2 on-plot parking spaces will be permitted for all new homes. Additional spaces, where maximum parking standards are being applied must be located on-street or in parking squares.

T1N 1.7 Should deliver an average density minimum of 45 dph. A range of densities to be demonstrated with higher densities around key nodes, transport corridors and facilities.

T1N 1.8 Must incorporate a minimum of 5 distinct character areas, each of around 100-200 homes.

T1N 1.9 Must reserve at least 2 un-allocated parking bays for car club use.

T1N 1.10 Must demonstrate delivery of a mixed community and include at least 3 of the typologies set out within section 4.8 *Homes and Buildings* within each character area, and a minimum of 5 of the typologies overall.

Case Study: Derwenthorpe, York by Studio Partington for The Jospeh Rowntree Housing Trust (540 homes)

Bringing together ideas of sustainability, community, and landscape, Derwenthorpe is one of the first large-scale low carbon communities in Northern England. The settlement extension focuses on high-quality design in the form of shared public-spaces and 'built-in' sustainable housing practices. This multi-layered approach has created a strong sense of communal identity that runs throughout the development.

The development is sustainably connected to existing facilities, including schools, shops and public transport. The masterplan recognises the importance of streets as places for social interaction. A central energy centre also functions as a community meeting space and sustainable education centre for the community to come together.

▲   Central pond provides a safe environment for breeding birds and wildlife whilst forming a key part of the sustainable drainage system and an attractive landscape feature, designed without a need for fenced edges

▲   Sensitive consideration and integration of existing streets

▲   Maximising relationship and enhancing surveillance of walking routes, whilst maintaining natural setting

Type 2 New Neighbourhood: 1,001 to 5,000 homes (T2N)

Type 2 New Neighbourhood includes development proposals of more than 1000 homes. Type 2 New Neighbourhoods have elements of self-sustainability, but will also be dependent on nearby towns for jobs and key infrastructure. They are of a critical mass that will require new facilities in order to promote healthy, sustainable lifestyles.

Additional Code Requirements for a Type 1 New Neighbourhood

T2N 1.1 Should deliver an average density minimum of 45 dph. A range of densities to be demonstrated with higher densities around key nodes, transport corridors and facilities

T2N 1.2 Must incorporate a minimum of 5 distinct character areas or 1 character area for every 100 homes, whichever is greater.

T2N 1.3 Must provide a new bus route utilising a Market Street Typology as the main structuring element to be delivered in combination with new facilities.

T2N 1.4 Must utilise at least two Local Street or Village Street typologies as a key structuring features.

T2N 1.5 Must utilise Living Streets as the predominant residential access typology.

T2N 1.6 Should maximise use of the lowest order streets such as homezones, mews, farmstead clusters as relevant to the context of the site.

T2N 1.7 A maximum of 2 on-plot parking spaces will be permitted for all new homes. Additional spaces, where maximum parking standards are being applied must be located on-street or in parking squares.

T2N 1.8 Within 400m of new local centres vehicle parking will be limited to 1 on-plot space per dwelling with additional provision for EV car club, visitor and disabled spaces to be incorporated within streets.

T2N 1.9 Must incorporate a minimum of 5 distinct character areas, each of around 100-200 homes.

T2N 1.10 Must demonstrate delivery of a mixed community and include at least 3 of the typologies set out within section 4.8 *Homes and Buildings* within each character area, and a minimum of 5 of the typologies overall.

T2N 1.11 Fields in Trust standards **should** be met with an uplift of 10% **encouraged.**

Case Study: Eddington, Cambridge by AECOM for The University of Cambridge (3000 homes)

With sustainability and long-lasting placemaking at the heart of the masterplan, Eddington is a prime example of a large scale new **neighbourhood**.

Designed to enhance the city and The University of Cambridge, the settlement contains element of self-sustainability through a varied mix of uses complimenting one another including schools, supermarkets, a care home, hotel and research facilities.

Sustainable transport is well-accounted for providing residents and visitors with safe and navigable routes to nearby University buildings and Cambridge city centre via bike or bus. A comprehensive open space strategy runs throughout Eddington, with shared public-spaces, connecting with the neighbouring landscape.

▲   People, cyclists and wildlife share green corridors in Eddington creating a safe, and equal relationship between visitors and the public space.

▲   Varied mix of uses integrated with the public realm

▲   Rich landscapes are integrated within the streets and limit driveways to maximise connectivity

▲ Ella, Age 9

05
Delivery and Implementation

6.1 Code Checklist

The following checklist summarises the minimum information requirements for each of the 10 National Design Guide themes for use by any prospective developer. It will also be used by the council to ensure that the required information has been submitted in the format required by the developer.

It may be appropriate, dependant on site scale, for some information to be shown on combined plans, or within the Design and Access Statement. A statement should be submitted to enable the information to be located. On larger schemes some of the more detailed information may be appropriate to include within a site specific design code accompanying an outline planning application to demonstrate how the requirements will be met at the reserved matters stage.

Context Checklist

☐ Identify the key characteristics and features from the site's context, including the existing nature and biodiversity and the historic and built environment and appraise how the design might respond to them.

☐ A context study showing the proposed site in its wider setting highlighting key infrastructure connections, particularly for movement and green infrastructure including existing natural features, and demonstrating how the proposed development would integrate visually and functionally with the existing place.

☐ A site study which shows the constraints and key considerations of the site, including environmental considerations such as noise and air quality.

☐ A opportunities study and vision which includes opportunities beyond the site boundary and development of local character and distinctiveness.

☐ Analysis of the place, including former uses, form, culture, pattern and place names.

Identity Checklist

☐ Draw out features and details from the contextual appraisal that will be integrated and adapted for use in the design and appearance of the scheme and its buildings with indicative illustrations.

☐ The appraisal will include illustrating the distinctive design and materials in the area that contribute to a positive local identity and confirmation of how they are to be incorporated into the scheme. The appraisal to include the story of the place, its distinctive features and details, prominent or distinctive materials, and craft or art works.

☐ Clear narrative which responds to the distinctive built and natural history and culture of Uttlesford. Demonstrate a response to Uttlesford Places.

☐ Cross sections and elevations of local examples demonstrating how new buildings will be arranged to work with the topography of the site.

☐ Cross sections and elevations demonstrating how the development edges respond to their location and respect the existing identity of the area in which they are sited.

Built Form Checklist

☐ A plan of the proposed development showing the dimensions and density of each development block and the proposed storey heights of buildings across the development.

☐ A plan showing the boundary treatments of all residential properties

☐ A plan of the proposed development showing the block structure and highlighting private space and gardens for homes.

☐ A plan indicating the location of parking and other servicing arrangements

☐ Elevational drawings of each street type demonstrating the edge to the street, boundary treatments and utility boxes and services

Movement Checklist

☐ A plan showing the street hierarchy of the proposed movement network showing how these routes connect to the wider area.

☐ A plan showing proposed locations for Car Clubs and Electric Vehicle charging points.

☐ An isochrone plan showing walking distances for all residents to public transport stops.

☐ A plan showing the cycling routes, walking routes and shared walking and cycling routes, and the public transport network.

☐ Provide a statement describing how active travel has been prioritised in the movement network. This is to include showing the walking distance from facilities clusters and bus stops.

☐ Provide typical junction details showing how cycle movements and pedestrian crossings are to be balanced with the movement of vehicles for all junction types.

☐ Provide plans of typical parking details for both on street and on plot car parking for all street types

☐ Provide details of typical cycle parking provision on street for public use and on plot.

☐ Provide typical bin store details for individual homes and for shared facilities showing how they are screened from public view.

Nature Checklist

☐ A plan showing the green infrastructure network for the proposed scheme. For smaller schemes this will be relatively simple but for a larger scheme it will include green public open spaces, spaces for nature, SuDs, street trees, children's play areas, sports pitches, allotments and accessibility to larger green spaces. The plan should indicate the overall area of Green Infrastructure in square metres.

☐ A plan to highlight important retained features on the site such as woodland, hedgerows, trees and watercourses highlighting how these maintain or enhance green connectivity.

☐ Details of the proposed species of street trees in the scheme, a strategy for ongoing maintenance, and the technical details of how they will be accommodated in the scheme avoiding conflict with Highway Requirements and those of utility providers.

☐ A strategy for ongoing maintenance of Green Infrastructure will be required that clearly sets out how good quality will be maintained, and benefits for local communities and the nature will be prioritised.

☐ A plan showing details of the proposed SuDs arrangements and how the SuDs network supports nature and biodiversity.

☐ Flood Risk mapping and proposals on flood risk mitigation and resilience for the proposed scheme in accordance with Uttlesford Strategic Flood Risk Assessment.

Public Spaces Checklist

☐ Provide clearly measured and drawn sections of existing, locally distinctive examples of each street type in the street hierarchy highlighting the distinctive features to be incorporated into the scheme. (use section 4.6 Public Spaces for reference)

☐ For each proposed street type provide a detailed cross section and plan including measured and drawn details of enclosure, frontage, active frontages, setbacks, footways, service roads, on-street parking, verges, street trees and other green infrastructure, bus lanes, cycle facilities and carriageway widths.

☐ Provide a commentary on the locally distinctive features that are used based on the analysis of existing streets. This should include making reference to how the street sections within section of 4.6 Public Spaces within this document have been integrated.

☐ Provide a plan that shows the distribution of public spaces in the plan.

☐ Provide examples of relevant, local examples of successful public spaces and indicate how these features have influenced the design of spaces.

☐ Each proposed public space should have a plan identifying its key features and functions

☐ Provide a plan demonstrating the connectivity to all public open spaces utilising play on the way and car-free streets

☐ Provide a schedule of green infrastructure and open space typologies demonstrating compliance with the requirements of the relevant Development Scale and section 4.6 *Nature.*

Uses Checklist

☐ A plan indicating the location of all proposed non-residential uses in and around the scheme demonstrating how residents from all parts of the scheme can readily walk to shops, schools, jobs and community facilities.

☐ A schedule and plan showing housing types and tenures

☐ A phasing plan for the development identifying opportunities for early delivery of facilities for new and existing residents

Homes and Buildings Checklist

☐ Confirmation of commitment to use the Nationally Desctibed Space Standards as a minimum on all new homes.

☐ A plan that demonstrates that every home will have access to outdoor private space such as a garden, balcony or communal space, with annotated areas.

☐ A plan showing the proposed distribution of plots by type and tenures demonstrating that the housing mix is tenure blind.

☐ Confirmation that the required amount and type of affordable housing is being provided.

☐ In accordance with the relevant Development Scale coding, plans showing the location of self-build / custom build plots, and later living.

Resources Checklist

☐ A carbon statement/strategy that describes the sustainable energy system for the development and how it can achieve low carbon emissions.

☐ All developments which propose the construction of new homes or non-residential floorspace will be required to submit a Carbon Statement to the council for approval and implementation, demonstrating how they will minimise the amount of carbon produced during construction, and fulfil the principles of the energy hierarchy.

Lifespan Checklist

☐ An outline management plan that clearly identifies all elements of the public realm in the proposed development that describes:

☐ who the proposed owner will be, with all the open space and infrastructure marked up on a plan;

☐ what the proposed mechanism is for generating funds to pay for ongoing costs and reviewing these costs in line with evidence;

☐ what the management structure will be, including how residents will be involved, to enable the long term stweardship of each element

Engagement Checklist

☐ The developer will submit an Engagement Outcome report that is proportionate to the scale of the proposed development. The report should set out how the developer intends to reflect the views and concerns of, and incorporate the design preferences of, local people.

6.2 Delivering Design Excellence

The National Model Design Code states the importance of design codes in providing a framework for sustainable, high quality design and placemaking. "Design codes are important because they provide a framework for creating healthy, safe, green, environmentally responsive, sustainable and distinctive places, with a consistent and high-quality standard of design." In addition, the NPPF clearly states that applications that fail to take the opportunities available for improving the character and quality of an area and the way it functions, should be refused. Therefore, good design is a fundamental and integral part of the development process and must be considered from the outset to ensure a positive outcome. In order for this to be achieved a rigorous design process should be implemented and followed.

The following section sets out the key considerations for successfully applying this code.

Implementing the Code

This Design Code will form a material consideration for planning applications across Uttlesford. Applicants are required to follow the rules and principles outlined in the Code to;
* show a full appreciation of the design context;
* clearly illustrate how they have responded to the character and identity of the built and public realm outlined within Uttlesford Places and how this is reflected in their proposals;
* outline how their design proposal has adhered to the requirements of the code and the National Design guide themes;
* outline (where appropriate) how proposals relate to and have considered and implemented the Development Scale Coding requirements

As well as a tool for making planning decisions, the code will be used to inform and frame pre-application discussions. Applicant's are required to frame their pre-application submissions around the themes of the Design Code / National Design Guide.

Viability

There may be occasions where the rules and principles set out in this code impact upon the viability and deliverability of a development. In such circumstances, in accordance with paragraph 57 of the NPPF, there may be an opportunity for an applicant to argue a case for non-compliance on the individual viability of a scheme, but only when an open book approach to the viability appraisal is adopted.

Post application and conditions

When development proposals are granted planning permission, The Council will use appropriate conditions to ensure that the design quality of development is achieved.

For outline proposals, the Council will seek to agree certain development "fixes" which may take the form of a development framework, masterplan or for a site specific design code to support the application. Dependant on the scale and complexity of development a layered approach may be required - for example a site wide design code accompanying an application and subsequent detailed design codes required by condition.

In this context, a condition will require subsequent reserved matters applications to relate to key masterplan design principles, parameter drawings and design codes to ensure that control over the design quality of reserved matters applications is retained.

For detailed applications, conditions will require further details to ensure a quality outcome on specific aspects, including materials and landscape specifications.

Value engineering and quality in delivery

Value engineering is important in ensuring appropriate feasibility and best value is achieved for elements of the design proposals. Value engineering, however, should not be a process which compromises the eventual design quality of the outcome. The Council will resist subsequent applications for minor amendments or to vary extant permissions or conditions that are likely to impact on the quality of the architecture or public realm set out at the application stage.

Design Review and Social Value

The design review process is a well established way of improving the quality of design of development and is advocated by the NPPF and National Design Guide. It essentially involves reviewing scheme proposals with an independent, multidisciplinary panel of built environment experts. Schemes can be reviewed at all stages of the planning application process, although a review at the concept stage often helps to add more value to the design.

At present applications within Uttlesford are referred to the Essex Quality Review Panel. Using this code as a basis, Uttlesford District Council propose establish a design review panel as a sub-panel of the Essex Quality Review Panel This panel will be made up of local stakeholders, members and design experts and will be responsible for reviewing the design quality of design proposals within the district. Details of the design review panel will be detailed separately on the Council's website and attendance will be agreed with the Council during the preapplication stage.

All schemes above 50 homes or 1,000sqm of floor-space will be referred to the Uttlesford Review Panel. Smaller applications which have a sensitive context, or are non-compliant with current policy will 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.

Engagement through the Planning Process

Uttlesford has an engaged and passionate network of communities and 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 engagement, both through the emerging Local Plan and specific engagement focussed around what communities would like to see future developments within the district look like.

The design and development of every new place will affect most people directly, as well as others indirectly. Meaningful engagement should form part of the design process. Engagement should not be seen as a final hurdle before application, it should instead be seen as a vital tool in the creation of the best possible design outcome.

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. The pre-application discussions should ultimately lead to a more efficient process and desirable design solution. As outlined, the Code should frame these discussions.

2. Community consultation and codesign:

Applicants will always be encouraged to consider the benefits of involving the community in developing their proposals. Applicants and designers should take responsibility for communicating with those who may be affected, engagement should be inclusive and consider innovative ways of engaging traditionally hard to reach groups to make sure that they are informed about the project and, where possible, have the opportunity to contribute to shaping the development.

Rather than simply informing communities of design 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. For example, smaller developments that are unlikely to impact a large number of people significantly will be expected to deliver proportional engagement on design development and testing.

Larger development proposals, however, will be expected to engage fully with communities to shape and test ideas. For larger scale proposals (see Section 5 Development Scale Coding), the Council will require as a minimum encourage a two stage public consultation process – both at the concept and more detailed design stages.

The design process will be greatly enhanced through the engagement of harder to reach groups, such as less able bodied or ethnic minorities, and applicants are encouraged to actively engage with all groups.

What you should consider
Designing Together

- Undertake pre-application discussions with the LPA at concept stage.

- Applicants should assess the extent of consultation required at the outset and put a responsive engagement plan in place

- Where feasible, applicants should establish a project brief that is fully informed by local communities

- Early engagement should seek to identify key issues and opportunities, and future stewardship.

- Engage communities and stakeholders throughout the design process.

- Improve certainty by engaging communities and stakeholders by establishing touchpoints throughout the design process.

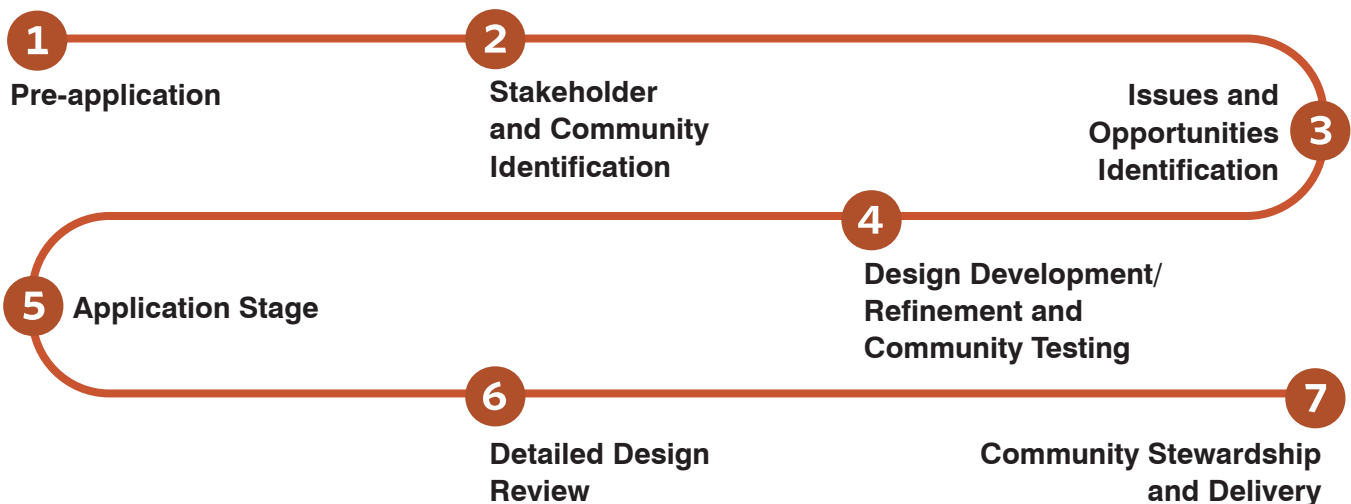- Keep engagement simple and well-informed

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

Engagement with young people creates a unique perspective

Reaching as diverse an audience as possible

1 Pre-application

2 Stakeholder and Community Identification

3 Issues and Opportunities Identification

4 Design Development/ Refinement and Community Testing

5 Application Stage

6 Detailed Design Review

7 Community Stewardship and Delivery

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