

Building for a Healthy Life - Uttlesford Assessment Tool

Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Takeley

UTT/22/3126/FUL

8/3/2023

08/03/23 - Revision A
06/01/23 - First issue

No objection raised. Revisions have been undertaken to address majority of previously outlined concerns.

Completed by Jack Bennett (UDC Principal Urban Design Officer)

Uttlesford Local Plan 2005 GEN2 Design

Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance (Building for a Healthy Life, UDC Interim Climate Change Policy, and The Essex Design Guide, Accessible Homes and Playspace SPD) and other Supplementary Planning Documents'.

a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
c) It provides an environment, which meets the reasonable needs of all potential users;
d) It helps to reduce the potential for crime;
e) It helps to minimise water and energy consumption;
f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan;
g) It helps to reduce waste production and encourages recycling and reuse;
h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures;
i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

Rev. - Rev. A Rev. B

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Officer Comments below (as required):

Revised layout addresses this point.
LAP provided. Revised layout addresses this point.
Air source heat pumps and photovoltaic (solar) panels strongly encouraged. If airport safety cited as reason for not providing PVs, then a clearly worded objection from BAA Aerodrome Safety must be provided otherwise this is not a valid reason. Current position is that a glint and glare assessment must be provided, this does not in itself negate PVs.
Generally addressed.
No reference to an approach over and above the standard approach to refuse, that would reduce waste production or encourage recycling and reuse beyond the baseline.
More detail required.
More detail required.

Building for a Healthy Life assessment

Natural connections (walking, cycling, landscape, desire lines etc)
Walking, cycling, and public transport (accessibility, proximity to existing bus stops, cycling routes etc)
Facilities and services (mixed uses, education, play facilities etc)
Homes for everyone (mix, affordable integration, consideration of older people etc)
Making the most of what's there (understanding site context, heritage, landscape, ecology etc)
A memorable character (identity, distinctiveness, local character, materials, detailing etc)
Well defined streets and spaces (active frontages, edges etc)
Easy to find your way around (wayfinding, legible places, easy to get lost?)
Healthy streets (speed limits, pedestrian/cycle crossing etc)
Cycle and car parking (variety, provision, detailing, landscaping etc)
Green and blue infrastructure (open spaces, ecology, SUDs, street trees etc)
Back of pavement, front of home (front gardens, boundary treatments etc)

Rev. - Rev. A Rev. B

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Further comments

Provision good overall, could be improved with connection to the public right of way at the southern corner of the site around plot JG38 to follow the natural desire line and again ideally at plot JG01.
LAP provided.
Open space much improved from previous iteration.
The house designs shown meet the criteria of: A. Having a distinct identity, and not 'copy and pasted' from standard housetypes used across the country. B. Reference local styles, materials, forms, details. Quality local examples have been studied and used to inspire new and contemporary designs.
Revised layout addresses this point.
Applicant to confirm cycle parking provided one space per bedroom. Revised layout addresses this point. Revised information addresses this point.