Former Fields Friends School

Saffron Walden

Design Access and Justification Statement

May 2025

DCa architects


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WALDEN
SCHOOL

Contents

Introduction

This Design and Access and Justification Statement has been prepared by David Coles architects limited in support of the planning application for the proposed residential development, sports pitches and clubhouse on land at the Former Friends School Fields on Mount Pleasant Road in Saffron Walden.

Matters concerning planning policy have been considered separately within the accompanying planning statement prepared by Barker Parry.

Project background

Site location

The application site is located within the settlement of Saffron Walden in Uttlesford, a large medieval town just to the south of Cambridge. The application site is situated to the south of the main town centre, within a predominantly residential area of the town, and forms part of the former school that has occupied the site since the 1700's.

In 2022, permission was granted for the re-development of the former school buildings to convert the site to residential use. The consented scheme focussed on the built-up areas of the school, with the former fields excluded from the application.

This application site now focusses on the former fields.

Figure 2.1 - context plan

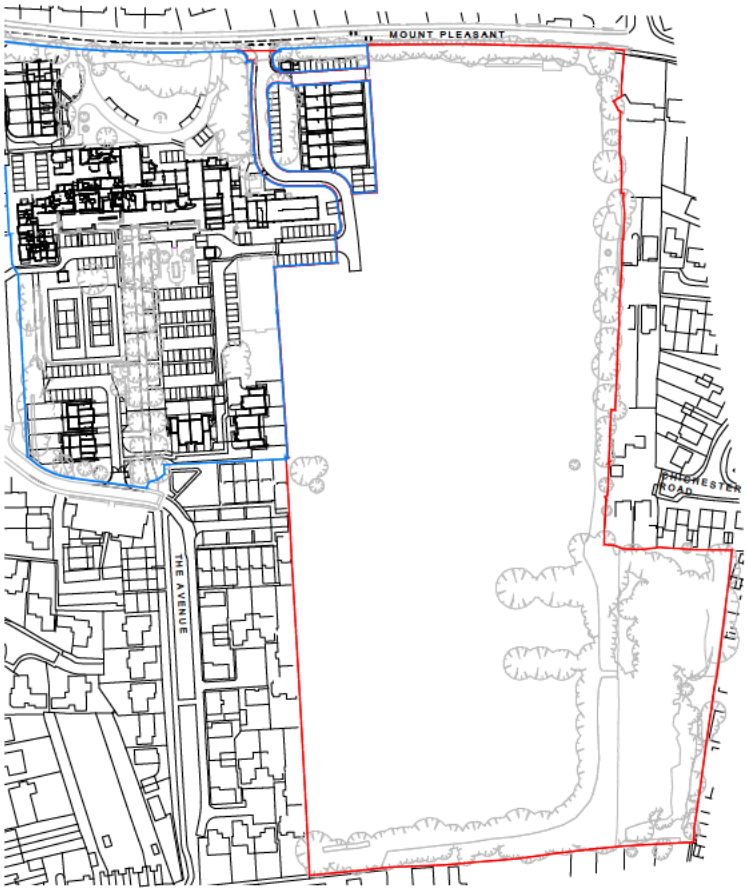


Figure 2.2 - location plan


Figure 2.3 - TPO plan

The site is subject to a range of features that have a bearing on the proposed development.

Access

The application site benefits from an existing access off Mount Pleasant Road. This access served the former school and is also used to serve the consented redevelopment of the former school buildings.

A further link from the application site to the adjacent redevelopment scheme is available to the north of The Avenue, where a pedestrian / cycle link is proposed to be formed.

Arboriculture

The site benefits from a mature woodland in the southeastern part of the site, which wraps around the southern boundary with a narrow belt of trees. A linear belt of trees also extends along the eastern boundary and links to a further line of trees along the site fronting Mount Pleasant Road.

A number of individual and small groups of trees occur within the body of the site including a small group of trees to the southeast that project beyond the principal edge of the woodland and linear belt. Some of these trees are subject to a Tree Preservation Order.

To the western edge of the site, a small cluster of three immature trees sit near to the site boundary. There are a number of trees in the location of the site access. These have been assessed and retained as part of the redevelopment of the former school buildings and these are unaffected by these separate proposals.

The trees are considered to contribute to the character of the site and significantly define the former school's boundaries. They also provide a large degree of enclosure and separation to the adjacent residential development.

The principal objective is to retain and incorporate the existing trees within the redevelopment proposals.

Figure 2.4 - archaeological zones plan

Figure 2.5 - flood risk plan

Archaeology
The site has been subject to an archaeological assessment, which has concluded that there are no heritage assets or archaeological features that will influence the proposed development.

Built Form
The site forms part of the former Friends School in Saffron Walden, and the former school buildings are subject to a separate redevelopment project. This site comprises the former school fields, which excludes any of the former school buildings.

Ecology
An ecological appraisal has been undertaken on the site and the proposals have sought to retain and recreate ecological habitats as part of the re-development of the site.

Flood Risk
The site is within Flood Risk Zone 1 and is therefore is at the lowest level of risk of flooding.

Ground Conditions
A ground conditions survey has been carried out and the report's findings submitted separately.

Figure 2.6 - Listed Buildings plan


Figure 2.7 - locally Listed Buildings plan

Heritage

The site has been associated with the former school for a significant period, with the school having been established on the site in the late 1870's.

The application site is located within the Saffron Walden Conservation Area. The site is designated part of the Zone 6.

There are no Listed Buildings recorded by Historic England within the application site, however, there are two Listed Buildings near the site. There are several buildings that are locally listed, including the former school building and various properties opposite the school building on Mount Pleasant Road.

Highways

There are no public highways within the site. The nearest public highway is Mount Pleasant Road, to the north.

Figure 2.8 - open space plan

Figure 2.9 - Public Rights Of Way plan

Open Space
The Council's mapping data identifies that the site is designated as protected open space.

Public Rights Of Way
There are no public rights of way through the site.

Topography
The ground levels over the site vary, with the frontage onto Mount Pleasant Road being elevated above the existing road level by circa 1.2m. The site rises from this frontage, which has a level of 86.77m AOD at the site entrance, to a crest towards the centre of the site, reaching a level of circa 92.03m AOD.

The site then falls towards the south, down to a lowest level of 87.17m AOD in the southwestern corner.

Levels across the site from east to west vary, with a nominal gradient across the frontage to Mount Pleasant Road, falling from west to east, a slight gradient at the crest of the site, falling from east to west, and a more notable gradient along the southern boundary, falling from east to west.

Utilities
There are no known public or statutory utilities running within the site, except for those serving the former school.

Constraints and Opportunities
The site is subject to a range of constraints, principally related to the redevelopment scheme consented for the former school buildings.

The principal site entrance remains from Mount Pleasant Road to the north, with the access to the site following the approved roadway. Adjacent to the entrance is a new terrace of houses with a SuDS feature to the rear. This drainage feature has a building exclusion zone, for maintenance, that extends into the proposed application site.

To the south of the former main school building is a new Multi Use Games Area (MUGA) that adjoins the boundary with the application site. The MUGA has a 20m offset distance to any habitable room, which extends into the application site.

Further to the south of the MUGA is a potential cycle route link. The proposals for the application site are to connect to this link to integrate the two parts of the former school site.

On the southern boundary, there is the opportunity to form a new pedestrian link to the road and footway on Greenways to connect the two developments.

Site photographs
Below are a series of photographs of the site and immediate context, to illustrate the existing character of the area and the site.

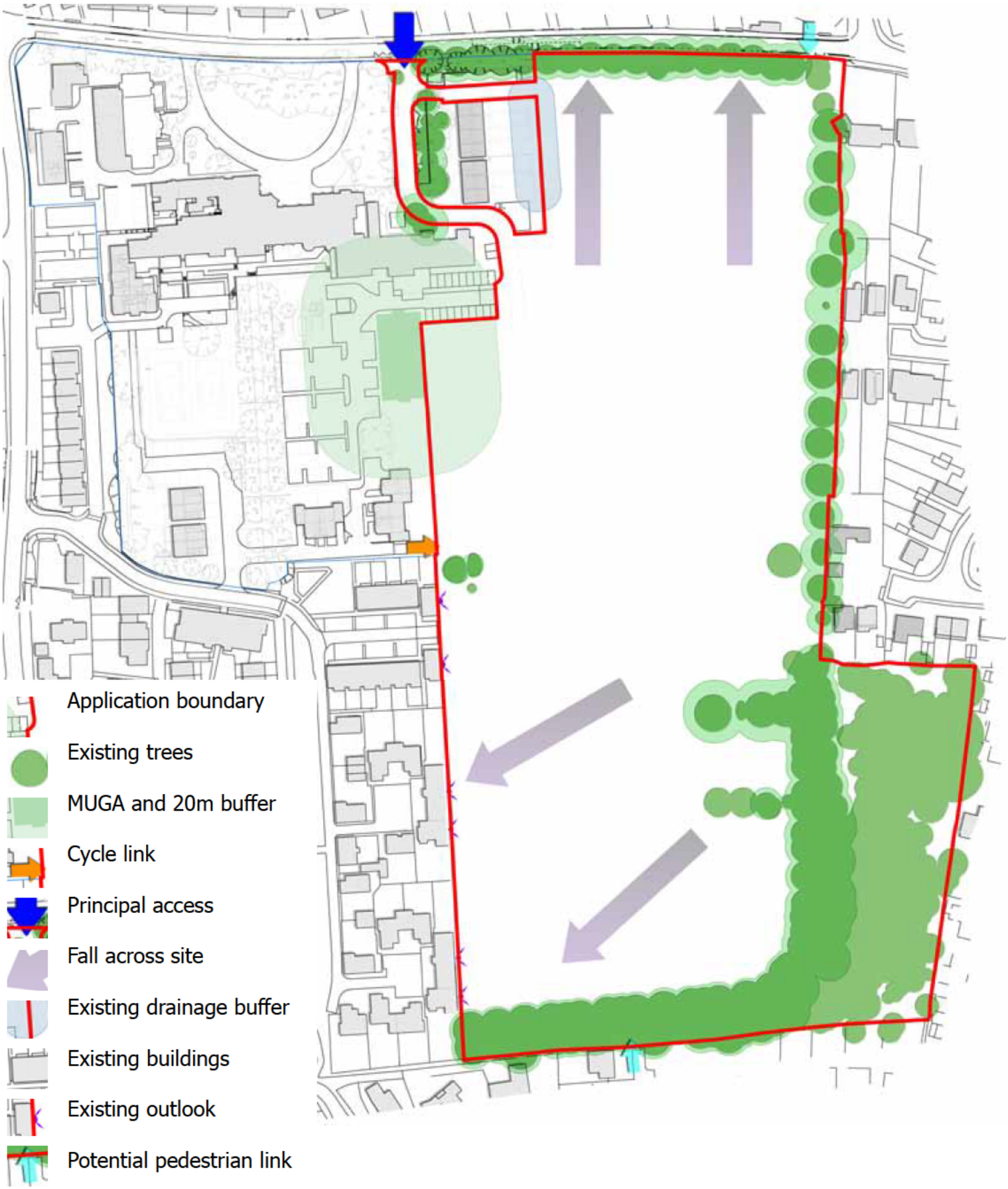
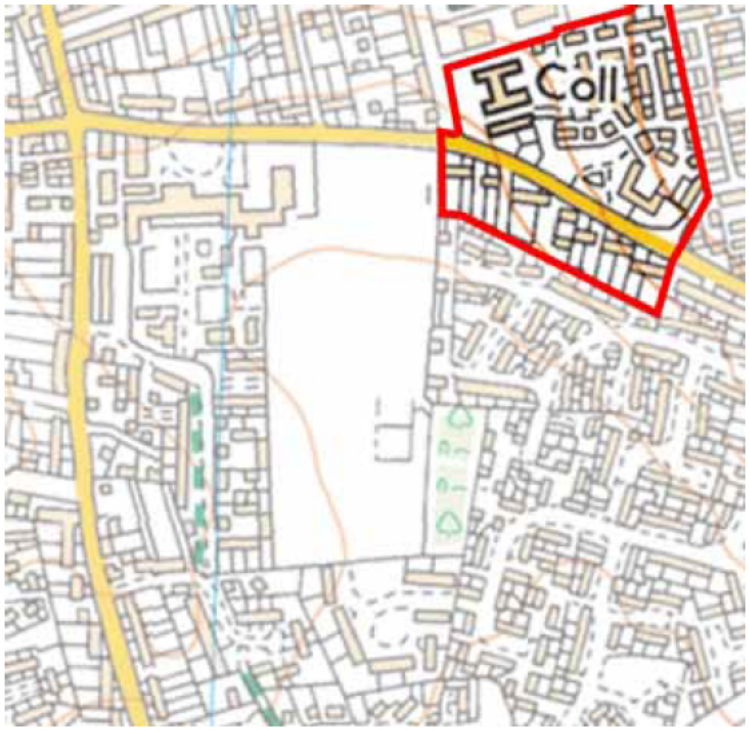


Figure 2.10 - constraints plan



Peaslands Road

The application site has a frontage that has a relationship with Mount Pleasant Road and Peaslands Road to the north and northeast of the site.

Peaslands Road is characterised by a variety of architectural styles and built form. Many of the houses nearer the site are older detached properties with an individual character, whilst larger and more modern development is found further to the east.

Materials and form vary within the individual homes with most being brick built with duo pitched slate and tiled roofs.

Figure 2.11 - context photographs

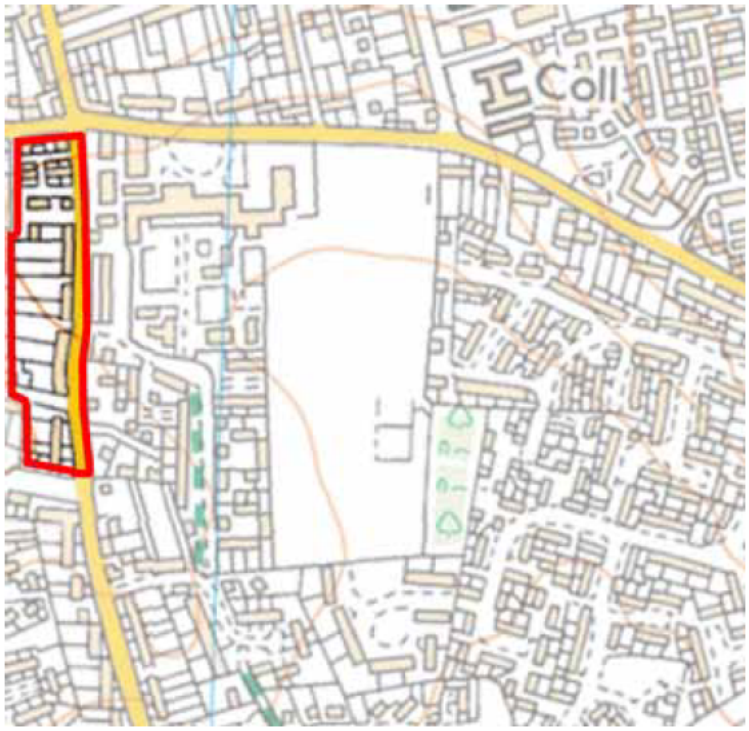
Mount Pleasant Road

Existing properties along Mount Pleasant Road are predominantly detached and exhibit an individual style representing several architectural periods.

The houses are set back in larger plots with landscaped boundaries to the street.

Materials and form are more diverse than along Peaslands Road with the homes constructed in brick, render and tile hanging with duo pitched slate and tiled roofs.

Figure 2.12 - context photographs



Debden Road

Properties along Debden Road to the west of the school are predominantly semi-detached and range in architectural periods.

The houses are set back in modest sized plots with many having landscaped boundaries to the street.

Materials and form are less diverse than other streets near the site with most having simple rectangular footprints and being finished in brick or render with occasional use of cladding.

Figure 2.13 - context photographs

The Avenue

The more modern scheme at The Avenue, to the west of the application site, presents a notably different character to the older surrounding streets.

The houses have adopted traditional forms with rectangular plans and duo-pitched roofs, but have a distinctly contemporary elevational style. The buildings are set around the spacious landscaped avenue of trees with houses clustered in compact groups served by narrow streets.

Materials are varied across the dwellings and include brick, render timber boarding and tile hanging with colour coated metal clad features.

Figure 2.14 - context photographs





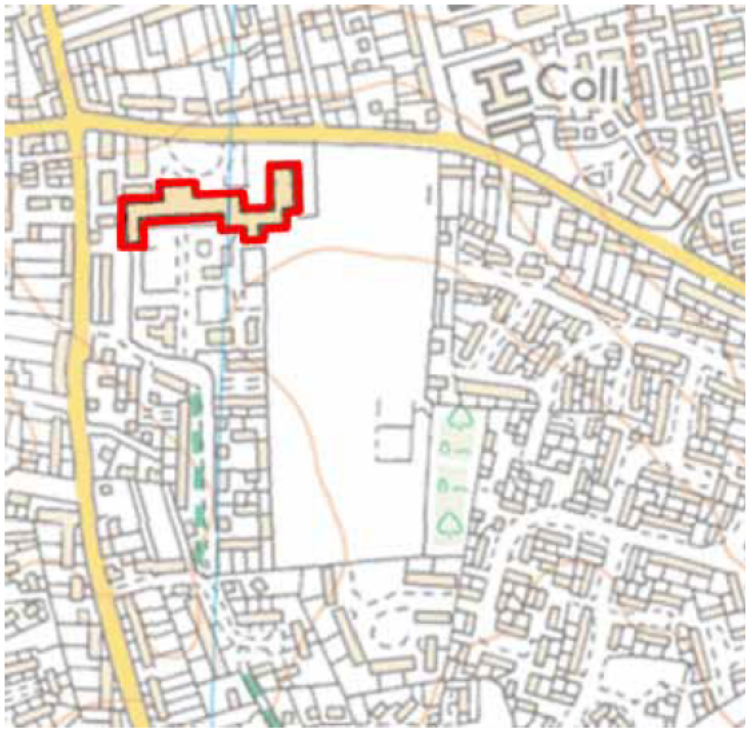

The development at The Avenue is regarded as a local precedent scheme to influence the proposals on the application site, as referred to within the pre-application advice and the Council's design guidance as being an exemplar scheme. As such, the development has provided a key precedent for the application site.

Figure 2.15 - context photographs






Figure 2.16 - context photographs

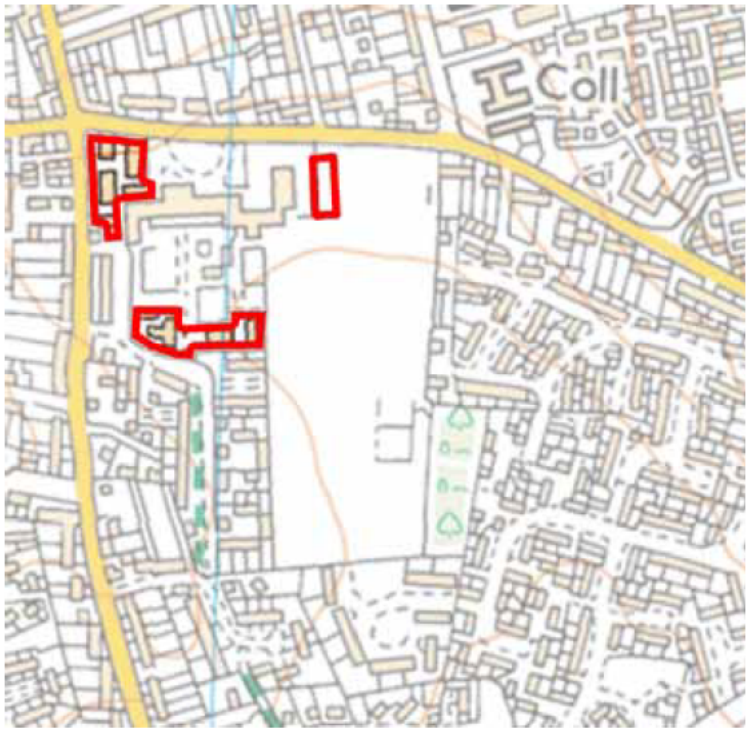


Former Walden School

The Former Walden School is currently being re-developed to include conversion of the retained school buildings and the erection of new build houses within the grounds.

The former school buildings are distinctive with extensive brickwork detailing and features, particularly to the main building and the principal entrance tower. Later additions to the original school introduced timber and render elements to complement the prevailing use of brickwork over the site.

Figure 2.17 - site photographs



Lucas Mews

As part of the conversion and redevelopment of the Former Walden School site, new dwellings have been constructed within the grounds of the school with reference to the character of the retained school buildings.

Figure 2.18 - site photographs

Proposed application site
Above are a selection of photographs of the proposed application site illustrating the former fields at the former school.

Figure 2.19 - site photographs

Figure 2.20 - site photographs

Proposed application site
Above are a selection of photographs of the proposed application site illustrating the former fields at the former school.

The photographs include views of the adjoining development at The Avenue, which adjoins the site.

Figure 2.21 - site photographs

Proposed application site
The application site adjoins the former school site where retained buildings will sit alongside the proposed development.

Figure 2.22 - site photographs

Development proposals

Current Use
The application site is currently in use as former fields associated with the former school.

Proposed Use and Amount
The proposals are for 75 residential dwellings under Planning Use Class C3, and 427sq.m. of new sports facility under Planning Use Class F2(c).

Site area and density
The total application site area is 6.72 hectares. The gross density of the housing development is 11 dwellings per hectare.

Dwelling mix
The proposed dwelling mix includes a range of dwelling sizes and types.

In accordance with Policy H10, the proposed mix includes a significant proportion of the market housing comprising smaller properties. The proposals provide 74% of the market housing as three bedroom houses.

Type	M4(2)	M4(3)	Quantum
1 bedroom apartment		6	6
1 bedroom apartment	2		2
2 bedroom apartment	8		8
3 bedroom apartment	1		1
2 bedroom house	7		7
3 bedroom house	31		31
4 bedroom house	13		13
5 bedroom house		7	7
		Total	**75**

Affordable Housing
This application is for 75 dwellings in total, including 30 affordable homes, equivalent to 40% of the total to comply with Policy H9 of the adopted Local Plan.

The affordable homes mix of dwellings includes 1 bedroom apartments, 2 bedroom apartments, 2 bedroom houses, 3 bedroom houses and four bedroom houses.

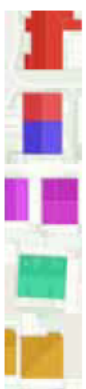
Type	M4(2)	M4(3)	Quantum
1 bedroom apartment		6	6
1 bedroom apartment	2		2
2 bedroom apartment	8		8
2 bedroom house	3		3
3 bedroom house	9		9
4 bedroom house	2		2
		Total	**30**

Scale

All the proposed dwellings are 2 or 2.5 or 3 storeys in height. The garages, the bin and cycle stores, the substation, the clubhouse and the equipment store are all single storey.

Figure 3.1 - heights strategy

Dwelling types
The development proposes a mix of new homes ranging between 1 and 5 bedrooms.



1 bedroom

2 bedroom

3 bedroom

4 bedroom

5 bedroom

Figure 3.2 - building types

Tenure
The affordable homes have been incorporated into the proposals adopting a tenure blind design approach to ensure that they are naturally integrated.

Figure 3.3 - tenure strategy

Accessibility

In accordance with adopted policy, the proposed scheme includes a range of dwellings that meet the requirements for both the M4(2) and M4(3) levels of accessibility within the home.

Figure 3.4 - accessibility

Design rationale

Previous application
A planning application proposed a development of 91 dwellings on the site. Whilst the application was not granted permission, there were a number of features that were considered to be of merit and positively reflected on the design proposals, alongside comments on matters that needed to be addressed as part of this new application.

Mount Pleasant frontage
The orientation of the proposed detached houses facing the existing street was considered to reflect the character of the existing built form along Mount Pleasant and Peaslands Road, particularly with the new dwellings set behind the retained trees, which are a key feature in this part of Saffron Walden. The shared surface access, serving the houses, was also welcomed.

Main body of the scheme
This part of the scheme was considered to lack variety in the dwelling types and street character. Semi-detached pairs of houses appeared to dominate the pattern of development with an overlay urban road arrangement for this part of Saffron Walden. A more varied range of bespoke house designs are required along with use of less dominant road types and layout that promote use by pedestrians and cyclists within the development.

Crescent overlooking the sports pitches
The strong geometric form of the crescent buildings addressing the football and cricket pitches creates a unique and distinctive feature on the site that responds to the circular geometry of the cricket oval. The non-linear form also contrasted with the prevailing linear nature of development elsewhere within the scheme and the surrounding areas.

Sports Pitches
The provision of the new sports pitches was generally welcomed although these needed to reflect the needs of the local sports clubs to focus on serving any deficit in facilities locally.

Figure 4.1 - previous scheme

Design rationale

The design proposals for the site have developed in response to the site and its unique features, along with the feedback provided through the previous application on the site.

The principal objective of the development was to re-provide sports facilities as part of the scheme, and to design these in such a way that they could be used by the wider community. The siting of the proposed pitches to the south of the site, accommodating both cricket and football, allows the openness of the sports pitches to combine with the retained woodland and tree lined perimeter, to create a significant landscape feature. The siting of the pitches to the south also retains the openness of the outlook from the dwellings in The Avenue, where they are set close to the application boundary.

In keeping with the intent to open up the site and the sports facilities to the wider community, the access route to the pitches, and the new clubhouse, is taken direct from the former school site entrance and is provided as a continuation of the principal access road.

This extension to the access road adopts a meandering profile, responding to the adjacent play area and the existing trees in this part of the site, emphasising the green space and retained features. The curvilinear route helps to manage traffic speed and to create an interesting street character, with a reference to the curved driveway in front of the former school main building.

The curving road leads to a view of the clubhouse and eventually to a vista through to the open landscape of the sports pitches.

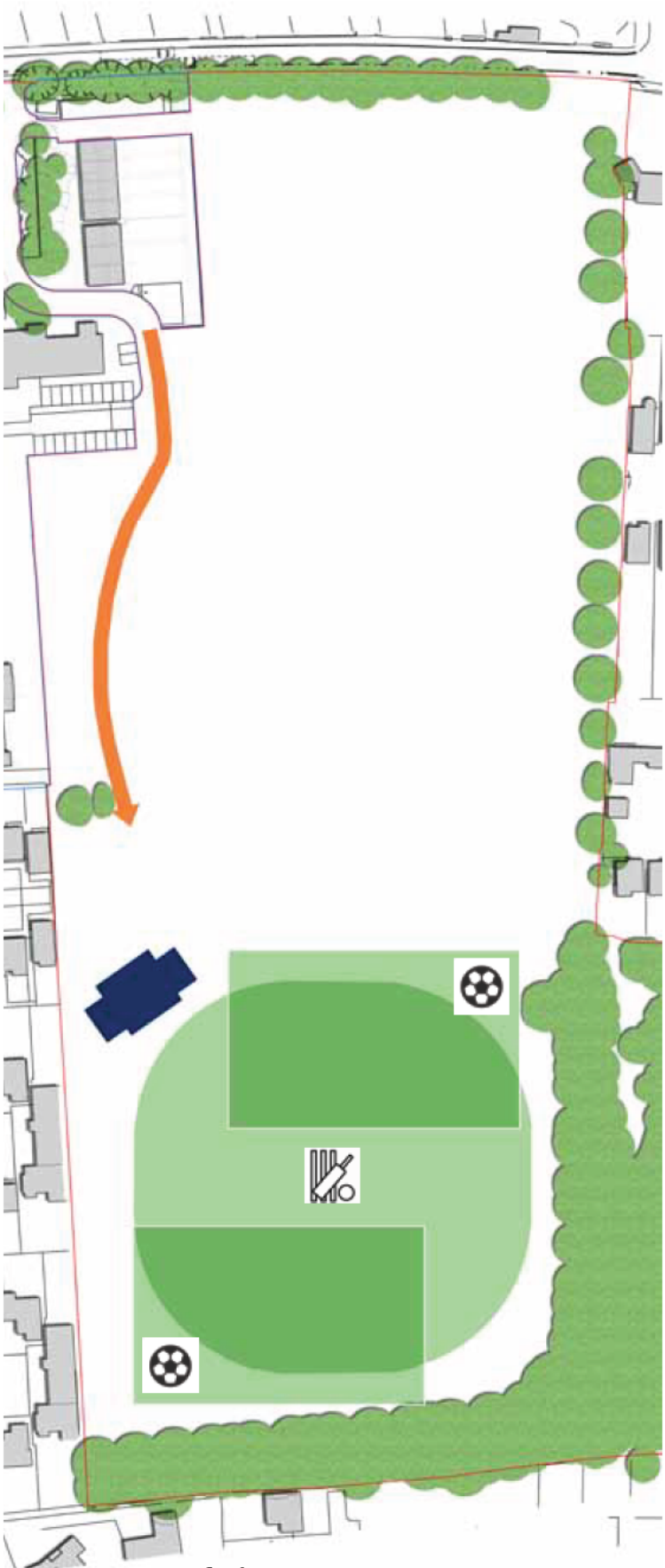


Figure 4.2 - sports facilities

The frontage onto Mount Pleasant Road is accessed via the existing access approved as part of the school redevelopment scheme. The access road is extended to serve a small number of detached houses that are aligned to follow the established building line, defined by the houses to the east on Peaslands. This continues the street character and format, and preserves the tree lined frontage that strongly defines the boundary of the former school site. The dwellings have spacious gaps between, to emulate the looser building pattern along Mount Pleasant Road and Peaslands.

In keeping with adopting best practice urban design principles, a second row of dwellings is proposed to the south of the Mount Pleasant Road frontage in a back to back arrangement, clearly defining the public and private realms. A separate access, off the existing road layout serving the school re-development, is proposed to the south of the new dwellings.

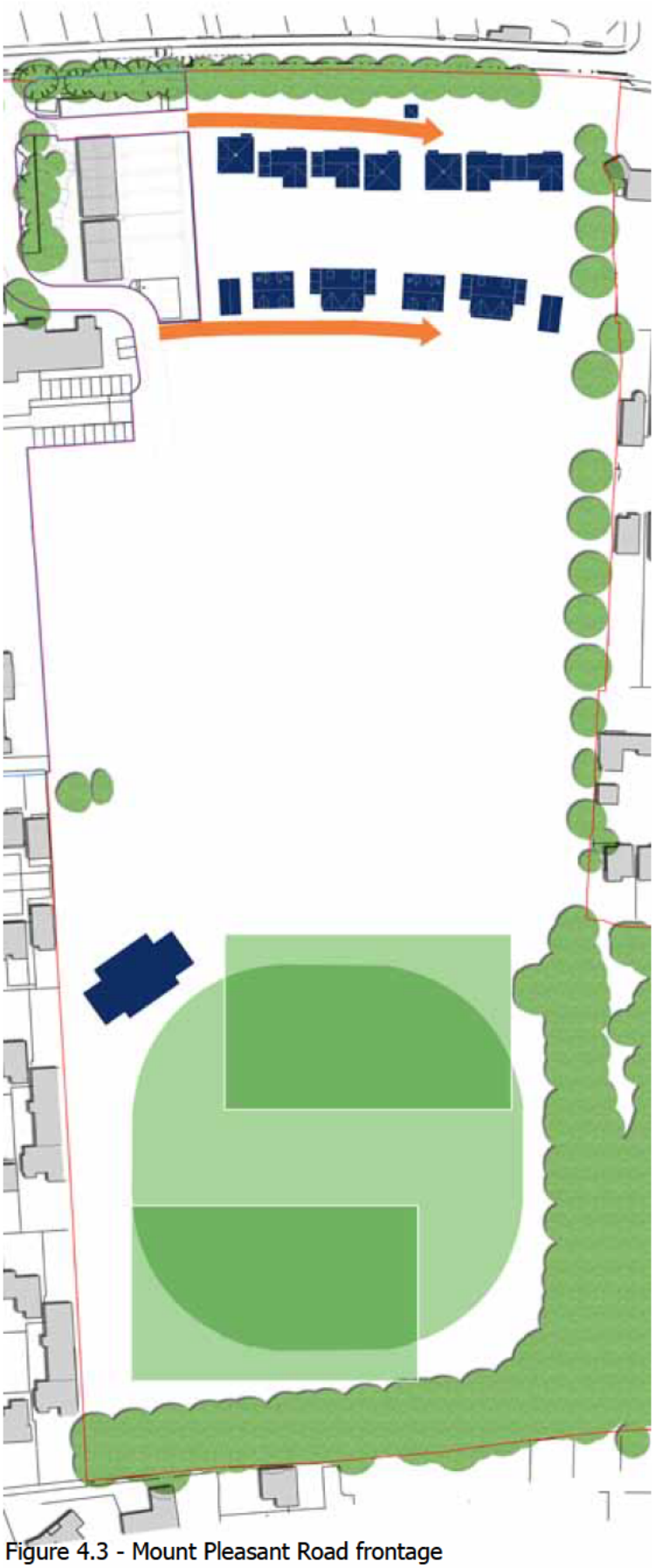
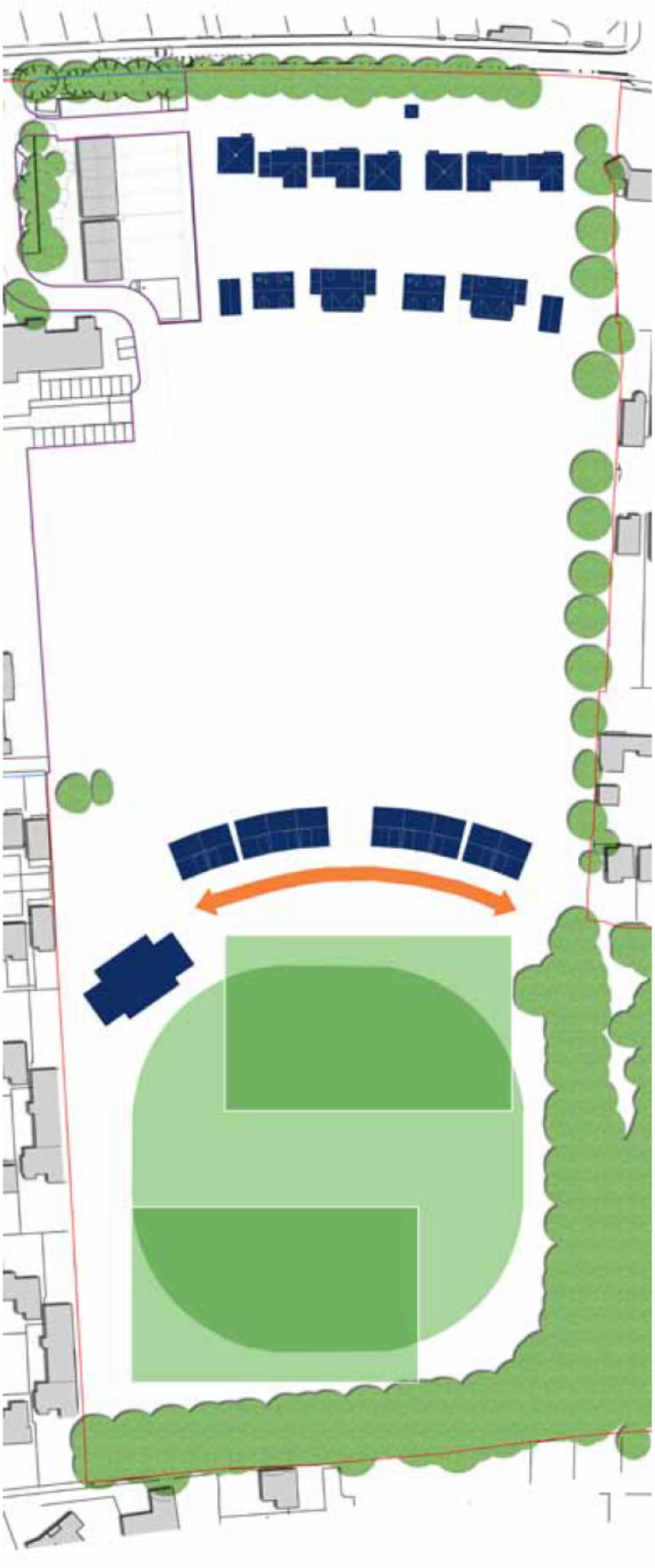


Figure 4.3 - Mount Pleasant Road frontage



To the southern end of the site, a range of new houses form a crescent that reflects the circular nature of the cricket pitch. The geometry of the proposed houses forms a distinctive backdrop to the cricket pitch, and emphasises the built enclosure to the sports pitches. The crescent buildings are set back, to protect the amenity of the dwellings, with landscaping proposed to define the boundary between the homes and the sports area.

Creating an Integrated Green Network

The site is largely defined by the existing tree lined features enclosing the site and forming parts of the retained area. A linear tree lined avenue also formed a significant feature associated with the former school and that has had a notable influence over the layout of the development of The Avenue to the west of the application site.

As an intrinsic part of the site character, it is proposed that these green elements are reinforced and linked via the proposals for the new housing. A new east-west link, emulating the existing avenue, is proposed to link the former school site with the retained trees along the eastern boundary.

A further link is then proposed reflecting the north-south alignment of the school avenue to connect the east-west link with the sports pitches.

The resultant green network reinforces the character of this unique part of Saffron Walden and allows pedestrian and cycle access within the development to be prioritised.

Figure 4.4 - crescent

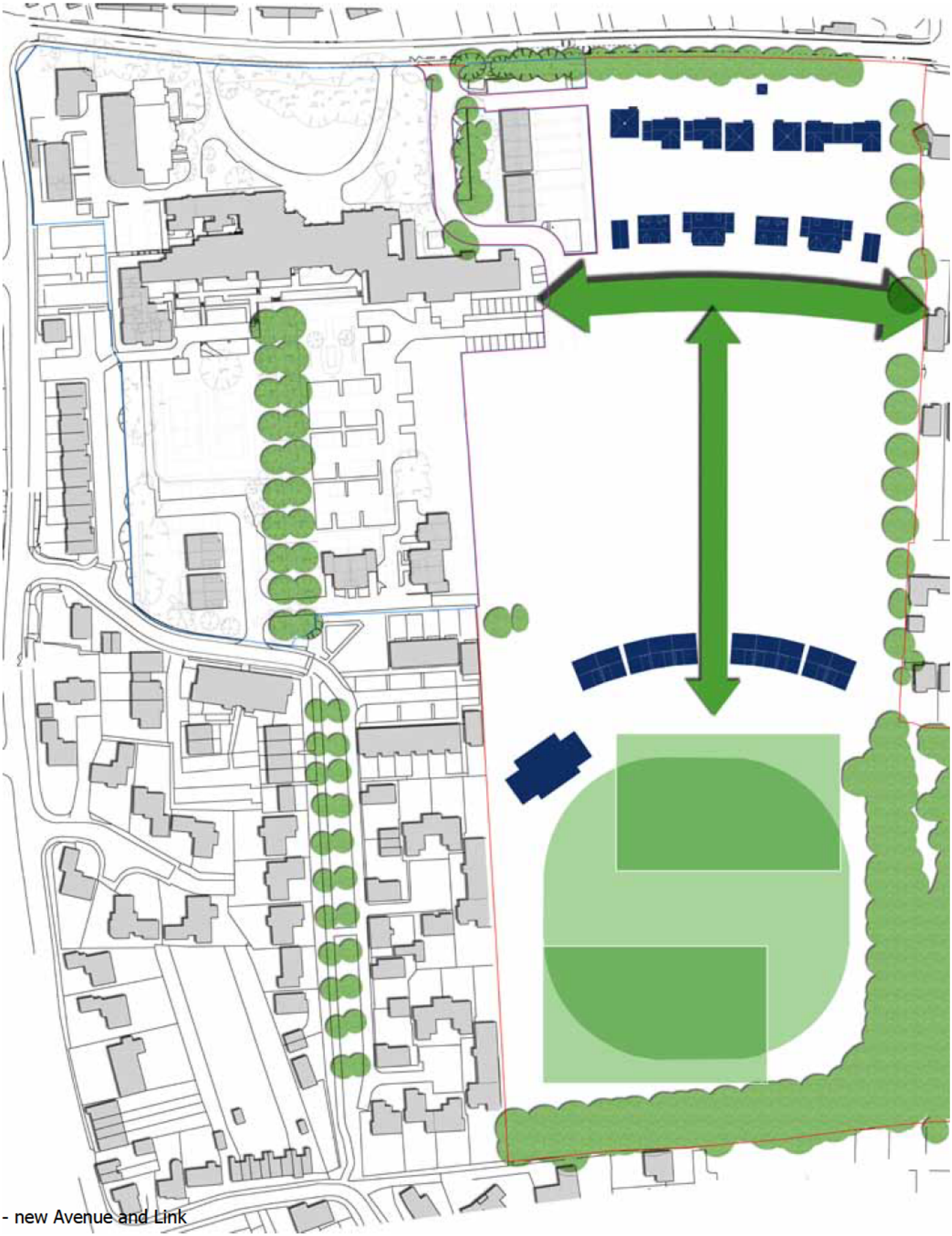


Figure 4.5 - new Avenue and Link

Within the main body of the application site, new built form is proposed to address the edges of the site with housing facing onto the existing and proposed landscaped area and features.

Priority has been given to the route serving the sports pitches and clubhouse, with new homes also fronting the new avenue extending across the site from east to west.

The proposed built form creates a natural continuation of the housing fronting Mount Pleasant Road and the cricket ground.

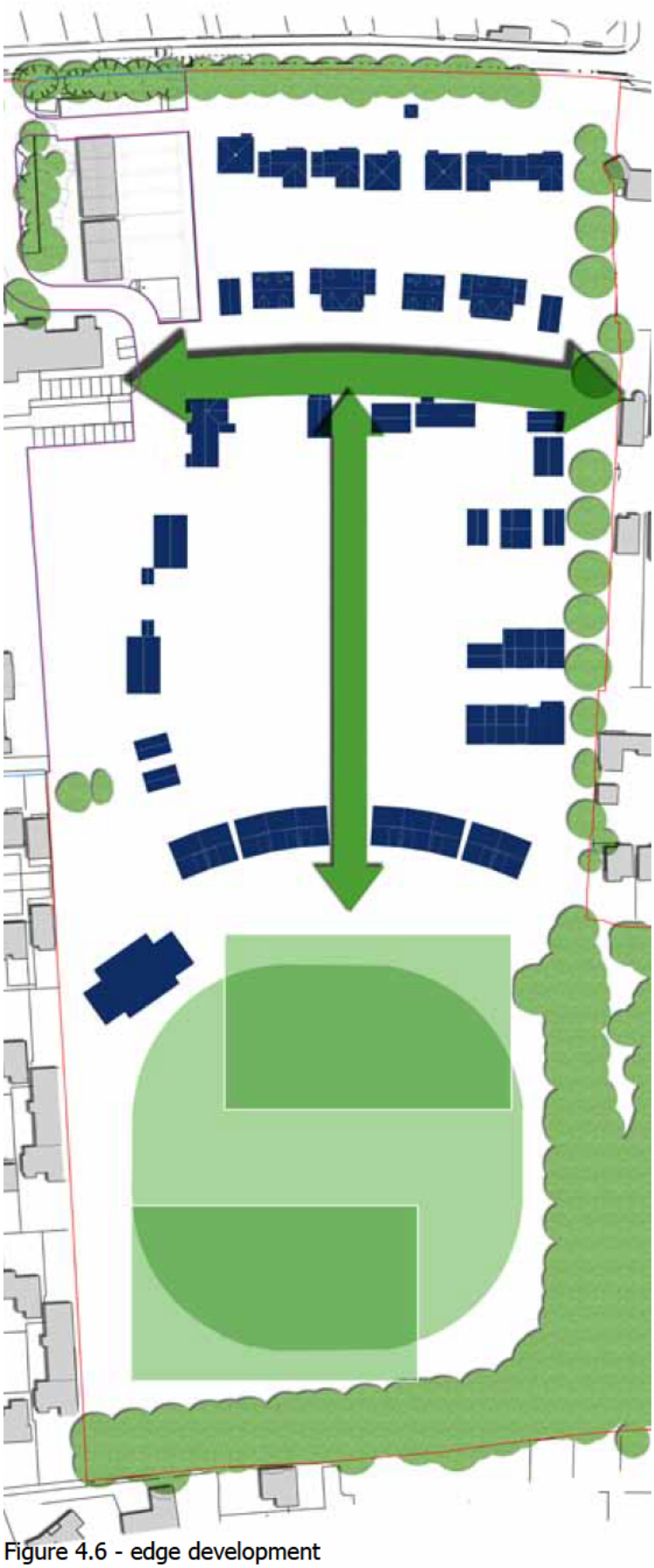


Figure 4.6 - edge development

The north-south green link is also framed by new homes with housing aligned with this new route and sited to create a greater sense of enclosure to this pedestrian biased link.

The resultant pattern of development is strongly co-ordinated with the landscaping and exhibits a distinctive variety across all areas of the site, responding to the individual setting and outlook.

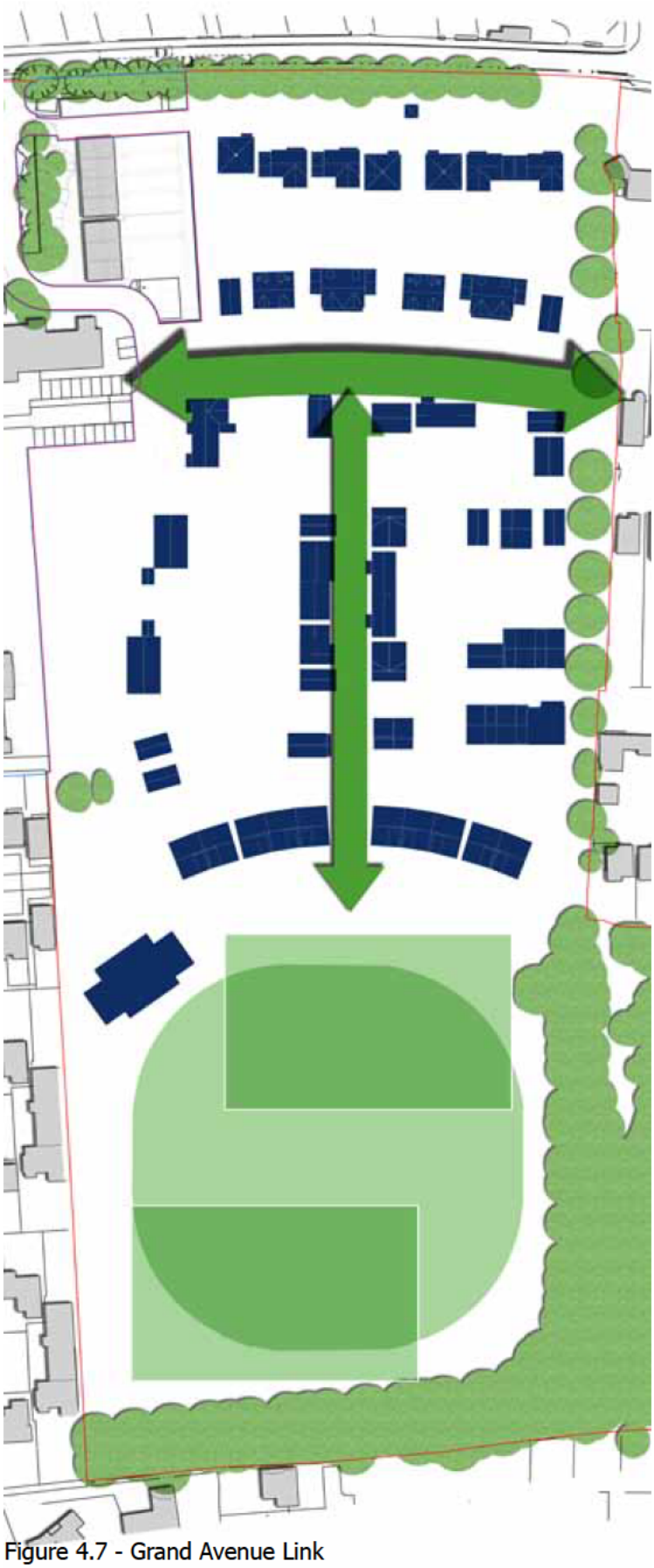


Figure 4.7 - Grand Avenue Link

Road layout

Priority has been given to the landscape network and its combination with pedestrian and cycle access within the development.

The new road network proposed still offers direct access to the sports facilities with the housing served via streets that occur towards the lower categories within the Council's road hierarchy, reflecting the sustainable travel objectives.

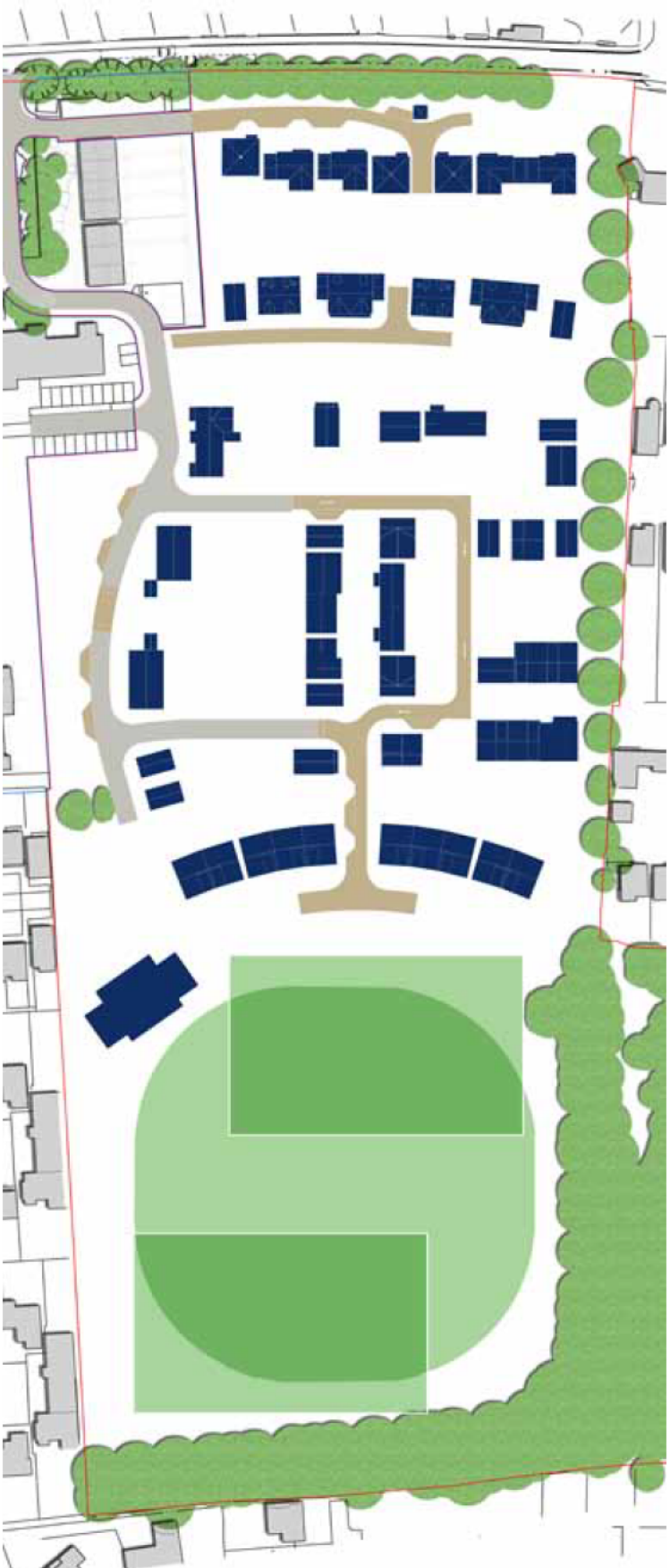


Figure 4.8 - road layout

Key street

Shared surface

The Proposed Scheme

The overall scheme has adopted a landscape led approach with the provision of new sports pitches nestled within the retained woodland and housing inset within the tree lined boundaries. New tree lined routes within the scheme reinforce the retained character of the wider site and area and generate a landscape setting to all the new homes.

Figure 4.9 - proposed scheme

Corner buildings

Within the scheme, specific buildings have been designed to respond to their corner location where they address two streets. The buildings have been designed with windows to both the principal entrance elevation and the secondary elevation, to create opportunities for passive surveillance as well as to create characterful streets.

Figure 4.10 - corner buildings

Corner buildings

Elevational strategy

The elevational approach draws upon the character of The Avenue, which immediately adjoins the site. The contemporary design aesthetic and simplicity of form contrasts with the Victoriana of the former school buildings and offers a reference to the modern buildings approved as part of the former school development.

All the dwellings are simple in form and footprint, with steeply duo-pitched and gabled roofs atop a controlled palette of materials. The design is expressed in the irregular fenestration patterns, which exhibit both vertical and horizontal emphasis. Window modules are limited to maintain a recognisable proportion across all buildings and create a positive link to The Avenue.

Handing and combination of dwellings are varied to ensure variety across the scheme, with materials enhancing the variety to all of the streets. The mix of elevational treatments is also used to create distinctive apartment block that retains a domestic scale and form sympathetic to the houses.

Figure 4.11 - street elevations

Materials strategy
The proposed scheme includes a select palette of materials that are drawn from the local context, to be sympathetic to the area and robust, to create an enduring design. The materials proposed are intended to harmonise with the surrounding development, whilst being distinctive.

The controlled palette establishes a theme through the development, with the combination of materials creating the variety and expression of individual plots, to support the urban grain and subtle character.


Red multi facing brickwork


Buff multi facing brickwork


Blue brickwork detailing


Black weatherboard cladding


Modern grey roof slates


Plain clay roof tiles - red


Plain clay roof tiles - rustic multi


Timber shingles

Figure 4.12 - materials palette

Figure 4.13 - wall materials plan

Figure 4.14 - roof materials plan

Access

Site accessibility
Access throughout the site is provided for all users. All the routes proposed within the site are designed to accommodate all users, with appropriately graded footways, roads, and cycleways. The routes within the site are all linked and connect to the existing movement network, with additional connectivity proposed with Mount Pleasant Road for pedestrian use.

Vehicular Access
The proposed scheme utilises the existing access off Mount Pleasant Road to serve the site. The approved access extends between the main school building and the new homes to the east of the access, to provide a natural point of connection to the proposed new homes.

This access is extended through to the proposed sports facilities, as a 5.5m wide carriageway with a 3.0m wide cycleway and 2.0m wide footway, to offer a direct route to these amenities. A junction, opposite the former school building, provides access into the main body of the development via a 5.5m wide carriageway, with 2.0m wide footways to both sides. This route links to a 'spine' road that extends through the heart of the development to serve the homes that overlook the sports pitches. This separate access serving the homes helps to mitigate any need for users of the sports facilities to navigate through the housing scheme.

The road extending east from the former school transitions to a shared surface and a one-way route as it approaches the eastern tree lined boundary. The one-way route forms a loop serving a limited number of dwellings adopting a rural character adjacent to the existing landscaped boundary. Parallel parking bays set between the Root Protection Areas vary the road width to create a more informal kerb line. Widening of the bends allows for servicing of the homes by refuse and emergency vehicles.

The spine road extending south through the site transitions to a shared surface at the southernmost end as it approaches and engages with the sports pitch boundary. This reduction in road status responds to the reduction in anticipated use as well as the openness of the pitches. The change in road design also accords with the council's desire to utilise the lowest category of roads wherever possible within the development.

Similarly, the road accessing the sports facilities transitions to a shared surface around the clubhouse to create a more informal area for parking and accessing the pitches. This approach ensures that the movement network has a stronger bias towards pedestrian and cycle users in proximity to the green infrastructure.

A shared surface is proposed to the small number of homes fronting Mount Pleasant Road. These are accessed off the existing road within the adjacent approved school redevelopment, with the road set outside the RPAs of the existing trees. A turning area is provided to allow vehicles to exit in forward gear from this part of the site.

Pedestrian Access
Pedestrian access and cycle access is facilitated throughout the proposals with connections made to the existing pedestrian network. Connections for cyclists have been included, with new connections and routes within the scheme.

All the proposed roads within the site have either designated footways or are shared surfaces for all users. Where roads transition to shared surfaces, pedestrian routes have been prioritised. Crossing points are also provided at junctions to favour pedestrian users.

Informal leisure routes are also proposed through the retained woodland to the east of the site, as well as a link to the west of the site to access the play area in the adjacent redevelopment site. The woodland leisure route is proposed, to link Mount Pleasant Road with Greenways to the south, to offer

Figure 5.1 - parking strategy

a new pedestrian link through the site and offer access to the retained landscaped areas.

A cycleway is proposed alongside the route to the sports facilities. This extends to the clubhouse and includes a link to the cycle route within the adjacent redevelopment site, to extend the local cycle network and offer wider access to and from the sports facilities.

Building accessibility
All the dwellings are designed to comply with the requirements of Part M of the Building Regulations for access, with a level approach and space for circulation within the home. All the dwellings have been designed to comply with the requirements of M4(2) and at least 10% of the market housing, and 15% of the affordable housing, has been designed to comply with M4(3).

Within the apartments, lifts are proposed to ensure access to the first floor dwellings. Within the M4(3) houses, the layouts have been designed to allow for the future installation of lifts to make them adaptable.

The new clubhouse has been designed to the Sports England requirements for accessibility, with access for wheelchair users. A level access to both entrances, home and away, and all circulation within the building has been designed to meet the Sport England, Football Association and English Cricket Board guidance.

Public Transport
There are a number of local bus services that are available either from Mount Pleasant Road to the front of the site or from nearby streets.

Parking and cycle storage
All dwellings are provided with at least two allocated car parking spaces, which are provided on plot, in small parking courts or shared parking courts serving no more than 10 dwellings.
1, 2 and 3 bedroom homes all have two car parking spaces. The 4 and 5 bedroom homes all have three parking spaces. Garages are provided to some of the 3, 4 and 5 bedroom homes and are sized internally at 7.0m x 3.0m to meet the parking standards.

Each house has provision for one of the parking spaces to be widened to comply with the requirements of M4(2). The M4(3) properties have a parking space sized to meet the Part M requirements.

For the apartments, the M4(3) spaces are located adjacent to the rear entrances of the apartment buildings.

Disabled parking spaces are also located adjacent to the clubhouse entrance for ease of access.
A total of thirty car parking spaces are provided for the clubhouse, with space for two coaches also accommodated. Cycle parking is also provided in the form of Sheffield stands immediately outside the entrance to the clubhouse.

Cycle storage is included for all the houses in the form of sheds within the rear gardens.

Electrical Vehicle Charging
Each dwelling is provided with a designated electrical vehicle charging point close to the property. The locations of the charging points are identified on the proposed parking layout plan in support of this application.

Digital Connectivity
Accessibility to broadband services is available from Mount Pleasant Road with Superfast speeds available.

Sports Facilities

The proposed redevelopment of the site includes the provision of new sports facilities. These include:

- A full-size cricket pitch with eight adult wickets
- Two U11-U12 football pitches
- A new clubhouse serving all the sports accommodated by the new pitches

The sports pitches have the ability to accommodate a variety of sports use throughout the year and to offer dual usage of the site. The clubhouse has also been designed to accommodate the use of the site for:

- A cricket match with two teams
- Football matches with two teams
- Community use

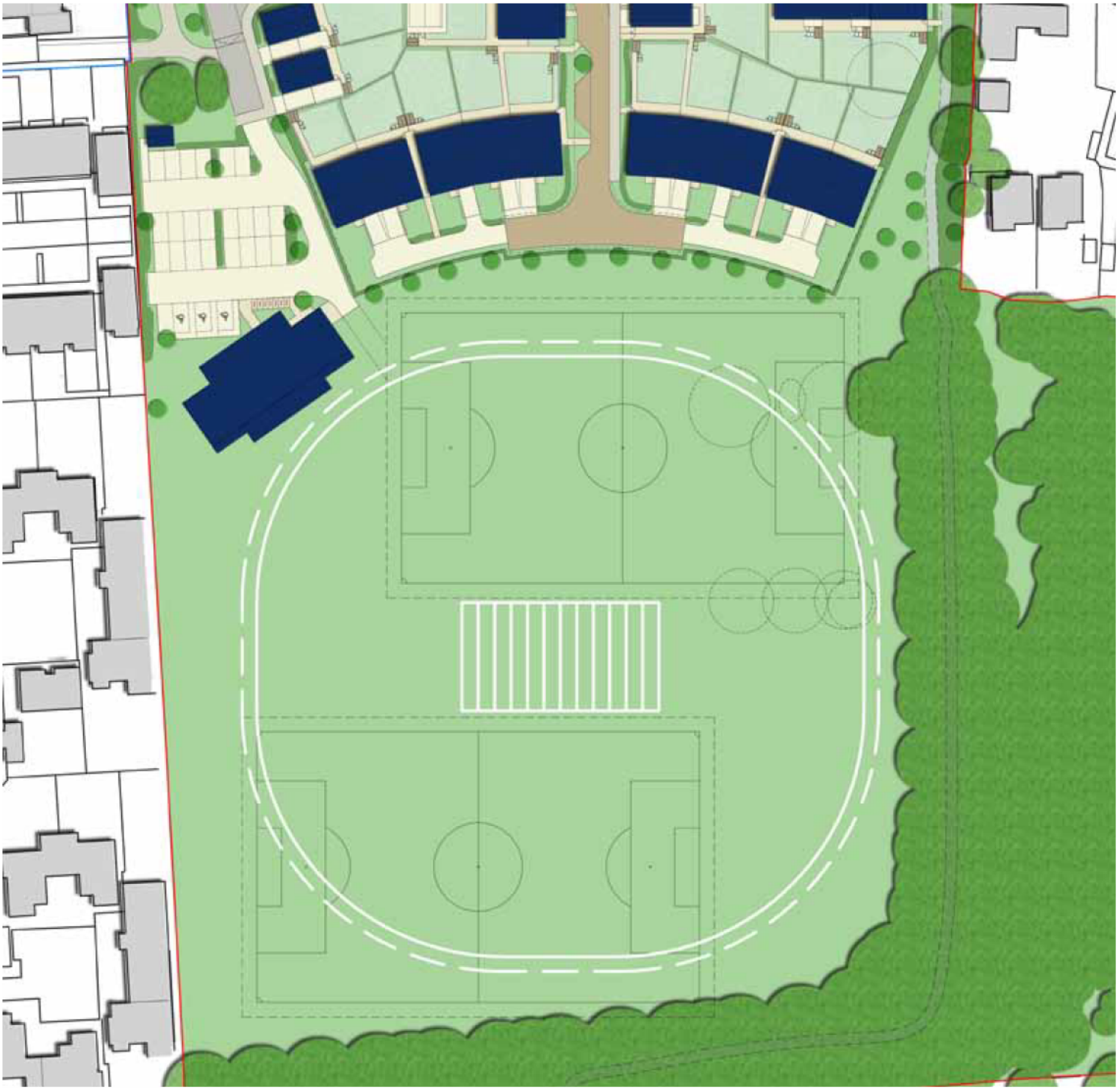
The clubhouse has been positioned in the preferred ideal location relative to the cricket pitch, being set to the northwest of the wickets. The placement of the clubhouse is on a direct alignment with the centre of the wicket and includes the outdoor terrace for viewing of the matches. The building is also placed to provide a clear definition between the approach and parking area, with the entrance highly visible from the north, and the sports pitches. Vehicular access is also catered for, with a direct access in the event of an emergency, and for maintenance.

The clubhouse has been purposely designed to cater for all the planned sports with the facilities meeting the Sport England guidance on changing facilities for both cricket and football, and also the provision of the ancillary spaces. The building is arranged to allow for visitors to naturally approach the entrance, which is overlooked by the office. Both entrances allow for ease of access to the changing facilities as well as the central meeting space or club room. Catering and refreshment facilities open directly onto the meeting space, to allow for a wide range of activities and the option of the non-sports areas to be used for community events, with toilet facilities accessible from the internal circulation routes, avoiding any reliance upon the changing areas.

Externally, the clubhouse has been designed to positively relate to the wider residential development drawing upon the materials palette, which includes finishes that are robust and durable. The aesthetic adopted draws upon the characteristics of The Avenue and the proposed housing to integrate the design into the wider context.

The two football pitches are arranged to avoid any overlap with the cricket wickets. Both pitches are visible from the clubhouse and are readily accessible from the facilities proposed.

Figure 6.1 - proposed football pitches



The cricket oval is defined by the eight senior wickets and four junior wickets which are located either side of the central group of senior wickets.

Figure 6.2 - proposed cricket pitch

Landscape

Landscape appraisal
The existing site currently comprises former fields, surrounded by existing trees to the northern, eastern, and southern boundaries, and an area of woodland to the southeast. A small group of trees adjoins the western boundary towards the middle of the site.

The trees around the site periphery provide a high level of screening and separation to the surrounding context, with very limited views of the adjacent development. This contrasts with the openness of the western boundary, where the more recent development of The Avenue is highly visible and includes built form right up to the boundary. The landform is elevated above Mount Pleasant Road and rises to a crest towards the middle of the site, before falling away to the southwestern corner.

Landscape strategy
The strategy adopted has sought to retain many of the existing trees around the site perimeter and within the woodland, and to incorporate these into the overall scheme. The retained landscape sits wholly within the public realm elements of the scheme so that they positively contribute towards the character of the development.

Garden and Balconies
All the houses have gardens in excess of the Council's adopted requirements.

Gardens for 2 storey houses exceed the 50sq.m.
Gardens for 2.5 storey houses exceed 100sq.m.
Gardens for 3 storey houses exceed 100sq.m.

Private amenity space for apartments is provided at 5sq.m. plus additional space for those with a higher occupancy. The development benefits from access to public open space within 400m.

Figure 7.1 - landscape strategy

Grand Avenue
The creation of a new tree lined avenue running east-west within the development establishes a strong connection to the existing treed avenue within the former school site. The new avenue forms a key link to the existing perimeter landscape and its alignment retains a focus towards the former main school building.

Grand Avenue Link
The north-south link connects the Grand Avenue with the proposed sports pitches and the open space setting to the retained woodland and existing tree lined site boundary.

The proposed link reinforces the pedestrian connectivity within the site through the green network and landscape as well as creating an extensive landscaped setting for the new dwellings.

Sustainability

8

The proposed development has been designed to deliver a development that is not only sustainable in planning terms, by providing housing and amenities within an area where existing facilities support new development, but also to build new houses that will be energy efficient and promote resource conservation. All the housing has adopted the general sustainable principles encouraged by Uttlesford District Council.

Energy efficiency
All the dwellings have been designed to include features from the following to reduce their energy demands and improve their overall energy efficiency.

- Highly insulated external walls, floors and roofs
- Installation of energy efficient appliances and light fittings
- Insulated pipework within the dwellings
- Orientation to allow all gardens and houses, and the clubhouse, to benefit from solar access at some point during the day
- Pitched roofs to allow for the most efficient installation of renewable panels
- Argon filled, sealed double glazed window units to all properties and sized to control solar gain
- An air tightness level to minimise the potential for loss of heat energy through air leakage
- Quality control monitoring to ensure the buildings meet the energy efficiency targets
- Provision of Operational and Maintenance manuals to all dwellings to inform the occupiers of the energy saving design features applied to the property

Materials
Materials have been selected to ensure the development respects the local character and these are proposed to be sourced locally, where practicable. Similarly, where available, materials will be selected using the Green Guide to Specification in which materials have been graded on their environmental impact rating them between A+ to E, with A+ rated products having least impact. The materials selected are proposed to be robust and hard wearing to create an enduring development that has a limited demand upon resources in the future. They also have a strong local relevance having been used on other developments in the village.

Water conservation
All the buildings have been designed to help reduce water consumption through low flow taps and dual flush WCs.

Foul water drainage
It is proposed that all buildings will have connections into the existing adopted foul water sewer.

Surface water drainage and flood risk
Surface water will be attenuated to reduce the existing surface water run-off rate on the site through the use of a variety of Sustainable Urban Drainage solutions.

Refuse collection and storage
The road layout has been carefully designed to ensure that refuse vehicles can easily service the development to collect waste. Roads are designed to accord with the County Highways' general design guidance.

All buildings have provision for some internal storage, normally within the kitchen, to cater for the separate storage of recyclable and non-recyclable waste.

All buildings have space within the curtilage of the building to store waste and all have access to the public highway to allow for the local authority's waste services operator to collect waste from the highway.

Ecology
Tree planting and new shrub planting selected to encourage wildlife has been designed into the scheme to offer seasonal variety and improve the ecological value of the site. Bat and bird boxes are to be provided within the development and hedgehog passes are included to the timber fences between gardens.

Community safety

The scheme has been designed to promote community safety by having regard to the best practice principles for designing out crime. The following key principles for creating secure and safe environments have been adopted within the proposed design:

- A clear and visible definition between public and private spaces
- Attractive and accessible public spaces accessible to all and being well overlooked by active building frontages
- The grouping together of private amenity spaces enclosed and defined by buildings and robust boundaries such as brick walls where gardens front the street
- Well defined private space to the frontage of dwellings in the form of driveways and footpaths reinforced with planting
- Inclusion of windows to habitable rooms on buildings that turn the corner to eliminate blank elevations onto the street and create opportunities for passive surveillance
- Use of doors and windows that are sourced from recognised Secured by Design accredited suppliers
- Parking provided on plot or in an area with views from the building to allow passive surveillance
- Careful landscape design to avoid creating hidden areas of restricting opportunities for surveillance from neighbouring dwellings

Conclusion

The scheme has been designed with careful reference and respect for the context, but with a clear acknowledgement of contemporary requirements. Key factors influencing the form and scale of the development have included:

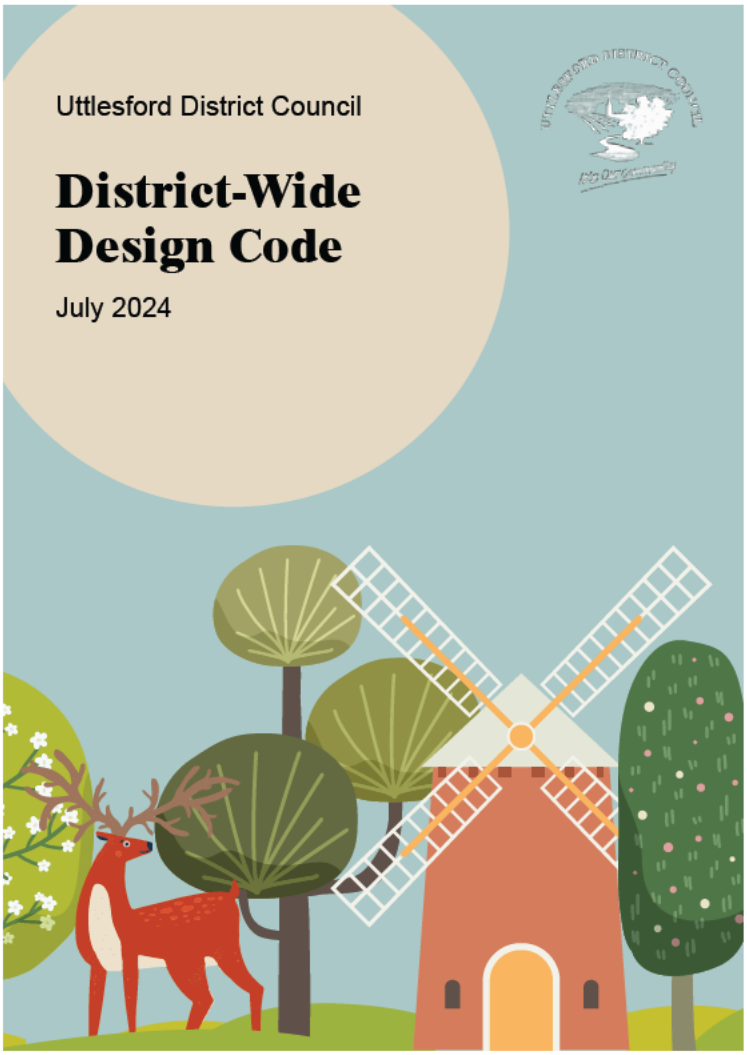
- An appropriate mix of dwelling sizes that meet the need for the efficient use of land.
- Sustainability in all its forms.
- The context of the site, its topography, the woodland, and the effect of the scheme on neighbours, traffic, pedestrian movement, etc.

Figure 10.1 - proposed scheme

Appendix 1

A1

An assessment of the scheme has been made against the adopted Uttlesford Design Code 2 with the relevant Codes extracted and commentary provided related to these Codes.



Design Code	Commentary	
ID1.1C Proposals must demonstrate a relationship to their area's history, culture and local character.	This Statement includes an analysis of the local area including its character to inform the design proposals.	✓
ID1.2C Proposals must use a variety of materials and architectural detailing that are traditional to Uttlesford such as Pargetting.	The scheme includes a palette of materials and detailing that has drawn inspiration from the local area.	✓
ID1.3C Open views to historic buildings and local landmarks must be conserved.	The proposals preserve the setting of the local heritage assets and do not impact upon local landmarks.	✓
ID1.4C Roof forms must vary. Continuous repetition of roof forms, eaves lines and uniform ridges must be avoided.	The roof forms over the development are varied in both form, orientation and height, reflecting the local character.	✓
ID1.6G Proposals should clearly demonstrate how they have reflected the varied roofscape of Uttlesford.	The roof form has been designed to reflect the diversity of the forms, scale and finishes found locally.	✓
ID1.7G New developments should use the vertical rhythm that is created by narrow and joined building forms that is common across Uttlesford.	The forms of the proposed dwellings have adopted a verticality that reflects and exemplifies the rhythm of the built form found in Uttlesford.	✓
ID1.8G Where modern floor plates are required (such as for mixed-use development) facades should incorporate dividing elements to create vertical segments.	The larger modern floor plates used, principally for the apartment buildings, are designed to have a vertical expression.	✓
ID1.9G Proposals should consider the use of surface relief and depth of shadow to avoid flat facades. The use of deep reveals is encouraged to emphasise building details and offer solar shading.	The proposed buildings are designed with variety in the facades to provide elements of solar shading as well as creating characterful streets.	✓
ID1.10G Larger proposals should use the characteristics of historic urban grain as a tool for legibility.	Specific reference has been made to the local street character and pattern and the landscape features that have been emulated within the design proposals.	✓
ID1.11G New development should use focal buildings to create new landmarks for reference points and to enhance the identity of a place.	Key buildings have been incorporated into the design to support wayfinding as well contributing towards the distinctiveness of the design proposals.	✓

ID1.12G Location of new open spaces should be accessible, legible, contribute to the identity of place, and form part of an open space network.	Open space have been carefully incorporated into the design to relate positively to the adjoining areas of open space and to create new areas of open space that integrate with the retained landscape that is intended to form part of the open space provision.	✓
ID2.3C All schemes must conserve woodland, copse and hedgerow structure and utilise these characteristics to inform new landscape proposals.	The existing trees, woodland and planting around the periphery of the site are retained and incorporated into the design proposals.	✓
IDCP1 Applications will be required to demonstrate their design has positively responded to the districts physical identity and landscape character. This should be informed by the following sections of this design code and the following documents:	The character analysis has identified key aspects of the local vernacular including the palette of materials, colours, landscape character, street character which has informed the design proposals.	✓
• Uttlesford Places (p12-20), drawing inspiration from the local palette and uses, materials and colours that respond to landscape setting and landscape character.		
• Street Character Types set out with section 2.7 Public Spaces to reinforce character and identity within developments.		
• The Uttlesford Landscape Character Assessment, which provides sub-character areas with specific code and guidance for each area.		
IDCP2 The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Identity chapter:	The application includes a character appraisal, analysis of the local area, an ecological appraisal that has influenced the landscape scheme, identified key views and adopted a palette of materials that is locally referenced.	✓
• Character appraisal to demonstrate an understanding of local identity and its design cues.		
• Figure ground map of the scheme to demonstrate an understanding of the local urban grain.		

• Ecological identity should be reflected within the landscape strategy.		
• Views assessment to evidence how identity is retained/enhanced through existing or proposed views.		
• Material palette to demonstrate how the local vernacular has been represented within the proposal.		
IDCP3 The applicant should provide a Biodiversity and Ecology statement to ensure local landscape identity is sufficiently understood and responded to.	A Biodiversity and Ecology statement is included in support of the application.	✓
B1.1C Applicants must demonstrate that built form analysis has been undertaken including the arrangement of development blocks, streets, buildings and their relationship to open spaces.	The analysis of the wider area has informed the design proposals covering street types, built form and landscape.	✓
B1.2C Applicants must show that the proposed development incorporates a rationale based on the analysis in B1.1C.	The design rationale illustrates the approach adopted responding the local character analysis.	✓
B1.3C Developments must not achieve density through utilising overcrowded large detached and semi-detached homes. These schemes will not be acceptable.	The proposed scheme includes a wide variety of building types and forms that ensures that the development is characterful and positively contributes to the local and wider urban fabric.	✓
B1.4C A clear strategy of higher density along key routes and spaces must be provided.	The scheme includes higher density development along the principal route to reflect the higher status compared to the lower densities adopted to the lesser routes around the site periphery.	✓
B1.5C A combination of building typologies that support the density narrative must be used to create interest and variety.	The built form is inherently associated with the variety of density within the site with the taller and larger buildings located along the principal route and the smaller dwellings set around the site periphery where the density is lower.	✓
B1.6C Uniform buildings and facade design will not be permitted.	The scheme includes a wide variety of individually designed buildings and a wide range of façade designs that convey the bespoke design proposed for the site.	✓

B1.7G In settlement centres, buildings should join to create a more compact layout and respond to the historic context of Uttlesford.	The design includes a variety of building compositions with groupings of buildings and buildings that are joined together to reflect the different characters found locally.	✓
B1.8G New development should be sympathetic to the existing grain.	The layout and building form has responded positively to the local urban grain and proposes a street pattern and built form that complements the local area.	✓
B1.9G Building types and forms should respect the character of the local area or should contribute to its own distinctive, but complementary character.	The built form has evolved from the analysis of the wider area, with the designs embracing characteristics from the neighbouring development to ensure the new development has a synergy with the area.	✓
B1.10G The building forms used along a street should create rhythm and interest.	Each of the streets within the scheme has a rhythm and character that creates interest with most of the streets being distinctive in their composition of dwelling types and forms.	✓
B1.11G Increases in density should be achieved through uplifts in scale and by using (compact and joined) house types that relate to the character of Uttlesford.	The taller buildings within the scheme are located at key positions and relate to landmark or vista termination locations to reflect the importance of these plots, with the taller houses maintaining compact footprints.	✓
B1.12G The council will actively encourage proposals that establish bespoke design solutions and residential typologies as opposed to standard 'off-the-shelf' housing types and layouts.	The design proposals are bespoke to this site and include bespoke dwelling designs.	✓
B2.1C Facades along perimeter blocks must be outward looking to visually and physically connect the scheme to its surroundings.	All the blocks are designed as perimeter blocks that are outward looking to contribute to active street frontages.	✓
B2.2C New development must create a clear distinction between public and private spaces within their block or parcel structure.	Perimeter blocks have been adopted across the scheme to clearly define the public and private realms.	✓
B2.3C Where infrastructure already exists, for example, routes and public spaces, new development must introduce a positive, 'active' frontage to them.	The proposals include new active frontages to address existing routes including the frontage onto Mount Pleasant Road.	✓

B2.5C Building lines must enhance key views.	The building layout has purposefully been arranged to create new vistas within the site and opportunities for views to the retained and adjoining features within the area.	✓
B2.4C Side elevations and corner turning buildings must have ground floor windows.	All the corner plots on the scheme have windows to habitable rooms to both the principal and secondary aspects.	✓
B2.6C In Major Developments and Strategic Allocations buildings must vary heights, eaves and ridge lines to add visual interest and variety to the street, and to avoid mass repetition within a settlement.	The buildings are intentionally varied across the site to ensure that the scheme has a high level of interest with little repetition.	✓
B2.7C Dwellings that form part of a terrace or group of buildings must express individuality to avoid monotony along the building line.	The grouping of buildings within the scheme are all unique adopting a mix of building lines.	✓
B2.8G New block structure should facilitate a compact housing layout and reinforce the movement network hierarchy.	The perimeter blocks are kept compact with priority given to the movement network that is reinforced by the built form.	✓
B2.9G Proposals should incorporate layouts where the edges of all streets and public spaces are defined by building frontages.	All the open space spaces and streets are defined by built form with each street having active frontages to animate the streets.	✓
B2.10G Proposals should positively address and incorporate existing landscape features and topography into the layout.	The scheme has retained all the perimeter landscaping around the site and has worked with the topography.	✓
B2.11G Landmarks and focal points should be incorporated into the layout and be made visible along key routes.	Taller and feature buildings have been designed into the scheme to support wayfinding and add interest to the streets.	✓
B2.12G In development centres and along key routes, where density is increased, the building line should be continuous with limited setback.	Building lines vary within the scheme with buildings strongly defining the key routes.	✓
B2.13G Within the rural areas and settlement edges, where the density is lower, building setbacks may be greater and have more variation.	Around the site periphery, the buildings include a variety of setbacks to accommodate landscaping and contribute to the varied street character.	✓
B2.14G The proposed building line should provide appropriate levels of privacy for new buildings.	All the dwellings are positioned to accommodate a degree of privacy from the public realm.	✓

B2.15G New development should generally reflect the height and scale of existing buildings (that are distinctive to Uttlesford), the street frontage and the predominant building line.	The scale and form of the proposed dwellings has responded to the local character and has been carefully designed to complement the area.	✓
B2.16G An uplift in scale should be used for landmark buildings and focal points containing community uses or facilities.	Taller buildings are positioned to reflect key plots on the site and create opportunities for wayfinding and navigation.	✓
B3.1G Destinations should be distinguishable from the rest of the settlement.	The scheme includes new sports facilities that could become a destination and the design has facilitated this.	✓
B3.2G Destinations should be located on nodes on the appropriate hierarchy of routes.	The sports facility is purposefully designed at the end of the principal route through the site to support ease of access.	✓
B3.3G New residential developments will be expected to provide regular spaces for people to meet and engage.	The layout of the residential area has included a range of public spaces that promote interaction between residents and offer opportunities for people to engage.	✓
B3.4G New developments should include character areas, that contain at least one destination space per area.	The scheme has a variety of character areas that respond to the different parts of the site with different responses between the northern and southern edges that reflect the differing settings.	✓
B3.5G Buffer zones for heritage assets should demonstrate a positive relationship with the existing landscape, biodiversity and any key views from or framed by the heritage asset.	The proposals have a positive relationship to the heritage assets and existing landscape which are substantially unaffected by the proposals.	✓
B3.6G Buffer zones should retain any heritage assets within its boundaries.	There are no heritage assets within the development site itself although the scheme positively responds to the setting of the former school to respect its setting.	✓
BFC1 The applicant should provide the following information within the Design & Access Statement and accompanying reports and statements, to demonstrate they have complied with the code and guidance from the Built Form chapter:		

• Heritage analysis and Heritage Impact Statement to demonstrate how the scheme impacts nearby heritage assets.		
• Context appraisal to demonstrate local character analysis and an understanding of existing context and arrangement of local blocks, streets, buildings and open spaces.		
• Building heights plan must accompany applications indicating where any uplift in scale (above the prevailing height) will be located.		
• Block structure diagrams to demonstrate a clear distinction between public and private space.		
• Daylight/sunlight assessment to assess whether the built form is likely to have adverse effect upon levels of light to adjoining sensitive land uses. Pre-application discussions should confirm whether this is to be required at either the outline planning application or the reserved matters stage.		
• Landscape strategy that outlines how the built form addresses the landscape and/ or countryside.		
• Elevations of key building types to demonstrate that the existing/ proposed external appearance reflects the existing local character and context of the area.		
• A Landscape Visual Impact Assessment (LVIA), should be provided to identify the effects of new developments on views and on the landscape itself. 3D views, perspectives, and CGI's should also be used to understand the perceived impact of proposals from street level, and nearby sensitive locations.		

• Pre-application discussions and design reviews should be undertaken during the design process to ensure the scale, form, and materials used within the scheme reflect the local vernacular.	The application includes analysis and responses that have informed the design proposals with the documentation carefully describing the design approach to create a scheme sympathetic to the site and contributing positively to this part of Saffron Walden.	✓
M1.1C Applicants must undertake movement analysis early in the masterplanning process to identify existing local destinations people could access within 20 minutes walk of the site.	The scheme has incorporated a connected movement strategy to link to the existing network and improve permeability within the area.	✓
M1.2C Street networks must be direct ensuring walking and cycling routes are the quickest means possible for people to easily access local destinations.	Routes within the scheme offer clear and direct access to the various destinations and intentionally support pedestrian and cycle access.	✓
M1.3C New built form must demonstrate how it creates or contributes to the legibility and permeability of the street and footway.	The built form supports the street pattern and movement network with connections prioritising pedestrian and cycle users and improving the permeability of the area.	✓
M1.4C New development must avoid long and straight roads within residential areas, but avoid excessively curvilinear street patterns, which will not be accepted.	All the roads within the scheme are either curvilinear or are short in length to contribute to the character of the streets and wider development.	✓
M1.5C Roads must be broken up into discernible sections or spaces to create legibility and reduce speed of vehicles.	All the routes within the site are broken up with features or changes in surfacing to support traffic management.	✓
M1.8C Pedestrian and cycling routes must be provided to adjacent residential areas, nearby facilities, and open spaces.	The pedestrian and cycle routes within the site are extended to the site boundary to connect to the existing network of paths around the site.	✓
M1.9C Street layouts and hierarchies within developments must be futureproofed to ensure they can connect into any future residential areas, nearby facilities or open spaces.	The layout of the site retains opportunities for future connectivity.	✓
M1.11C Key routes and spaces must feature wayfinding cues for legibility.	The proposals include feature buildings that are intended to support wayfinding and navigation.	✓

M1.12C Built form and the street network must create gateways into new neighbourhoods.	The new built form includes feature corner buildings that establish gateways to key areas within the site.	✓
M1.13G Where development is planned adjacent or near to existing and planned public transport nodes, housing density should be demonstrably increased within 400m (5 minutes walk) of these facilities.	The density of the development is considered to be appropriate for the area acknowledging the relationship with the existing riad network around the site and the character of the adjacent housing development.	✓
M1.14G Direct walking and cycling infrastructure should be provided to create accessible places that promote active travel.	Pedestrian and cycle routes have been designed into the scheme to provide direct routes that connect to the wider movement network.	✓
M1.15G Developments should utilise the indicative street characters within section 4.6 Public Spaces to inform their street hierarchy.	The scheme has made extensive reference to the character of the indicative street types to infirm the proposals.	✓
M2.1C Movement routes must be designed to have natural surveillance, be well lit and avoid creating hiding places and blind spots.	All the movement routes within the scheme are well overlooked with passive surveillance from the adjacent dwellings avoiding any blind spots.	✓
M2.2C Proposals must provide walking and cycling connections within the site, and between the site and existing settlements.	Pedestrian and cycle routes have been designed into the scheme to provide direct routes that connect to the wider movement network.	✓
M2.3C Proposals must create desire lines along key movement routes and green corridors.	The layout prioritises routes that directly connect with key destinations and connections to the existing movement network.	✓
M2.4C New developments must establish a wayfinding strategy for active travel modes that includes signposting to on-site or nearby facilities, and to the National Cycle Network and local Public Rights of Way.	The layout includes routes and connections that link into the existing pedestrian and cycle movement network.	✓
M2.5C Except for quiet residential streets, cycling routes must be safe off-road routes between homes and key destinations.	A cycle lane is included separate to the principal route to link to the sports facilities with cycling encouraged on the quieter residential streets.	✓
M2.6C Cycle lanes must be physically segregated by a kerb or upstand on primary streets and designed in accordance with LTN1/20.	The cycle lane provided is separate to the principal highway in the site.	✓

M2.7C New developments must provide safe street crossings at desire line crossing points with clear sight lines on busier streets.	Crossing points are provided throughout the scheme for pedestrians at key points to prioritise their access within the site.	✓
M2.8C Continuous footways must be provided across junctions.	Continuous footways are provided within the scheme to the higher status routes.	✓
M2.9C Proposals must give cyclists priority at junctions with side-roads, reinforced using level changes and materials.	The streets within the scheme include changes to surfacing and levels to support the prioritisation of cycle users.	✓
M2.10C Crossings must use high-quality and attractive materials to ensure resilience over time and to reduce the visual dominance of carriageways.	The surface treatment within the site has been designed to provide a clear distinction between vehicular and non-vehicular prioritisation.	✓
M2.11C Pedestrian crossings must be raised table or level with the footway height for Essex Street Types E-H.	Vertical changes in the street design support the level access for pedestrians throughout the site.	✓
M2.13G New schemes should aim to incorporate desire lines within residential streets with very low traffic.	Streets have been designed to reflect desire lines and to favour pedestrian and cycle users.	✓
M2.14G Focal points and areas of interest should be created along routes. This can include, landmarks, squares, street art, vistas, and public open space.	The routes within the scheme include a variety of features and buildings to create interesting streets.	✓
M3.1C Developments which excessively over-provide parking will be refused.	Parking has been judicially provided across the site to avoid over provision.	✓
M3.2C A maximum of 2 on-plot parking spaces will be permitted for all new homes within strategic allocations. Additional spaces must be located on-street or in parking squares to control street parking.	Parking has been judicially provided across the site to avoid over provision.	✓
M3.4C All parking (including parking courtyards) within new residential development must be overlooked, well-lit, clearly identifiable.	All parking areas are overlooked by the new development.	✓

M3.5C Frontage and new street car parking must use trees and soft landscaping to soften the visual impact of parked cars on the street scene.	Tree planting has been incorporated to all streets and within areas where parking is provided.	✓
M3.6C Views along streets must not be impeded or dominated.	Parking is carefully positioned to avoid impeding views along the streets.	✓
M3.7C Car parking to the rear of properties must be discreetly located away from the street scene and public realm or as part of a well-designed focal square or space.	All parking is discreetly located to avoid impacting upon the street scenes.	✓
M3.9C Adequate space for EV charging points and cables must be demonstrated using detailed plans.	EV charging points have been designed into the scheme.	✓
M3.10C Off-plot EV charging must have a designated space so there is no physical obstruction or visible clutter within the street scene.	EV charging points have been designed into the scheme.	✓
M3.11C Proposals that contain triple tandem parking will be refused.	No triple tandem parking is provided within the scheme.	✓
M3.12C Where bins and bikes are accessed via the driveway, the width must be sufficient for cars to pass.	The driveway widths are designed with extra space for access passed the cars.	✓
M3.13C On-street parking must be provided with a street tree or robust landscaping every 6 bays, mown grass is unacceptable.	All on street parking is provided within robust landscaping areas.	✓
M3.14C On-street parking must use different surface materials to define the use of different areas and must avoid white lining.	Visitor parking bays are finished in block paviours to distinguish these from the main carriageway.	✓
M3.15C Where on-street parking is provided it must be within landscaped build outs.	On street parking is all set within landscaped features.	✓
M3.17C Rear courtyards must have robust boundary treatments (timber fencing will be refused) and with measures to stop anti-social parking to homes, such as bollards.	All rear courtyard areas are enclosed with brick boundary treatments.	✓
M3.18C Designated cycle storage must be easily accessible and as close to the street as possible.	All cycle storage is easily accessible within the scheme.	✓

M3.19C Cycle storage must be covered, secure and included as part of the design of new homes.	All cycle storage is designed to be covered an secure.	✓
M3.21C Clear, dedicated, well-lit and overlooked routes from shared cycle parking facilities to the main entrances of all buildings in the proposal must be provided.	All communal cycle storage is easily accessible from the main entrances with routes overlooked by dwellings.	✓
M3.22G Where public transport is accessible, the parking standards should be relaxed to minimise pressure on land and encourage alternative modes of transport.	Parking has been judicially provided across the site to avoid over provision.	✓
M3.23G All new parking should use permeable surfaces.	Permeable surfaces are used for the parking areas.	✓
M3.24G Proposals should consider solutions such as remote parking barns to reduce car dominance.	Parking has been accommodated via a range of solutions including car ports.	✓
M3.25G The continuity of the footway and/ or cycleway should take priority over the location of parking spaces.	Priority has been given to pedestrian and cycle routes within the scheme.	✓
M3.26G Off-plot parking for homes should be located as close as possible to the property it serves.	All off-plot parking is located close to the properties they serve.	✓
M3.27G Unallocated on-street parking provision should be provided ahead of rear parking courts.	The parking courts provided as overlooked and readily accessible to the properties they serve avoiding the need for parking to be located on street.	✓
M3.28G Rear courtyards should be avoided unless there is a strong rationale for their use (for example, enabling pedestrianised public spaces).	Rear parking courts have been used to accommodate the pedestrianised route within the centre of the site avoiding cars needing to use this route.	✓
M3.29G Courtyard parking should be designed to provide spaces for no more than 10 dwellings.	All courtyards serve no more than ten dwellings.	✓
M3.30G Undercroft parking should be only be used where it can be adequately concealed from principle elevations by active ground floor uses.	All car port parking is discreetly located to avoid impacting upon the street scene.	✓
M3.31G Cycle parking for homes should require its own space separate to the internal arrangement of garages.	All dwellings have separate cycle storage provided.	✓

M3.32G Proposals should provide convenient access for service vehicles, minimising the need to turn frequently	The road layout has been designed to accommodate service vehicles to access the whole development.	✓
MCP1 Applicants should demonstrate how the design of public transport and mobility infrastructure takes account of the DfT's document 'Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure'.	Refer to the supporting travel documentation.	✓
MCP2 Major developments and strategic allocations must demonstrate how the masterplan has incorporated the principles of Sport England's Active Design Guidance.	The scheme includes specific sports facilities that have been evolved with Sport England.	✓
MCP3 The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Movement chapter:	A clear movement strategy has been included within the design proposals.	✓
• Movement analysis to demonstrate a strong understanding of the local movement networks and the opportunities and challenges of delivering new connections.		
• Movement strategy that evidences how the site physically integrates and connects with existing and proposed assets and facilities. This includes, but is not limited to schools, shops, and the landscape.		
• Active travel strategy highlighting the walkability and cycle-friendly nature of the scheme. The strategy should also show how active travel routes extend beyond the site.		
• Movement hierarchy diagrams, and the location and design of junctions and crossings within the site.		

• Street design and sections to demonstrate the varying features and functions of streets with the development's street hierarchy.		
• Public transport connections (for example bus stops) beyond the site boundary.		
• Sustainable travel and cycle strategy to demonstrate the proposal prioritises climate-friendly movement.		
• Wayfinding strategy to evidence the development's legibility.		
• Car parking and cycle parking strategy.		
MCP4 The applicant should provide a highways statement to accompany the application. This will identify how the development might produce an increase in traffic, public transport use and local parking availability.	Refer to the supporting transport documentation.	✓
N1.1C Open spaces within the development must be connected to each other and form a wider network via attractive, clear and direct pedestrian and cycle routes.	All the open spaces within the scheme are linked together within the design.	✓
N1.5C Open spaces must be accompanied by a footpath and demonstrate genuine recreational value.	All the open spaces are accessible by footpaths within the layout.	✓
N1.6C Boundary treatments to open spaces must prioritise hedgerows and planting. Proposals incorporating extensive timber fencing will be refused.	Planting and hedgerows have been used extensively throughout the scheme.	✓
N1.7C Entrances to open spaces must be step-free and clearly located along the busiest pedestrian routes.	All the open spaces have step free access.	✓
N1.7C Open space provision must follow the amount specified below. The minimum required open space will vary depending on the scale of development.	The scheme includes a high level of open space in addition to the sports facilities.	✓

• Parks and gardens: 0.1ha per 1000 people, within 15 minute walking distance from the home.		
• Natural & semi-natural greenspace: 5.58ha per 1000 people. Natural green space must be within 30 minutes drive from homes. Semi-natural green space must be within 15 minutes walk from the home.		
• Amenity greenspace: 1.59ha per 1000 people within 15 minute walk from the home.		
• Allotment: 0.2ha per 1000 people within 15 minute walk from homes.		
• Provision for children & young people: 0.11ha per 1000 people. Provision must be within 10 minutes walking distance from the homes, with skateparks 15 minutes walk from home.		
N1.8C Open spaces must be overlooked, with well-lit areas of activity avoiding excessive use of lighting as to cause nuisance to wildlife.	All open space are overlooked by the proposed dwellings.	✓
N1.9C Strategic Allocations and Major Developments must include exciting multi-sensory play spaces for children and young people of all ages. These must be well-integrated within the urban realm or the open space network.	Play facilities already exist on the adjacent development and additional play facilities are proposed to enhance this facility.	✓
N1.10C Play spaces must sensitively integrate with their context through an appropriate choice of materials and equipment uses.	The proposed play are is sensitively designed to integrate with the landscaping scheme.	✓
N1.11C Open spaces and designed landscape elements must have a clear management and stewardship strategy that ensures the condition of the spaces do not depreciate over time.	Refer to the management strategy submitted.	✓

N1.11G Open spaces should connect via a network of green and blue infrastructure.	All the open spaces are linked to existing and proposed green infrastructure within the scheme.	✓
N1.12G Multi-functional green infrastructure should be included, for example, integrating SUDS into the open space network.	All the open spaces offer a variety of use, especially the sports area.	✓
N1.13G Play areas should be located within the centre of the development.	The play area is located within the centre of the wider combined school re-development site.	✓
N1.15G New open spaces should be nature or biodiversity rich, containing plants and species that are native to Uttlesford.	All the new open spaces are designed to provide biodiversity rich habitats.	✓
N2.1C Proposals must evidence an understanding of existing water management constraints and opportunities before designing new water management.	Refer to the water management documentation submitted.	✓
N2.2C SuDS and retention/attenuation basins must not take the character of unnatural engineered depressions within their design.	Refer to the water management documentation submitted.	✓
N2.3C SuDS must contain human scale multi-functionality for humans such as play features and increased biodiversity.	Refer to the water management documentation submitted.	✓
N2.4C Proposals must demonstrate how they have responded to their flood-risk assessment and drainage strategy.	Refer to the water management documentation submitted.	✓
N2.5C New developments must demonstrate their resilience under existing and future extreme rainfall events predicted under 2050 climate models.	Refer to the water management documentation submitted.	✓
N2.6C SuDS must be designed in line with the drainage hierarchy and the most recent edition of CIRIA SuDS manual and DEFRA's technical standards on SuDS.	Refer to the water management documentation submitted.	✓

N3.1C A baseline assessment of the scheme's biodiversity opportunities and constraints must be provided by the applicant.	Refer to the ecological documentation submitted.	✓
N3.3C Ornamental non-native planting, amenity lawns, residential gardens, drainage features and semi-planted landscape types such as grasscrete must not be included within any buffer zones stipulated for biodiversity under national or local guidelines.	Refer to the ecological documentation submitted.	✓
N3.4C Bat and bird boxes must be integrated within the fabric of the building, according to guidance set out by the bat conservation trust and the Royal Society for the Protection of Birds (RSPB).	Refer to the ecological documentation submitted.	✓
N3.5C Schemes must create and maintain connectivity across residential parcels for hedgehogs and other small animals.	Refer to the landscape documentation submitted.	✓
N3.6C Schemes must conserve, manage, and strengthen field boundaries through planting native species appropriate to local landscape character.	Refer to the landscape documentation submitted.	✓
N3.7C Development must conserve and manage the ecological structure of woodland, copses and hedges within all landscape character areas.	Refer to the landscape documentation submitted.	✓
N3.12G Landscaping schemes should seek to maximise the contiguity and size of areas managed for biodiversity, following ecological theory and the principles of "bigger-better-more joined up" as set out in the biodiversity strategy and the Lawton review.	Refer to the landscape documentation submitted.	✓
N3.13G In suitable settings (such as within existing urban areas), applicants should maximise opportunities to "green" buildings with features such as green roofs and living roofs should be taken.	A green roof has been proposed to the clubhouse.	✓

N3.15G Bat boxes should be of the integrated "bat brick" type and clustered on buildings, with at least two boxes fitted per building.	Refer to the ecological documentation submitted.	✓
NCP1 Applications will be required to demonstrate their design has responded to the districts landscape character and their biodiversity requirements. This should be informed by the following sections of this design code and the following documents:	Refer to the landscape documentation submitted.	✓
• Uttlesford Places, corresponding to the landscape characteristics of each landscape character area.		
• Uttlesford Biodiversity Strategy 2024		
• The Uttlesford Landscape Character Assessment, which provides sub-character areas with specific code and guidance for each area.		
• Essex Green Infrastructure Strategy.		
• Essex Local Nature Recovery Strategy (LNRS)		
• Essex Biodiversity Action Plan		
NCP2 The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Nature chapter:	Refer to the landscape documentation submitted.	✓
• Open space strategy to demonstrate a sufficient network of spaces have been designed inclusively and related to the local context.		
• Landscape strategy to evidence the proposal has maximised gains to biodiversity and to provide opportunities to form new habitats.		
• Drainage and water management strategy to show surface water will be sustainably managed within a development.		

NCP3 The applicant should also provide a biodiversity and ecology statement, and a flood-risk assessment that should respond to the code and guidance with this chapter.	Refer to the ecological documentation submitted.	✓
P1.1C All public spaces must have a clear function and not be leftover spaces.	Refer to the landscape documentation submitted.	✓
P1.2C All spaces, streets and homes in new developments must meet 'Secured by Design' standards.	The scheme has adopted the Secured By Design principles.	✓
P1.3C All public spaces must be overlooked along at least one side of the space.	All public spaces are overlooked by development on at least one side.	✓
P1.4C Formal play/activity space must be located in well-overlooked locations.	The play are is well overlooked by the proposed development.	✓
P1.5C Active groundfloor uses and frontages with entrances and windows must provide overlooking to all streets and open spaces.	All streets have active frontages with entrances and windows to habitable rooms.	✓
P1.6C All public spaces must contain some form of nature-rich green and blue infrastructure.	All public areas form part of the green infrastructure proposed within the site.	✓
P1.8C Children's play areas must not be placed on busy roads, or other roads with high pollution, and no pedestrian crossings.	The play are is set away from high trafficked areas.	✓
P1.9C Sufficient ground preparation and planting must be used to allow for tree growth appropriate to the species and situation.	Refer to the landscape documentation submitted.	✓
P1.10C Linear spaces must be well-proportioned, with no bottlenecks, and created along the route to encourage movement, activity and play.	The linear spaces within the scheme are designed to promote activity and usage.	✓
P1.12C Proposals must demonstrate there is an appropriate level of shelter and shading for key routes, seating and play areas, to protect users from extreme weather.	The routes within the site offer some respite from extreme weather through buildings lining the routes.	✓

P1.13C Street furniture, signage and road markings must not clutter the public realm or the street.	Street clutter has been minimised.	✓
P1.15G Car and cycle parking should be designed effectively into the street scene using landscape and high quality materials.	Parking has been carefully designed into the scheme to maintain the high quality of development sought.	✓
P1.16G All public spaces should include 'liveable street' principles to encourage informal play, recreation and engagement with people and nature.	The streets are designed to cater for a wide range of activities.	✓
P2.1C Each street type must contain street trees and a range of nature-rich green and blue infrastructure to provide urban cooling and sustainably manage surface water.	Street trees are included across the development.	✓
P2.3C Regular street crossings must be placed with clear sight lines on busier streets.	Crossing points are included across the site.	✓
P2.4C Streets must be designed to ensure slow vehicle speeds and safe access to dwellings by pedestrians and cyclists.	All the streets promote low traffic speeds to prioritise non-vehicular use.	✓
P2.5C All streets must be multi-functional, for example providing both SuDS and play.	The streets are designed to cater for a wide range of activities.	✓
P2.13G All Local Streets should have footways and street trees each (every 10- 20m) each side and a variety of informal street planting.	Footways are included to both sides of the Local streets.	✓
P2.14G There should be limited vehicular access to the street from buildings and their plots to enable continuous frontages.	Limited vehicular access points have been included to provide more contiguous frontages.	✓
P2.15G There should be a variety of points for pedestrians to cross the street.	A variety of crossing points are offered within the scheme.	✓
P2.17G Local Streets will be expected to have strong building lines and continuous frontages.	Strong building lines are adopted for all streets.	✓

P2.18G Localised narrowing along Local Streets should be used to control vehicle speeds, however passing places for buses (if a proposed bus route) must be provided.	Narrowings have been included within the scheme.	✓
P2.19G All Village Streets should have footways on each side (where fronted by development) and street trees (every 10- 20m) and a variety of informal street planting.	Footways are included to both sides of the Village streets.	✓
P2.20G The majority of Village Streets should hold giveway driving principles such as narrow carriageways and regular spaces and passing places for cars to pull into.	Passing places are included within the scheme.	✓
P2.21G Streets should be designed to be 1.5 cars wide to ensure slow vehicle speeds.	All streets have been designed to encourage low speeds.	✓
P2.22G There should be frequent pedestrian access to the street from buildings.	The streets have frequent pedestrian access.	✓
P2.24G Access to individual driveways should be restricted to no more than 50% of homes. This may be to one side of the street, or a combination.	Driveway access has been limited through the use of overlooked parking courts.	✓
P2.25G Living Streets should have footways on both sides (where fronted by development) or be shared surface design.	A shred surface design has been adopted.	✓
P2.26G Direct plot access is permitted and should be accompanied by landscaping	Landscaping has been incorporated throughout the scheme.	✓
P2.27G There should be pedestrian access to the street from buildings and their plots.	Pedestrian access to the street has been designed into the scheme.	✓
P2.29G Streets should be a maximum of 1.5 cars wide to ensure slow vehicle speeds and restrict uncontrolled parking.	All streets have been designed to encourage low speeds.	✓
P2.34G Farmstead clusters should be shared surface and utilise permeable paving. Tarmac homezones should be avoided.	The farmstead areas is surfaced with permeable block paving.	✓

P2.35G Farmstead homezones should incorporate planting.	Planting has been included across the scheme.	✓
P2.36G Parking should be discreetly sited and behind the building line.	All parking is discreetly located behind the building line.	✓
P2.38G Gateway features should also be used in farmsteads and homezones for legibility and an arrival experience.	Gateway buildings have been designed into the homezone areas.	✓
P2.39G 8m maximum width (from building to building) is preferred for Mews Street to allow for informal planting, delineation of services and for daylight.	The mews area has a more open character to reflect the access to the perimeter leisure route.	✓
P2.40G Within Mews Streets, landscape should be provided along residential building edges where access to dwellings or on-plot parking is not required.	Landscaping is included within the street.	✓
P2.41G Mews Streets should deliver elements of active frontage. This may include entrances to homes on the street or to garages / annexes associated with homes which front adjacent streets where plot access is not permitted.	All streets have active frontages.	✓
P2.43G Mews street should feel intimate with enclosure ranging from 1:1 to 1:2.	The mews street has a more compact character and enclosure.	✓
P2.45G For refuse and servicing, use of bin collection areas to retain rural character is preferred.	The scheme has been designed to reflect the rural character more widely across the site.	✓
P2.46G Lane width should be no more than 1.5 cars wide, with passing bays integrated. Preference for passing bays is opposite driveways to mitigate uncontrolled parking.	All streets have been designed to encourage low speeds.	✓
P2.47G Trees and vegetation should be used to create a sense of enclosure in rural lanes. The enclosure (ratio of vertical vegetation, to carriageway width) of rural lanes should range from 1:1 to 1:2.	Trees and planting have been used across the site to define the spaces and character of the scheme.	✓

P2.48G Within higher density neighbourhoods rural lane features may be more urban in character however they should still retain narrow widths and significant amounts of landscape.	A more urban character has been adopted for the lanes within the scheme.	✓
P3.1C Developments of all scales must have focal points for socialising and events at the heart of the community.	The scheme has a key focal point in the form of the sports facilities.	✓
P3.2C Public spaces must be designed to support nature recovery and climate change resilience.	The scheme includes extensive open space and opportunities for nature recovery.	✓
P3.5C Strategic Allocations and Major Developments must provide opportunities for community food growing in shared spaces.	Orchard planting is included within the scheme.	✓
P3.6C All proposed public spaces must be accessible to people with a range of abilities with clearly signed routes, tactile surfacing, and wayfinding. Routes between destinations must have step-free alternatives.	All open spaces are designed to be accessible to all users.	✓
PSCP2: The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Public Spaces chapter:	This statement includes details on the analysis of the area and the proposals for the open space provision.	✓
• Context Analysis/Appraisal to demonstrate a strong understanding of Uttlesford's public spaces.		
• Character appraisal to demonstrate an understanding of Uttlesford street type character.		
• Street types illustrations and accompanying street sections to demonstrate how the proposal has interpreted street type character.		
• An illustrative masterplan to evidence how the built form reflects the street network and provides frontage onto the street.		

• Sustainable travel plan to outline how individual mobility hubs have been effectively designed into the street and public space network.		
• Open space strategy that demonstrates how the scheme features safe, accessible and functional open spaces that are appropriately located.		
• Evidence that public spaces have been designed with the principles of secured by design.		
U1.1C Applicants must demonstrate a comprehensive understanding of the existing uses within the local and wider area.	This statement includes an analysis of the wider area to inform the design proposals.	✓
U1.3C The principles of active frontage must not be compromised by car parking, commercial bins, service equipment and service entrances.	Active frontages have been provided to all streets.	✓
U1.4C Development must identify uses early in the design process so that the viability of the scheme is ensured.	The uses of the site has been determined from the outset.	✓
U1.5C New developments must demonstrate that new house types respond to the requirements of local policy, and are an appropriate type and mix for the particular area of Uttlesford.	The scheme includes an appropriate mix of housing developed in conjunction with reference to local housing needs.	✓
U1.6C New developments must demonstrate how they successfully integrate home working into their design.	All the properties have opportunities for home working within the homes.	✓
U1.8C Proposals must provide the agreed proportion and mix of affordable homes as specified by the Council.	The scheme includes an appropriate level of affordable housing.	✓
U1.9C Schemes must demonstrate tenure blind design, with no discernible difference in appearance or construction quality between affordable and market dwellings.	The scheme is designed to be tenure blind with no distinction made between the tenures.	✓

U1.10C New developments must ensure affordable dwellings are distributed across the development, with affordable housing available across a variety of typologies.	The affordable housing has been designed into the scheme using a range of typologies.	✓
U1.14G If proposals intend to provide a non-residential use, they should identify which non-residential uses are not provided or inaccessible in the local area. These uses should be provided within the development.	The scheme includes a level of leisure use associated with the sports facilities.	✓
U1.15G All dwelling types should cater to contemporary households, including single person households, small and large families, sharers, older people and downsizers.	The proposals include a range of dwelling types to cater for a wide range of household needs.	✓
U1.18G Commercial and non-residential buildings should provide active frontage along certain sections of the street and the primary elevations.	The clubhouse has active frontages addressing the street and the sports pitches.	✓
U2.1C Development must retain existing key social facilities.	The sports facilities are intended to provide new publicly accessible facilities.	✓
U2.3C New community facilities must contain landmark features such as welcoming entrances and recognisable design features.	The new clubhouse is designed to be distinctive within the development.	✓
U2.4C Sports hubs and changing facilities must be multi-use and combined with community meeting or cafe facilities.	The clubhouse is designed to be multi-functional.	✓
U2.5G Schemes should provide opportunities for healthy living, and social interaction.	The scheme offers opportunities for social interaction with extensive open space and sports facilities.	✓
U2.10G Proposals with community facilities and co-working spaces will be favourably considered.	The scheme includes community facilities that should be favourably considered.	✓
UCP1 The applicant should provide the following information within the Design & Access statement to demonstrate they have complied with the code and guidance from the Use chapter:	The statement includes details on the site analysis and the proposals for the site covering the dwelling types and designs.	✓

• Context appraisal to show the proposal integrates and complements existing uses and services.		
• Frontage, movement and access diagrams to evidence how the scheme aligns its movement strategy with key areas of activity.		
• Housing typologies and/or accommodation mix to evidence the proposal's positive response to local needs.		
• For larger schemes, images and diagrams of community facilities and non-residential use types and location may be required.		
H1.1C New schemes must comply with nationally described space standards, including the minimum dimensions for bedrooms and built in storage.	All the dwellings are designed to the Nationally Described Space Standards.	✓
H1.2C All planning drawings for residential properties must show the floor areas, indicative furniture layouts and dimensions of all rooms are adequately sized/shaped, without conflict of windows/doors.	The planning drawings show the furniture layouts and areas.	✓
H1.3C Bedroom floor areas must meet the required NDSS bedroom sizes.	All bedroom sizes meet the NDSS requirements.	✓
H1.4C All new dwellings must meet Regulation M4(2) Category 2. 10% of market housing and 20% of affordable housing are encouraged to meet Regulation M4(3) Category 3.	All the dwellings meet the M4(2) requirements.	✓
H1.5C The Council will encourage proposals that use bespoke design solutions and residential typologies instead of standard 'off the shelf' house types and layouts.	Bespoke design solutions have been adopted within the scheme.	✓
H2: Well-related to external amenity and public spaces	All the dwellings have amenity space provided to meet, and exceed, the required space standards.	✓
Minimum quantities for private amenity space		
1 storey house:		

• Rear garden: Equal footprint of dwelling or 50sqm, whichever is larger.		
• Minimum length of garden: 9m if north facing, 5m otherwise.		
2 storey house:		
• Rear garden: Equal footprint of dwelling or 50sqm, whichever is larger.		
• Minimum length of garden: 12m if north facing, 10m otherwise.		
3 storey house:		
• Rear garden: Equal footprint of dwelling or 100sqm, whichever is larger.		
• Minimum length of garden: 15m if north facing, 10m otherwise.		
Apartments:		
• Minimum balcony/terrace area: 5 sqm for 2 people + 1 sqm per additional occupant.		
• Private communal space, where no public open space within 400m: 25sqm per apartment.		
H2.1C Main entrances must face the street and clearly articulate building elevations to maximise visibility from the public realm.	All main entrance face the street.	✓
H2.2C New homes and buildings must clearly define the front and rear of dwellings.	All dwellings have clearly defined fronts and backs.	✓
H2.3C Rear boundary treatments of homes must be made of robust materials such as brick or, if facing open countryside, a public right of way, or public space, a hedge.	All rear boundary treatments facing the street are robust and durable.	✓
H2.5C Balconies must be provided for new homes without private gardens. Balconies must be able to accommodate a table and seating	Balconies are provided to the apartments, maisonettes and flats over garages. In addition, outdoor space is provided to the maisonettes as part of the landscaping to the parking areas.	✓

H2.7C Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision.	Noted and these areas are not counted.	✓
H2.8C A minimum distance of 25 metres between elevations containing habitable rooms must be maintained only where new properties back onto existing properties.	There are no proposed new dwellings backing onto existing dwellings.	✓
H2.9C Proposals must not result in a loss to the private amenity area of existing dwellings without suitable replacement.	The proposals do not impact upon the private amenity of the existing dwellings.	✓
H2.11G All new homes and buildings should meet 'Secured by Design' standards.	All new homes have been designed to the Secured By Design Principles.	✓
H2.13G Single aspect dwellings should be avoided, particularly for dwellings facing north and south. All homes should be dual aspect.	Single aspect dwellings have been avoided.	✓
H2.17G All buildings should seek to include environmental technology such as solar panels, photo-voltaic panels, and heat pumps into their design.	All dwellings have roof profiles that will allow the future installation of solar panels. Solar panels have been included on the clubhouse.	✓
H2.18G Homes and gardens should be designed to be flexible to adapt to the changing needs of their users over time.	All the homes are designed to offer levels of adaptation	✓
H4.1C Developments must minimise their visual impact by effectively integrating services like substations, utility boxes, cable runs and maintenance access into the scheme.	The substation is discreetly located within the scheme.	✓
H4.2C Each dwelling must have enough space for three 240 litre wheelie bins.	All dwellings have space for refuse storage.	✓
H4.8G Utilities boxes should be discreetly located and not be positioned on the primary facade or other highly visible locations.	Utility boxes are discreetly designed into the scheme.	✓

HCP1 The applicant should provide the following information within the Design & Access Statement and the accompanying statements to demonstrate they have complied with the code and guidance from the Homes and Buildings chapter:	This statement includes details on the various design aspects of the development to comply with these Codes.	✓
• Parking strategy which includes details of any existing/proposed access and a proposed parking layout.		
• Refuse, recycling and servicing strategy to show a clear approach to private and public waste, storage and utilities.		
• Maintenance plan demonstrating the proposals approach to the maintenance and stewardship of private and public spaces.		
• Landscape strategy that ensures that proposed homes relate to external amenity and public spaces.		
• Material palettes that will evidence the proposals understanding of traditional Uttlesford materials.		
• Elevations and Active Frontage diagrams to evidence a clear and safe distinction between public and private space.		
• A Secured by Design statement to ensure proposed homes and spaces are secure.		
• Housing typologies and/or accommodation mix to identify the range of homes being used, their associated space requirements and their approach to maximise solar gain and ventilation.		
• Typical house, apartment, private amenity layouts (establish this at pre-application discussions) and accommodation schedule may be required.		

• All homes must be compliant with BRE 2022 daylight and sunlight guidance and should demonstrate this via a daylight/ sunlight assessment. Pre-application discussions should confirm whether this is to be required at either the outline planning application or the reserved matters stage.		
• A Townscape Visual Impact Assessment or a Landscape Visual Impact Assessment may be required to ensure new homes do not result in overshadowing, a loss of privacy or an oppressive or overbearing impact for existing properties.		
R1.4C All new homes should use sustainable heating technology in line with current Building Regulations requirements, such as heat pumps or connection to a district heat network.	Refer to the sustainability documentation submitted.	✓
R1.5C Proposals must demonstrate that they have been designed to maximise the percentage of energy generated by renewable or low carbon sources.	Refer to the sustainability documentation submitted.	✓
R1.6C Where renewable heat sources and /or solar PVs are not provided, floor plans building/plot layouts must highlight spaces where these could easily be provided in future to avoid costly alterations to buildings.	Refer to the sustainability documentation submitted.	✓
R1.9G All residential and non-residential buildings should achieve primary energy demand targets (15 kWh/sqm/per year) except for bungalows (22 kWh/sqm/per year).	Refer to the sustainability documentation submitted.	✓
R1.10G Proposals should demonstrate buildings have been appropriately orientated and designed to maximum heat absorption and natural ventilation.	Refer to the sustainability documentation submitted.	✓

R1.11G Buildings should include design features to maximise thermal efficiency, such as inclusion of triple glazed windows, deep window reveals and minimal heat loss through walls.	Refer to the sustainability documentation submitted.	✓
R1.14G Windows as a proportion to walls should conform to the following:		✓
• North = 10-15%		
• East = 10-15%		
• South = 20-25%		
• West = 10-15		
R1.15G Proposals should demonstrate how they are:	Refer to the sustainability documentation submitted.	✓
• Maximising airtightness and designing out cold-bridging where there is discontinuity in the insulation at junctions such as floor/wall.		
• Using super-high levels of insulation in walls, roofs and floors.		
• Consider mechanical ventilation and heat recovery systems to improve heating efficiency.		
R1.16G 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.	Where practicable, rooms have been sited to maximise their relation to the orientation and siting within the development.	✓
R1.18G Proposals should integrate solar or photovoltaic panels into the envelope of the buildings from the outset, avoiding bolt-on solutions.	Refer to the sustainability documentation submitted.	✓
R1.20G Where solar PV arrays are provided on rooftops, these should utilise at least 50% of suitable rooftop space.	Refer to the sustainability documentation submitted.	✓
R1.23G A net-zero show home should be provided to demonstrate its characteristics and used as an education tool to teach new residents how to use any new technologies.	Refer to the sustainability documentation submitted.	✓

R1.24G The site should achieve net zero from a whole-life carbon cycle perspective through an Extended Whole Life Carbon Assessment covering materials (embodied carbon), construction, in-use energy, maintenance and demolition.	Refer to the sustainability documentation submitted.	✓
R1.25G New proposals should demonstrate a range of strategies to mitigate the Urban Heat Island Effect, such as using green infrastructure for shading.	Refer to the sustainability documentation submitted.	✓
R1.26G Public realm and open space planting strategies should consider including climate-resistant species to future-proof the development.	Planting proposals have considered climate resistant solutions for the site.	✓
R2.1C All proposals must outline the carbon footprint of their proposed construction strategy and the steps taken to minimise impact.	Refer to the sustainability documentation submitted.	✓
R2.2C All proposals must provide detailed information on the water extraction and waste disposal of their construction approach.	Refer to the sustainability documentation submitted.	✓
R2.5G Material choice and construction methodology should include low-carbon, local or recycled, modular and off-site, whilst considering embodied carbon and transport emissions.	Refer to the sustainability documentation submitted.	✓
R2.7G Green/brown roofs and walls and permeable paving should be included as a strategy to reduce surface runoff.	A green roof has been included within the proposal.	✓
RCP1: Proposals must demonstrate how their design positively responds to the seven themes of the Uttlesford Climate Emergency strategy; Resources, energy conservation, transport, planning, council assets and operation, natural environment and adapting to climate change.	Refer to the sustainability documentation submitted.	✓

RCP2: The applicant should provide the following information within the Design & Access Statement and the accompanying statements to demonstrate they have complied with the code and guidance from the Resources chapter:	Refer to the sustainability documentation submitted.	✓
• Sustainable design statement should explain how proposals have positively addressed the code's and Council's sustainable design principles to ensure new places, spaces and buildings are durable, adaptable and limit long-term resource use, including		
• Shading strategy to show the shadow impact of a development on existing properties, public realm and the landscape.		
• Whole life carbon assessment to estimate the amount of carbon emitted throughout the life cycle of the development, from the early stages of development though to the end of life.		
• Pre-application discussions should confirm whether a construction method statement is required that will detail appropriate working methods and practices within the development.		
• Environmental Impact Assessment may be required and this should be established at the pre-application stage. This should identify the significant environmental effects (positive and negative) of a Proposed Development.		
• Energy statement to demonstrate how the development's energy performance will be measured and achieved.		

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For further details please refer to the websites:

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