

Land known as Bull Field Redetermination - Addendum Report

Appendix O - Summary of how the scheme meets the UDC Design Code

Weston
Homes



Principle / Design Code	Description	Proposals
2.1 - Approach to Development	This part of the code sets out how the code and guidance should align with developments based on their scale and location	The proposals of this application have been through an extensive design process, including as part of the earlier Warish Hall Farm Scheme which was subsequently dismissed on Appeal. The findings of the Appeal Inspector and the various rounds of comments from the UDC Design Officers as well as other consultees have informed the design submitted under this application to ensure that the proposals are suitable in terms of scale and location.
2.2 - Context	This section sets out that new developments must reflect the local context as defined by their geography, history, character, landscape or land use.	As set out above, the proposals have already been through an extensive design process. The Design and Access Statement provides a detailed overview as to how the proposals are grounded in their context. The scheme has also been informed by the heritage-related commentary in the Appeal Decision, insofar that the proposed development has reduced to address concerns highlighted by the Appeal Inspector, particularly in terms of the removal of development in the eastern section of Bull Field and in Maggots. Furthermore, design input has also been provided by Landscape consultants to ensure that from a landscape perspective, the proposals are of a high quality and address the landscape context within which the site is situated.
2.3 - Identity	This section sets out how new developments might respond to existing built character within the area and wider district as well as the surrounding landscape.	As set out above, the Design and Access Statement submitted in support of this application provides a detailed contextual analysis, which forms the basis of the design of the proposed development in terms of appearance, orientation and layout.
2.4 - Built Form	This section sets out how building types, density, forms, arrangements, heights and destinations form high quality design	The detailed contextual analysis undertaken to inform the design of the proposed development includes the elements set out in this section of the code.
2.5 - Movement	This section sets out that successful developments depend upon a movement network that makes connections to destinations, places and communities.	As set out in the Design and Access Statement (page 18) submitted in support of this application, connectivity is a key principle established in the design, which is influenced from pre-application engagement undertaken in relation to the earlier Warish Hall Farm Appeal Scheme. These principles remain a prominent part of the design of the application before you which includes east-west active travel connections, which go between Parsonage Road in the west to Prior's Green Community Centre in the east. This is also an essential part of the emerging allocation proposed for the north of Takeley and Prior's Green within the Regulation 19 Plan. The scheme is provided with a policy compliant level of vehicle and cycle parking.
2.6 - Nature	This section sets out how successful developments and places integrate with existing natural assets and incorporate new features to enhance the landscape of their own scheme	Green space has also formed a key part of the design of the scheme. The majority of the eastern half of the site is dedicated to informal and formal open space. The scheme will also achieve Biodiversity Net Gains in excess of the relevant policy requirement as well as including a number of Biodiversity Enhancements, which are likely to be secured via a condition should planning permission be granted.
2.7 - Public Spaces	This section sets out how public spaces, streets, squares and other places are as important to high quality design as the buildings themselves.	Further to the open space provided on site, the proposal also include distinctive character areas to create a variety of spaces detailed in this section of the UDC Design Code.
2.8 - Use	This section sets out how sustainable places include a mix of uses to support every day activities	The proposals include much needed new homes, open space, active travel routes, extension to the existing woodland, landscaping and an area for the future expansion of the Roseacres Primary School. This mix of uses has been developed through correspondence with the Local Planning Authority and the data around local needs. Furthermore, an adjacent site also includes mixed use commercial units as well as scope for a potential future GP surgery. The site is also located in close proximity to the shopping parade at the Four Ashes Junction and the Prior's Green Neighbourhood Centre, which will be enhanced by the emerging active travel routes forming part of recently approved schemes on adjacent sites.
2.9 - Homes and Buildings	This section sets out how homes and communal areas within buildings must provide a good standard and quality or internal space.	The proposed new homes have been design to meet nationally described space standards as well as any other relevant building regulations requirements. The design of the homes has been in conjunction with UDC design officers.
2.10 - Resources	This section sets out that successful developments effectively respond to the challenges of climate change by minimising carbon emissions and being energy efficient to meet net zero by 2050.	The scheme is designed with climate change in mind, insofar that the energy strategy proposes to use renewable air sourced heat pumps. The dwellings will also be provided with electric charge points to support the move towards low emission private vehicles.