



## UTTLESFORD DISTRICT COUNCIL

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### Urban Design Consultation Response

*The following notes are associated with Urban Design aspects only and are to be considered advisory and the opinion of specialist staff in relation to this particular matter.*

<b>Reference Nos.</b>	UTT/24/1958/PINS S62A/2024/0058
<b>Applicant</b>	Pelham Structures
<b>Site Location</b>	Land Adjacent To Village Hall, East Of Cambridge Road Ugley
<b>Proposal Description</b>	Consultation on S62A/2024/0058 - Construction of 16 dwellings including 40% affordable housing and associated infrastructure

### Summary

The proposal is for 16 dwellings on the site of an old gravel pit behind the village hall in Ugley. There are a number of listed buildings in the vicinity, but none on the site or immediately adjacent. The site is not in a Conservation Area or Green Belt. To the east of the site is Linnets Wood.

There is no recent planning history for the site.

The proposal is, in general terms, compatible with the surrounding buildings in terms of scale, massing, and form. Ugley is a relatively dispersed settlement and so this development would create a node of increased density relative to existing dwellings along Pound Lane. However, given the sites proximity to the B1383 and the sites use as a former gravel pit, this is considered to be a sustainable location for development.

The layout in design terms is acceptable and the scheme broadly complies with the Uttlesford Design Code, subject to comments below.

### Walking, Cycling & Parking

Given the location of the site, there are limited local facilities or amenities within walking distance (Uttlesford Design Code reference M1.1C), so the likelihood of car-dependency of residents at this development is high.

It is not clear from the drawings or the DAS what the proposed surface material is for the new road through the development. It appears to be a shared surface material, but this should be clarified. If it is not a shared surface material, then there is no provision for pedestrians which would not be acceptable. Similarly, there is no information on cycle storage or provision for cycleways. It is assumed cycle storage is located in garages where applicable, but clarification is required on arrangements for dwellings without a garage.

Refuse storage arrangements should be clarified as well for dwellings without garages, in particular mid-terrace homes – there is what appears to be a store in the garden, possibly for cycles and / refuse, but this is not clear. If so, this would be unacceptable arrangement for these dwellings as this would require refuse and bicycles to be moved from store to street through the house.



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Car parking provision generally is 2 spaces as a minimum and there appear to be instances of triple tandem parking which is unacceptable (Uttlesford Design Code reference M3.11C), such as plots 10-13.

### **Communal Amenity & Water Management**

There is no communal amenity provision (Uttlesford Design Code reference P3.1C, P3.2C and P3.5C). There is an area of open space to the east of plot 1, but this is unlikely to be used as communal amenity given its proximity to the site entrance. There appears to be the potential to create an area of communal amenity space as part of the swale, if the turning head could be relocated to the west of plot 5.

There is a swale which it is assumed forms the basis of the SuDS strategy, although clarification should be sought on other aspects of water management, such as rainwater and greywater harvesting and permeable paving to areas of hardstanding.

<b>Prepared by</b>	Nick Phillips Principal Urban Design Officer
<b>Date</b>	10 September 2024