



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.

Reference Nos.	UTT/25/0151/PINS S62A/2025/0077
Applicant	Montare LLP
Site Location	Land West Of High Street Stebbing Essex
Proposal Description	Consultation on S62A/2025/0077 - Application for Planning Permission for Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Summary

The proposal is for 28 new homes across two adjacent sites in the village of Stebbing. Stebbing is a village with a linear settlement structure and has a Scheduled Ancient Monument (The Mount) and two adjoining Conservation Areas.

The Stebbing Neighbourhood Plan has allocated these sites as local green space. This note considers aspects of urban design only.

I have commented on this scheme previously, under UTT/23/2496/FUL on 3 September 2024. As this scheme is identical to the previous application, except for the omission of the commercial unit D15, and minor amendments to the redline boundary around entrances to plots A and B, I repeat my previous comments below, edited as necessary to take account of the omissions and revisions to the scheme.

Overall, the scheme represents high quality urban design and is in overall compliance with the Uttlesford Design Code and as such, is supported.

Design, Layout & Appearance

This is a high-quality scheme of sensitive and sympathetic contemporary design, taking design cues from local vernacular architectural and material precedents, in particular, the rural barn typology. The layout is appropriate to the linear nature of the village, with the proposed development pattern sympathetic to existing plot boundaries and using hedging for new plot boundaries to visually soften new development from open land to the west of the sites.

The landscaping strategy is strong and includes positive attributes such as community orchards, areas for village events and public footpaths through varied landscaped areas such as wet woodland, swales and meadows appropriate to this rural setting.

The architectural design of the dwellings is contemporary and comprises a number of bespoke house types. This will provide an interesting, varied and characterful streetscene. The success of the final scheme, should it be approved, will depend on the detailing of the buildings to ensure that the built scheme delivers the aspirations of the planning-stage design. Details such as the hidden guttering and eave-less roofs will require skilful detailing to execute effectively, and consideration should be given to conditioning the retention of the design team for subsequent delivery phases.

Sustainability strategies are well thought through, with extensive use of SuDS and the inclusion of PV's and ASHP's. The inclusion of pargetting into proposals (DAS p.47) is laudable, although it is unclear from the house types where this will be manifest.

The affordable housing in Plot D, School Hill and the reference to Almshouses is positive and the direct link between these homes and Stebbing High Street is successful, creating meaningful links between the development and the immediate context and promoting walking as a primary means of travel.

The provision of public parking within Plot D (23 spaces) to help alleviate school drop-off and pick-up parking is a positive contribution to the wider community. To be in full compliance with the Design Code (M3.5C & M3.6C), additional trees and landscaping features would be required to soften the visual impact of the parking on entering Plot D. In particular, there is a line of 7 parking bays adjacent to the triangular greenspace by the site entrance, which would require some additional landscape screening.

Further details would be required to assess cycle parking provision and waste & recycling storage provision, to comply with codes M3.18C, M3.19C & H4.1C.

Prepared by Nick Phillips
Principal Urban Design Officer

Date 28 February 2025