



FORMER FRIENDS SCHOOL FIELDS, WALDEN SCHOOL
Design and Access and Justification Statement – Appendix 1

Appendix 1 – Draft Design Code Review

An assessment of the scheme has been made against the emerging Uttlesford Design Code with the relevant Codes extracted and commentary provided related to these Codes.

Draft Design Code	Commentary	
B1.13 <i>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.</i>	All the designs proposed as part of this application are bespoke to this site.	✓
B1.14 <i>Monolithic or uniform buildings will not be permitted.</i>	The design proposals are varied in both design, form and finish, relating positively to the award-winning scheme on the adjacent site at The Avenue.	✓
B1.20 <i>In areas that are already well-connected to public transport an increase in density should be considered within the proposal.</i>	The site is well served by public transport with bus services available on all the surrounding streets. The density proposed is consistent with the surrounding residential development.	✓
B1.22 <i>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.</i>	Use of the roof space has been included within the scheme with specific homes extended up to use the attic space.	✓
B2.7 <i>Side elevations and corner turning buildings must have ground floor windows.</i>	Windows are included to the corner plots to address both the principal street and the secondary street.	✓
B2.21 <i>Small variations in building heights should be used to add visual interest to the street and to avoid mass repetition within a settlement.</i>	The building heights varies across the scheme with variation in roofscape adding visual interest.	✓

M1.2 <i>Movement routes must prioritise pedestrian and cyclists before car drivers.</i>	All the routes within the scheme have been designed to accommodate pedestrian and cyclists as a priority.	✓
M3.2 <i>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.</i>	The parking provision on the site accords with the Essex Design Guide for allocated parking with unallocated parking dispersed across the site.	✓
M3.3 <i>Where public transport is accessible, the parking standards should be relaxed to minimise pressure on land and encourage alternative modes of transport.</i>	The unallocated parking provision has been relaxed to support the use of public transport.	✓
M3.8 <i>All new parking should use permeable surfaces.</i>	All the parking spaces are finished with permeable paving.	✓
M3.14 <i>Proposals that contain triple tandem parking will be refused.</i>	Triple tandem parking has been included to a limited number of plots. This has been accepted on other applications that have been determined recently, indicating that this is acceptable.	
M3.17 <i>On-street or parking must be provided with a street tree or robust landscaping every 6 bays.</i>	All on street parking is separated by trees or robust landscaping with parking runs no greater than six spaces.	✓
M3.18 <i>Layouts must avoid long-runs (more than 12) of continuous frontage parking. Surface materials to define the use of different areas and must avoid white lining.</i>	The scheme has a maximum of four spaces in any single run of frontage parking.	✓
M3.24 <i>Rear courtyards should be avoided unless there is a strong rationale for their use (for example, enabling pedestrianised public spaces).</i>	Three rear parking courts have been provided within the scheme.	
M3.26 <i>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</i>	All three of the rear parking courts are enclosed with brick walling and have windows to properties overlooking the courts.	✓

<i>anti-social parking to the homes they serve, such as bollards.</i>		
M3.27 <i>Courtyard parking should be designed to provide spaces for no more than 10 dwellings.</i>	All the courtyard parking areas serve no more than ten dwellings.	✓
M3.29 <i>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.</i>	Secure cycle parking is provided for every dwelling. Storage for houses is located immediately adjacent to the driveway access. Storage for apartments is located within the parking courts.	✓
M3.30 <i>Visitor cycle parking must be provided in residential developments (as set out within the adjacent table).</i>	Visitor cycle parking is provided to each house in the form of cycle locks affixed to the exterior of the dwelling.	✓
M3.33 <i>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.</i>	All the cycle storage is in the form of covered enclosures.	✓
M3.35 <i>Cycle parking should be provided as part of the internal arrangement of garages.</i>	Cycle parking is provided to all dwellings on the form of sheds in the rear private amenity spaces.	✓
M3.36 <i>Cycle parking must be constructed from complimentary materials to the rest of the development.</i>	The cycles stores are constructed using the same materials as the remainder of the development.	✓
N1.9 <i>Open space provision should follow the amount specified in the Fields in Trust 2020 guidance or Local Plan policy (when adopted).</i>	The scheme includes an extensive area of open space in addition to the sports facilities.	✓
N2.4 <i>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.</i>	Some of the surface water is proposed to be retained as part of the green roof design on the clubhouse. The properties all have the opportunity to store surface water for use on their private amenity space.	✓

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.	Proposals for a biodiversity net gain of a minimum of 10% are included via an off-site contribution.	✓
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.	A green roof is proposed to the clubhouse.	✓
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.	Hedgerows have been included within the landscape proposals.	✓
N3.30 At least one out of every three homes within residential developments will be expected to be fitted with bat boxes.	Bat boxes are proposed within the scheme.	✓
N3.31 Bat boxes should be of the integrated “bat brick” type and clustered on buildings, with at least two boxes fitted per building.	Bat boxes are proposed within the scheme.	✓
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).	All the residential gardens are provided with hedgehog passes.	✓
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.	Bird boxes are proposed within the scheme.	✓

P1.9 <i>Each street type must have street trees, whilst sustainable urban drainage should be considered within the street.</i>	All the streets have street trees included.	✓
P1.13 <i>Highways must feel like rural lanes rather than roads, containing features such as vertical and horizontal deflection, shared surface materials, chevrons with trees/planting.</i>	The roads within the scheme have been designed to adopt rural characteristics incorporating both horizontal and vertical deflection and changes in surface materials.	✓
P1.19 <i>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.</i>	The scheme has adopted the lowest form of streets permitted within the Essex Design Guide and have been designed to promote pedestrian and cycle use.	✓
P1.41 <i>All Village Streets must have footways on each side (where fronted by development) and streets each (every 10-20m) and a variety of informal street planting.</i>	Where Village Streets have been used, they have footways on each side and have informal street planting.	✓
P1.43 <i>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.</i>	The streets have been designed to reflect the usage with two-way streets designed to allow vehicles to pass and one way streets limited to 4.1m width.	✓
P1.44 <i>Passing places must be provided at regular intervals.</i>	Passing places have been provided where appropriate to the narrower streets.	✓
P1.45 <i>Where on-street parking is provided it must be within landscaped build outs.</i>	All on-street parking is provided within landscaped build outs.	✓
P1.47 <i>Enclosure of Village Streets should range from 1:2 to 1:3.</i>	The enclosure of the edge street ranges between 1:2 to 1:4 due to the size and offset to the retained trees along this aspect.	✓

	The enclosure of the private road facing Mount Pleasant Road is broadly 1:4 due to the offset to the existing retained trees.	
P1.48 <i>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.</i>	45 of the 91 dwellings are served by individual driveways off an adoptable street, i.e. less than the 50% cited.	✓
P1.49 <i>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.</i>	Street trees have been included for all streets and footway provided to the sides serving dwelling entrances. The shared surface is proposed to be finished in block paving.	✓
P1.52 <i>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.</i>	The streets have been designed to reflect the usage with two-way streets designed to allow vehicles to pass and one-way streets limited to 4.1m width.	✓
P1.55 <i>Enclosure of Living Streets should range from 1:1 to 1:2.</i>	The enclosure of the main spine road varies between 1:1.7 to 1:2.	✓
P1.56 <i>Living Streets may be one-way in order to promote narrower widths and maximise potential for school and play streets to be delivered.</i>	A one-way street has been included with narrower width to prioritise pedestrian and cycle use.	✓
P1.64 <i>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.</i>	Streets to the edges of the development include landscaped verges and tree planting.	✓
P1.65 <i>Within higher density neighbourhoods lane features may be more urban in character however must retain narrow widths and significant accompanying landscape.</i>	Streets to the edges of the development are narrower and include landscaped verges and tree planting.	✓
P1.67 <i>Lane width must be no more than 1.5 cars wide, with passing bays integrated. Preference for passing bays is</i>	The lane width proposed is 4.0m, broadly equivalent to 1.5 cars width.	✓

<i>opposite driveways to mitigate uncontrolled parking.</i>		
P2.1 <i>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.</i>	The streets have been designed to reflect the usage with two-way streets designed to allow vehicles to pass and one way streets limited to 4.1m width.	✓
P3.1 <i>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.</i>	The proposals have been designed to be inclusive for all users of the development.	✓
P3.2 <i>Developments of all scales must have focal points at the heart of the community which are designed for meeting.</i>	The scheme has been designed to include several focal points with the sports facilities, the existing landscape, and access to the adjacent play area all readily accessible.	✓
P3.3 <i>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.</i>	The proposed sports facilities, with a new clubhouse, provides spaces to accommodate community events and activities.	✓
P3.14 <i>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.</i>	All the dwellings have parking to meet the current standards but have flexibility to adapt the parking spaces to other uses where car ownership reduces.	✓
P3.15 <i>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.</i>	All the dwellings have parking to meet the current standards but have flexibility to adapt the parking spaces to other uses where car ownership reduces.	✓

P3.16 <i>Private parking spaces should be designed with the potential to become an integral part of the garden.</i>	All the dwellings have parking to meet the current standards but have flexibility to adapt the parking spaces to other uses where car ownership reduces.	✓
P3.17 <i>Garages should be designed with the potential to be converted into additional live or work space.</i>	All the garaging has been designed and incorporated to be adaptable for other uses.	✓
P3.18 <i>Apartment blocks should have taller ground floor ceiling heights for give flexibility to convert into workspace at a later date.</i>	The ground floors of the apartment buildings are designed with a higher floor to floor dimension to allow for adaption in the future.	✓
U1.1 <i>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.</i>	The site is currently accessed solely from Mount Pleasant Road. The proposals include new connections to promote and encourage walking and cycling via the development.	✓
U1.2 <i>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.</i>	The site is located close to public transport routes and public highways with footways offering links to a wide range of local amenities. Connections are proposed for pedestrians and cyclists to link the proposed development with the adjoining residential areas to improve accessibility.	✓
U1.4 <i>Development must identify uses early in design process so that the viability of the scheme is ensured.</i>	The proposed development includes a range of residential housing types and a new sports facility.	✓
U1.6 <i>Proposals for infill developments and within the existing urban areas should be designed to maximise land use and provide a mix of uses.</i>	The application seeks to maximise the use of the site and provides a mix of uses.	✓
U2.1 <i>New developments must demonstrate that new house types respond to the requirements of local</i>	The mix of housing has responded to the local housing needs and to the policy	✓

<i>policy, and are an appropriate type and mix for the particular area of Uttlesford.</i>	guidance with a priority towards the preferred smaller homes.	
U2.9 <i>House types should cater to contemporary household types, including single person households as well as small and large families, sharers, older people and downsizers.</i>	The proposals include a range of dwelling types, sizes, accommodation levels and accessibility.	✓
U2.12 <i>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.</i>	The affordable housing includes a mix of dwelling types and is integrated into the overall development.	✓
U2.13 <i>All new homes (and buildings) within any development must be futureproofed to allow for flexible uses.</i>	All the buildings have a level of flexibility to adapt to other uses.	✓
U3.3 <i>Development must retain key social facilities.</i>	The site has no existing local social facilities. A new clubhouse and sports facility is proposed as part of the development.	✓
U3.11 <i>Proposals must evidence their connectivity to either existing or proposed local services.</i>	The proposed development includes new connections to the wider environs to support greater connectivity to the wider amenities and facilities.	✓
U3.13 <i>Applications that provide community facilities in the district will be favourably considered.</i>	The proposals include new community facilities in the form of a new clubhouse for the sports pitches. The building has been designed to allow for a range of community uses alongside the sports requirements.	✓
U3.16 <i>Sports hubs and changing facilities must be multi-use and combined with community meeting or cafe facilities.</i>	The sports facilities include a clubhouse that can accommodate a range of community uses with meeting and catering facilities.	✓
U3.18 <i>Applications that provide community facilities in the district will be favourably considered.</i>	The proposals include new community facilities in the form of a new clubhouse for the sports pitches. The building has been designed to allow for a range of	✓

	community uses alongside the sports requirements.	
H1.3 <i>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.</i>	All the residential property planning drawings have the room dimensions illustrated and have overall floor areas shown.	✓
H1.4 <i>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.</i>	All plans indicate furniture layouts and demonstrate that windows and doorways remain accessible and usable.	✓
H1.5 <i>Allowing for flexibility of uses particularly at the ground floor should be included within any proposal.</i>	All the buildings have a level of flexibility to adapt to other uses.	✓
H1.6 <i>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.</i>	All the dwellings are designed to comply with M4(2) or M4(3).	✓
H1.7 <i>10% of market housing and 15% of affordable housing are encouraged to meet Regulation M4(3) Category 3: Wheelchair user dwellings.</i>	At least 10% of the market housing and 15% of the affordable housing is designed to comply with M4(3).	✓
H2.2 <i>All new homes and buildings should meet 'Secured by Design' standards.</i>	The scheme has been designed to meet Secured By Design standards.	✓
H2.9 <i>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.</i>	All rear garden boundary treatments facing the public realm are proposed as brickwork walls.	✓

H2.10 <i>Single aspect, north facing dwellings must be avoided. All homes should be dual aspect.</i>	All dwellings on the scheme are dual aspect.	✓
H2.14 <i>Balconies must be provided for new homes without private gardens.</i>	All apartments have balconies or ground floor terraces.	✓
H2.15 <i>For apartment buildings with more than 4 homes, communal residents' gardens should be provided based on a minimum area of 25m² per apartment.</i>	The communal residents' gardens provided for the apartments have in excess of 25sq.m. per apartment.	✓
H2.16 <i>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.</i>	All the communal residents' gardens are enclosed and allow for seating and picnic areas and have a solar aspect for part of the day.	✓
H2.21 <i>Large buildings should make a statement and provide interest through their silhouette or break down of elevations.</i>	The largest building proposed within the scheme is the clubhouse serving the sports pitches. This is a single storey building but has been designed to be distinctive.	✓
H2.22 <i>Non-residential buildings should draw on the typology, vernacular, tones and textures provided by historic non-residential buildings in the area.</i>	The proposed clubhouse has a uniqueness in the local context but has been designed to sympathetically relate to the proposed housing.	✓
H2.23 <i>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.</i>	The clubhouse has been designed using robust materials and to be durable for its purpose.	✓
H2.26 <i>Parking and servicing should not dominate the primary frontage of the plot or approach to the building.</i>	Parking has been discreetly designed into the proposals for the housing with only the parking to the sports facility evident to support	✓
H2.31 <i>Non-residential buildings should seek to include environmental technology</i>	The clubhouse has a roof profile specifically to accommodate solar panels.	✓

<p><i>such as solar panels, photo-voltaic panels, and heat pumps into their design.</i></p>		
<p>H3.3 <i>Each dwelling must have enough space for three 240 litre wheelie bins.</i></p>	<p>Each dwelling has space within its curtilage for three wheelie bins.</p>	<p>✓</p>
<p>H3.5 <i>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.</i></p>	<p>All the bin collection points are within 10m of the highway for collection.</p>	<p>✓</p>
<p>H3.9 <i>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.</i></p>	<p>The mailboxes within the scheme are set between 700mm and 1200mm above floor level.</p>	<p>✓</p>
<p>R1.1 <i>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.</i></p>	<p><i>Resources</i></p> <p>Materials have been selected to be durable with reference to the Green Guide to Specification.</p> <p><i>Energy conservation</i></p> <p>The proposals have adopted a fabric first approach to minimise energy demands whilst in use, and the use of renewables to reduce the energy needs from external sources.</p> <p><i>Transport</i></p> <p>The scheme includes connections to the local movement network to encourage users of the development to use pedestrian and cycle routes or public transport.</p> <p><i>Planning</i></p> <p>The development has been designed to make efficient use of the land available to deliver new housing in a sustainable location within the settlement.</p> <p><i>Council assets and operation</i></p>	<p>✓</p>

	<p>The scheme has been designed to allow for efficient servicing and maintenance of the development having regard to the Council's obligations and operational needs supporting the Council's move towards electrification.</p> <p><i>Natural environment</i></p> <p>The development includes the provision of ecological measures and features alongside the retention of the existing areas of woodland and perimeter trees as well as new tree planting.</p> <p><i>Adapting to climate change</i></p> <p>The scheme has been designed to adopt a fabric first approach with features that allow users of the buildings to manage the internal environments. The scheme has also been designed to reduce flood risk through the surface water strategy.</p>	
<p>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.</p>		✓
<p>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).</p>		✓
<p>R1.6 Buildings should be appropriately orientated and designed to maximum heat absorption potential.</p>	<p>All the buildings have been appropriately orientated to benefit from a solar aspect at some point during the day.</p>	✓
<p>R1.7 Buildings should include design features to maximise thermal efficiency, such as inclusion of triple glazed windows and minimal heat loss through walls.</p>	<p>All the dwellings have been designed to achieve a high thermal efficiency through the use of a fabric first approach.</p>	✓

<p>R1.8 Most streets (and therefore main building faces) should face within +/-30 degrees of south.</p>	<p>Most streets within the scheme have a north south alignment with only the connecting streets to form the perimeter blocks, aligned east west.</p>	<p>✓</p>
<p>R1.9 For those buildings facing within +/-30 degrees of south, roofs should be pitched asymmetrically north/south with majority roof area facing south.</p>	<p>The roofscape has been designed to allow for rooftop renewables, plus to create distinctive buildings principally at corner plots.</p>	<p>✓</p>
<p>R1.10 Windows as a proportion to walls should conform to the following:</p> <ul style="list-style-type: none"> o North = 10-15% o East = 10-15% o South 20-25% o West = 10-15 	<p>Glazing to the all the aspects has been designed to be proportionate to the rooms they serve avoiding any excessive areas of glazing that might result in overheating.</p>	<p>✓</p>
<p>R1.11 Proposals should demonstrate how they are:</p> <ul style="list-style-type: none"> • Maximising airtightness and design out coldbridging 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 	<p>The construction detailing of the properties will maximise the thermal connectivity between insulation elements to minimise coldbridging.</p> <p>High levels of insulation are proposed to all the thermally enclosing elements.</p> <p>The orientation of the dwellings has been focussed to achieve a natural balance between maximising solar benefits with creating places and streets that are attractive and welcoming.</p> <p>All the properties have windows that offer natural ventilation throughout.</p> <p>All the properties include masonry as part of the external fabric and thermal mass.</p> <p>Higher standards of glazing performance are proposed for the windows.</p> <p>Heat recovery systems are currently not required to the high energy performance levels proposed.</p>	<p>✓</p>

<p>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.</p>	<p>The design of the dwellings has sought to maximise the orientation to control solar gain whilst allowing natural daylight into the properties. Some dwellings have south facing windows, but these are limited across the development.</p>	
<p>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.</p>	<p>Wherever practicable, the layouts of the dwellings have sought to locate principal living spaces to have a southerly, easterly or westerly outlook. The positioning of living spaces has been prioritised to offer an outlook over the public realm or to relate to the private amenity space. For many of the properties, the living spaces have a dual aspect. Bedrooms are orientated to offer an outlook over the streets or the private amenity spaces, whilst also making efficient use of the space available. The ancillary rooms in the dwellings have been placed to relate positively to the other rooms within the property as well as the external spaces, such as the private amenity space.</p>	<p>✓</p>
<p>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.</p>	<p>A green roof has been proposed to the clubhouse as this has a shallower pitch and a larger roofscape. The orientation of the roof responds to the approach from the north and enhances its prominence as a feature within the scheme.</p>	<p>✓</p>
<p>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.</p>	<p>The energy solution proposed for the site focusses on improving the efficiencies of each individual property within the need for a district heating system, which has been discounted for being inappropriate for this site.</p>	<p>✓</p>
<p>R1.20 Buildings should be designed to maximise the percentage of energy generated by renewable or low carbon sources.</p>	<p>The development has adopted a fabric first approach to reduce energy demands and renewables have been included in the scheme to support the low carbon strategy.</p>	<p>✓</p>

<p>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.</p>	<p>The proposals include renewables in the form of air source heat pumps and solar panels.</p>	<p>✓</p>
<p>R1.22 A Solar PV array should be provided on all buildings, or wherever there is suitable roofspace.</p>	<p>A solar panel array is provided on the clubhouse which has a southerly facing roof specifically angled to accommodate the panels.</p>	<p>✓</p>
<p>R1.25 All rooftop areas above 10sqm should consider incorporating solar PV arrays for on-site renewable energy generation.</p>	<p>Solar panels have been included on the clubhouse.</p>	<p>✓</p>
<p>R1.27 Where solar PV arrays are provided on rooftops, these should utilise at least 50% of suitable rooftop space.</p>	<p>The clubhouse roof space is partially covered in solar panels with the majority of the roof covered in a green roof.</p>	<p>✓</p>
<p>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.</p>	<p>The sustainability strategy demonstrates a 66% improvement over the recommendations set out within the Building Regulations.</p>	<p>✓</p>
<p>R2.2 The following targets should aim to be achieved for embodied carbon (kg co2/m2) for residential building type:</p> <ul style="list-style-type: none"> • 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 	<p>The sustainability strategy demonstrates a 66% improvement over the recommendations set out within the Building Regulations.</p>	<p>✓</p>

R2.14 <i>Green roofs should be explored as a strategy to reduce surface runoff.</i>	A green roof is proposed to the clubhouse.	✓
L1.3 <i>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.</i>	All the dwellings have clear boundaries to be able to identify the individual conveyance plans at the time of disposal.	✓
L2.3 <i>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.</i>	All the buildings have been designed to M4(2) as a minimum.	✓
L2.4 <i>New developments must demonstrate how they successfully integrate home working into their design. Approaches to co-working spaces should also be outline where applicable.</i>	All the dwellings have capacity for home working.	✓
L3.4 <i>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.</i>	All land in the proposals has been defined.	✓
L3.7 <i>In any proposals there must not be any unused or undefined areas of land without a clear purpose or ownership.</i>	The proposals have responded to the surrounding urban grain picking up on the building lines, density layout and character.	✓
ID 1.1 <i>Must demonstrate consideration of existing and surrounding urban grain</i>	The proposals include sports facilities that offers opportunities for community use and social interaction.	✓
ID 1.3 <i>Must incorporate opportunities for community integration - e.g. social open spaces</i>	The development provides extensive open space and sports facilities.	✓
ID 1.5 <i>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</i>	As the site is within a larger town, the parking provided adopts lower standards.	✓

<i>space may be accepted subject to demonstration of quality provision.</i>		
ID 1.10 <i>In the larger towns, proposals must demonstrate how opportunities for lower parking standards have been integrated.</i>		✓

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