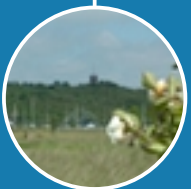
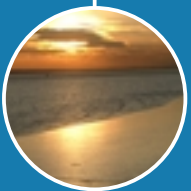


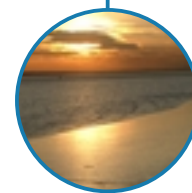
# adoption statement for the urban place supplement





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# 1 the urban places supplement (ups)

## 1 The Urban Places Supplement (UPS)

### What is the Urban Place Supplement?

The Urban Place Supplement (UPS), is additional design guidance and provides a design framework for the delivery of compact, mixed-use sustainable development. The guidance emphasis design quality while ensuring the improvement of infrastructure and the sustainability of existing urban places.

### Who Prepared the Urban Place Supplement?

The Essex Design Initiative was launched in January 2005 by Essex County Council, The Commission for Architecture and the Built Environment (CABE) and the East of England Development Agency, and is aimed at improving the quality of the built environment and to create genuinely sustainable communities. One of the principle strands in meeting these aims was the production of the Urban Place Supplement.

The UPS has been prepared by a technical working group led by officers of the Essex County Council Built Environment Branch working with colleagues from both within Essex County Council and other Essex councils over an 18 month period, and has been the subject of extensive consultation with the housebuilding industry and other agencies, as well as wider public consultation.

### Why an Urban Place Supplement?

The Essex Design Guide for Residential Areas (EDG) has been providing guidance on appropriate design and layouts for residential development in Essex and beyond since it was first published in 1973, followed by subsequent revised editions in 1997 and 2005. However, due to the increasing pressures for intensive urban development at higher densities the (EDG) has been less able to respond to the complexities these developments demand in a broader urban agenda.

It was therefore considered that additional design guidance for urban areas was required to supplement the Essex Design Guide, and as a result the Urban Place Supplement (UPS) was produced. This guidance will help to deliver goals 4 and 8 set out in the Regional Economic Strategy, which stress the importance of design quality and sustainability principles in the delivery of successful new developments.

### What are the underlying principles of the Urban Place Supplement?

The aim of the Urban Place Supplement is to deliver high quality, attractive developments which are sustainable and realise the full potential of sites in the most sustainable locations whilst respecting the context of the local area. The UPS has recognised and sets out to ensure that higher density, more compact development within our existing urban centres will not mean a lower quality of life for inhabitants, whilst ensuring new development contributes significantly towards reducing its carbon footprint.

To achieve high quality sustainable developments the UPS stresses the importance of a thorough understanding of a development site's context to ensure that new development responds to the needs, aspirations and opportunities of its local context and as such sets out a mechanism for Context Appraisal to guide developers. The Urban Place Supplement highlights the importance of promoting quality of the public realm and requires new development to create urban environments that are attractive, safe and well maintained. In the same instance it also requires new development to incorporate sustainability measures by introducing renewable energy technologies in all developments, and ensuring that biodiversity and water conservation measures are incorporated in the design of buildings, streets, and opens spaces. Essex Wildlife Trust and the Highways Agency have indicated support for this approach.

## 2 adopting the ups

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### 2 Adopting the UPS

The Urban Place Supplement has the potential to provide useful guidance to developers in Castle Point with regard to the design of urban places and high density developments. However, in order for it to be used as part of the local development plan it must be adopted as a Supplementary Planning Document in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and Planning Policy Statement 12 (PPS12).

This adoption statement sets out the Council's overall adoption of the Urban Place Supplement as a Supplementary Planning Document. It also highlights the policies within the Saved Local Plan and the emerging Core Strategy to which certain parts of the Urban Place Supplement relate in order emphasis those aspects that have particular relevance in Castle Point.

The Adoption Statement has been prepared in accordance with the Town and Country Planning (Local Development)(England) Regulations 2004, including consultation requirements set out in regulation 17(1). It is also accompanied by the following documentation:

- Sustainability Appraisal; and
- Diversity Impact Assessment.

It was considered that a Habitat Regulation Assessment (also known as an Appropriate Assessment) was unnecessary as the document is focused on improving sustainability and does not set out locations for development.

This Adoption Statement **must** be read alongside the [Urban Place Supplement](#) itself as it is that document that contains the relevant guidance.

#### Relevance of the UPS to Castle Point

Adopting the UPS in its entirety and suitable elements specifically will help to provide a better policy bases for making decisions on the design, type and location of development proposals in Castle Point, whilst contributing towards the improved design quality and sustainability in new development.

The UPS specifically deals with the higher density residential and mixed used development within existing urban areas and aims to bring about a design and development processes that are more collaborative, and respond better to opportunities and meeting local needs, whilst delivering high quality environments. It is these aims that are comparable with the aims and objectives of the Castle Point Borough Councils Draft Core Strategy that will help to achieve the Borough's Spatial Vision by 2021.

#### Relationship with the Adopted Local Plan

Development within the borough is currently being controlled through the application of saved policies in the 1998 Adopted Local Plan. However, since the adoption of the plan the borough has had increasing pressures at all levels to deliver more housing within its existing urban areas, and in doing so has seen a rise in applications for higher density residential development.

Adopting suitable elements of the Urban Place Supplement (UPS) will help to ensure the council address the issues surrounding high density developments when deciding planning applications of this nature. Adoption of the UPS at this stage will take immediate effect by contributing towards improved design quality and sustainability of these types of developments, and in doing so actively works towards achieving the objectives contained within the pending Core Strategy, which is not expected to be adopted officially until 2009/10.



## 2 adopting the ups

### Relationship with the Emerging Local Development Framework

The pending Core Strategy is the overarching document of the Castle Point Local Development Framework (LDF) and sets out the overall strategy for development in the Borough up until 2021. The Core Strategy document conforms with the East of England Plan in relation to its aims and objectives, with further subordinate documents including Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) conforming with the Core strategy.

The policies and guidance contained within the UPS will help to inform and support specific draft Core and Spatial Policies and provide further design guidance to the Development Control Policies that address the issues that affect whether a development is acceptable and contributes towards a better quality environment.

The adoption of suitable elements of the UPS has reduced the need for the Council to produce its own design guidance for new high density developments within the urban areas, this has effectively saved time and financial resources in seeking specialist design advice and detailed Sustainability Appraisal. This also has benefits for developers in terms of ensuring that consistent design advice for high density developments covers a number of districts that they may have dealings with.



# 3 sections of the ups to be adopted in support of the adopted local plan

## 3 Sections of the UPS to be Adopted in support of the Adopted Local Plan

Whilst the Council will have regard to the guidance in the Urban Place Supplement in its entirety, it is considered that the following sections of guidance within the Urban Place Supplement are compatible with the current policies in the Saved Local Plan:

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### Adoption Statement LP 1

#### Context Appraisal

Context Appraisal for sites over 0.1ha, (refer to section 4, pages 16-37).

Reason: The appraisal methodology would assess the social, economic, physical contexts of a proposal in conjunction with the community, and identify shortfalls in provision that it might be possible to address in a proposal. Although there is no policy requirement in the Castle Point Local Plan for a context appraisal, it will be encouraged as supporting information for appropriate sites in accordance with EC2-Design.

### Adoption Statement LP 2

#### Influences upon Quality

In order to create the very best urban environments it is important to consider not only the quality of architecture but also the quality of space and functionality (refer to section 5 pages 38-113).

Reason: This section contains guidance on specific elements of design that relate to policies EC2 - Design and EC3 - Residential Amenity in the Local Plan. Where section 5 also supports the delivery of other Local Plan policies they are adopted specifically in the following statements.

### Adoption Statement LP 3

#### Movement

New development should be designed to reduce the demand for road space and realistically provides the community with alternative, sustainable transport choices. Presumption in favour of development close to existing services and facilities or in the public transport corridor, (refer to section 5.3, pages 40-42).

Reason: To reduce travel distance of local journeys, create a more sociable and safer public realm. Consistent with policy H13 - Location of Development. Further to this parking and traffic movements currently dominate the street scene in Castle Point, having an adverse impact on the quality of the built environment and potentially impacting on human health. The policy would see the car less likely to be used for local journeys and further encourage the establishment of a fine grain mixed-use environment within our main urban centres. This is consistent with policy EC3 - Residential Amenity.



## 3 sections of the ups to be adopted in support of the adopted local plan

### Adoption Statement LP 4

#### Mixed Uses

Urban development wherever feasible should enable mixed-use to take place if circumstances are right. On sites within 400 metres of neighbourhood centres / small town centres, at least 50% of the ground floor frontage of development facing major streets should be allocated for non-residential uses other than parking, (refer to section 5.4, pages 42-43).

Reason: Mixing uses can create a diversity of activity within the streets and contribute to the vitality and sustainability of towns and neighbourhoods by providing employment, leisure and cultural opportunities as well as services in the local area and would be consistent with Policies H10 - Mix of Development, H14 - Living over the Shop, and ED8 - Small scale business development.

### Adoption Statement LP 5

#### Design Criteria For Private Communal Space

A design criteria for the provision of private amenity space in relation to different house types, (refer to section 5.7, pages 78-80).

Reason: Due to increased development pressures within our urban centres, the amount of private amenity space has to be reconsidered. In accordance with policy H17 - Housing Development - Design and Layout. Development should firstly have regard to design guidelines adopted as supplementary planning guidance.

### Adoption Statement LP 6

#### Security and Safety

Security should be inherent in the design, too much rigour in implementing security measures can lead to detrimental effects both visually and socially, for example excessive use of security grills, (section 5.11, pages 96-97).

Reason: Expect new development schemes to minimise the risk of crime and maximise security by their design at the outset of the design process and supports policy EC5 - Crime Prevention and EC2 - Design.

### Adoption Statement LP 7

#### Privacy and Noise

Buildings should be designed to maintain privacy and reduce impact from noise, (section 5.11, pages 99-100).

Reason: To protect the inhabitants from these varying forms of disturbance regardless of development location and type. Supports policy EC3 - Residential Amenity.



## 3 sections of the ups to be adopted in support of the adopted local plan

### Adoption Statement LP 8

#### Buildings

Buildings must be well designed, durable, well-built and visually appropriate, (refer to section 5.12, pages 101-112).

Form and Scale - reference to existing visual identity interpreted appropriately to reinforce local distinctiveness.

Height and Mass - new buildings should have regard to the height and mass of adjacent buildings to limit overshadowing and maintain privacy of the internal space.

For small infill sites generally the height should be similar to that of surrounding buildings.

Materials should be sourced from the Essex vernacular palette if complementing the surrounding.

Reason: To encourage the development of buildings that improve urban conditions and preserve the character of the area. These policies would support EC2 - Design, EC3 - Residential Amenity, EC4 - Pollution, EC26 - Design and Development, H9 - New Housing Densities, H17 - Housing Development - Design and Layout.



### Adoption Statement LP 9

#### Buildings and Site Criteria

The way in which we construct and use buildings has a critical impact upon the environment. Construction alone accounts for a significant proportion of the UK emissions of carbon dioxide, the main greenhouse gas responsible for climate change (refer to section 6.3 pages 131-155)

Reason: The Council seeks to improve the sustainability of new development and applies PPS1 and the Supplement to PPS1 in this regard. This section will provide guidance to developers on achieving this. Where section 6 also supports the delivery of Local Plan policies they are adopted specifically in the following statements.

### Adoption Statement LP 10

#### Energy Conservation

Energy and carbon saving techniques should be incorporated in new developments having reference to the standards set out in the Code for Sustainable Homes, (section 6.3, page 131-138).

Reason: Energy efficiency proposals for new development to have regard to energy conservation. Supports policy EC6 Energy Efficiency.

## 3 sections of the ups to be adopted in support of the adopted local plan

### Adoption Statement LP 11

#### **Biodiversity**

New development should enhance existing biodiversity where possible, create and protect existing habitats. Provide and retain a rich diversity of trees and planting throughout. The application of the Green Points System will help support delivery of this (refer to section 6.3, page 146-155).

Reason: Supports policy EC7 - Natural and Semi-natural Features in Urban Areas, EC13 - Protection of Wildlife and their Habitats, Creation of new Wildlife Habitats, EC22 - retention of trees, EC23 - Tree and Shrub planting to improve environment.



# 4 sections of the ups to be adopted upon adoption of the core strategy

## 4 Sections of the UPS to be Adopted upon Adoption of the Core Strategy

The following policies of the Urban Place Supplement that the Council consider compatible with the emerging policies in the Core Strategy:

### Adoption Statement CS 1

#### Context Appraisal

A Context Appraisal for sites over 0.1ha, (refer to Section 4, pages 16-37).

Reason: The appraisal methodology would assess the social, economic, physical contexts of a proposal in conjunction with the community, and identify shortfalls in provision that it might be possible to address in a proposal. Although there is currently no policy requirement in the Core Strategy for a context appraisal, it will be encouraged as supporting information for appropriate sites in accordance with Policy DC1- Ensuring Good Quality Design and Setting and DC4 - Optimising Land Use.

### Adoption Statement CS 2

#### Influences upon Quality

In order to create the very best urban environments it is important to consider not only the quality of architecture but also the quality of space and functionality (refer to section 5 pages 38-113).

Reason: This section contains guidance on specific elements of design that relate to policies DC1-Design and Setting of the Core Strategy. Where section 5 also supports the delivery of other Core Strategy policies they are adopted specifically in the following statements.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 3

#### Urban Grain

To ensure new, more compact developments create a fine-grain street pattern within our main urban centres. With regards to large urban infill sites or sustainable urban extensions an opportunity rises to create a cohesive yet varied urban pattern across a new neighbourhood, by creating a finer grain within the centre and a coarser grain away from the commercial centre of the new neighbourhood, (refer to section 5.2, page 39-40).

Reason: This arrangement of fine-grain street patterns provides a layout of routes and public spaces where the greatest movement and uses can be found, reducing the need to accommodate the car, and creating an enhanced quality sustainable environment.

The design principle would support the following policies:

Policy DC1 - Ensuring Good Quality Design and Setting, which states 'create an urban grain that is respectful of favourable aspects of the natural environment, built and historic environment'.

Policy DC4 - Optimising Land Use, which states, 'development contributes towards sustainable development by making the most efficient use of land and creating communities that can support improved services and facilities'. Large development sites (over 1ha), are encouraged to incorporate imaginative and sustainable design principles, whilst accommodating a mix of housing types.

### Adoption Statement CS 4

#### Movement

New development should be designed to reduce the demand for road space and realistically provides the community with alternative, sustainable transport choices. Presumption in favour of development close to existing services and facilities or in the public transport corridor, (refer to section 5.3, page 40-42).

Reason: Currently parking and traffic movement dominate the street scene in Castle Point, having an adverse impact on the quality of the built environment and potentially impacting on human health. The policy would see the car less likely to be used for local journeys and further encourage the establishment of a fine grain mixed-use environment within our main urban centres.

The policy is consistent with the following policies:

Policy DC1 - Ensuring Good Quality Design and Setting, which states, 'development proposals must be designed in such a manner as to not have a significant adverse effect upon health, the natural environment or the residential amenity of the surrounding area including traffic, noise, fumes or other forms of disturbance. Also, it would encourage the establishment of fine-grain mixed-use within our main urban centres.

Policy DC2 - Parking and Access, which expects a travel plan to be provided with the applications that meet the threshold established in PPG13. The travel plan must demonstrate to the satisfaction of the highway authority that vehicle based movements will be actively reduced by its implementation. Also to ensure car parking and movements do not dominate frontages and the street scene and that new development is designed to ensure safe bicycle and pedestrian access.

## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 5

#### Mixed Uses

All new development fronting a major street within a Town centre or 400 metres of neighbourhood centres should comprise a mixture of uses that are identified by the Context Appraisal as desirable and viable, (refer to section 5.4, page 42-43).

Reason: Mixing uses can create a diversity of activity within the streets and contribute to the vitality and sustainability of town centres. Commercial uses create a lunchtime shopping economy, whilst residential uses will increase shopping consumption more generally and create a demand for evening uses. The UPS suggests that a catchment of around 5,000 people within walking distance (400 m) of a centre is necessary to secure bus services, shops services and attract commercial investment. Providing a mix of uses in locations with good access to public transport provision aligns with paragraph 30 of PPG13.

The policy supports the following policy:

Policy DC4 - Optimising Land Use, states, 'The future of development in Castle Point should contribute towards sustainable development by making most efficient use of land and creating communities that can support improved services and facilities.

Policy DC14 - Controlling Retail Uses which states, 'In existing town centre locations the Council will encourage mixed used developments with uses at ground floor level restricted to specific classes of the Town and Country Planning (Use Classes) Order 1987.

### Adoption Statement CS 6

#### Public and Open Spaces

All development should make a positive contribution in the provision of quality public / open spaces, which is accessible to everyone and makes a provision for biodiversity. It is also important to move away from considering that the matrix of space as separate functional areas and instead think of the public realm as one shared environment. (refer to section 5.5, page 44-61).

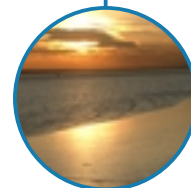
Reason: The success and popularity of urban environments rely strongly upon the design quality of public / open space. The protection and enhancement of space will have benefits with regard to health and well-being, inclusive community, and enhancing the natural environment, built and historic environment, whilst having a positive impact on the local economy and local quality of life.

The policy supports the following:

Policy DC1 - Ensuring Good Quality Design and Setting, which states, 'A clear distinction must exist between public and private spaces'...'Public spaces should be available or be provided within the locality of the site to provide opportunities for physical activity and recreation'.

Policy DC8 - The Landscape and Natural Features, which states, 'The Council will encourage developments to integrate biodiversity into the design and layout, having regard to the guidance prepared by the Essex Biodiversity Project.

Policy DC9 - Managing Open Space Provision, which seeks to ensure that developments have good access to public open space.





## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 7

#### Public Art

Recommends that every development project on sites over 0.1ha or 10 dwellings or more, a 1% of total development cost is allocated to art, (refer to section 5.5, page 62-63).

Reason: The pursuit of beauty and sensory stimulation within public space requires, the pursuit of public art. Public art can improve the visual and cultural richness of the environment.

Policy MI4 - Developer Contributions which states that developer contributions will be sought in accordance with the Developer Contributions SPD. The requirement for art provision was included within the SPD.

Policy CP2 - Creating Inclusive Communities which states 'Work in Partnership to develop and promote regeneration, public art and open space programmes that engage the community, increase cultural understanding and respect, and reduce anti-social behaviour.

### Adoption Statement CS 8

#### Street Types

Encourage specific elements of the play street, (refer to section 5.6, page 63-73).

Reason: These are residential streets in which road space can be used as a playground for children and are appropriate in all types of residential areas including mixed - use areas. The play street is designed to act as a communal space and that users share the whole road space on equal terms. The principles of this type of street will give the developers greater flexibility in meeting some of the key objectives within the Core Strategy.

The design criteria for play streets would support the following policy:

Policy DC2 - Parking and Access;

- Ensure that car parking and vehicle movements do not dominate frontage and the streetscene, and are well landscaped.
- Ensure that access to new developments is designed to ensure safe bicycle and pedestrian access,
- Ensure adequate on-site car parking for people with disabilities.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 9

#### Design Criteria for Private Communal Space

A design criteria for the provision of private amenity space in relation to different house types, and advices:

1. Development on sites larger than 0.1ha should provide at least 25 sq m of private space for each home.
2. Apartments adjacent to and overlooking a park or other large, public space of high amenity value could be provided with a smaller amount of communal space. In this instance, apartments should have balconies of 5 sq m floor area.

Also, the provision of private roof gardens should be considered on all developments, especially where the private communal and public space standards are difficult to meet, (refer to section 5.7, page 74-80).

Reason: Due to increased development pressures within our urban centres and neighbourhoods, the amount and how private amenity space is provided has to be reconsidered. There is currently no specific standards for private amenity space set out in the Core Strategy and that the advice contained in the design criteria will be adopted for new developments in areas of compact higher density e.g. town centres and some large development sites, consistent with policy DC4 - Optimising Land Use.

The guidance would be compatible with the following policies in the Core Strategy:

Policy DC1 - Ensuring Good Quality Design and Setting, which states, 'Private spaces should offer a level of amenity for the likely occupiers of the development'.

Policy DC8 - The Landscape and Natural Features, which encourages developments to integrate biodiversity into the design and layout.

### Adoption Statement CS 10

#### Design Criteria for Accommodating the Car

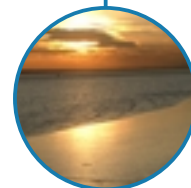
A design criteria for the different types of car parking solutions, with regard to different forms of development and its location, (refer to section 5.8, page 80-88).

Reason: The current car parking arrangements in Castle Point dominate the streetscene, having an adverse impact on the quality of the built environment and potentially impacting on human health and road safety.

The design criteria for car parking solutions would support the following policy:

Policy DC2 - Parking and Access;

- ensures adequate on - site car parking, in accordance with the Essex Planning Officers Association Vehicle Parking Standards, which sets out the maximum car parking standards.
- ensures that car parking and vehicle movement do not dominate frontages and the streetscene, and are well landscaped.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 11

#### Cycle Facilities

All developments should be designed to encourage cycle ownership and use. To do this schemes should consider some of the guidance in relation to the needs of the cyclist as described in the UPS, (refer to section 5.9, page 88-91).

Reason: Cycling is a sustainable means of transport due to its carbon-neutral qualities and a good form of exercise. Increasing cycle use can reduce traffic congestion and pollution creating a more cleaner and enhanced urban environment.

The policy partly supports the following policy:

Policy DC2 - Parking and Access;

- Ensure adequate on-site bicycle parking, in accordance with the Essex Planning Officers Association Vehicle Parking Standards, which sets out the minimum bicycle parking standards.
- Ensure access to new developments is designed to ensure safe bicycle and pedestrian access.

### Adoption Statement CS 12

#### Waste Recycling

Encourage waste recycling both residential and commercial, (refer to section 5.10, page 91-95).

Reason: Increasing the level of waste that is re-used or recycled is important in ensuring that the best use is made of resources. As a result, the Joint Municipal Waste Management Strategy for Essex (2005 to 2030), sets out a target for reducing the amount of domestic and municipal waste sent to landfill. Currently, Castle Point falls below this target requirement by 50%, and as such needs to do more to improve recycling rates.

The policy is compatible with, Policy DC3 - Sustainability, which states, 'Accessible outside space has been allocated for segregated waste storage in all developments'.

### Adoption Statement CS 13

#### Security and Safety

Security should be inherent in the design to avoid the need for intrusive safety measures like grills etc, which gives the impression of danger and heighten the sense of vulnerability, (refer to section 5.11, page 96-97).

Reason: Expect new development schemes to minimise the risk of crime and maximise security by their design at the outset of the design process.

The policy supports Policy DC1 - Ensuring Good Quality Design and Setting, which states, 'The entire development must be designed to reduce the opportunities for crime.....Windows and doors are to appear in front elevations in order to assist in public surveillance'.

## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 14

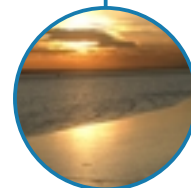
#### Privacy and Noise

Buildings should be designed to maintain privacy and reduce the impact from noise, (section 5.11, page 99-100).

Reason: Due to the pressures of compact development and mixed-uses within our main urban centres and neighbourhoods, privacy and noise will be come more acute and so it is important that privacy and noise are dealt within the early stages of the design process.

The policy supports Policy DC1 - Ensuring Good Quality Design and Setting, which states, 'Development proposals must be designed in such a manner as to not have a significant adverse effect upon health, the natural environment or the residential amenity of the surrounding area by reason of:

- Traffic, noise, fumes or other forms of disturbance.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 15

#### Buildings

Buildings should be well designed, durable, well built and visually appropriate, (refer to section 5.12, page 101-112 excluding page 110).

- Form and Scale - New development will need to draw on a large number of references in locations which have a strong visual identity and are interpreted appropriately to reinforce local distinctiveness.
- Height and Mass - New buildings should have regard to the height and mass of adjacent buildings to limit overshadowing and maintain privacy of the internal space. For small infill sites, the height should be similar to that of surrounding buildings.
- Materials - generally to be sourced from the Essex vernacular palette.

Reason: The appearance and layout of buildings can establish the character and identity of an area and affect aspects of the community, including health, safety and social inclusion. Castle Point has a mixture of design in its residential and commercial areas. It is important that in those areas where a specific favourable character exists in the streetscene this is protected and enhanced in order to retain the sense of 'place' and quality of that area.

The policy supports the following policies:

Policy DC1 - Ensuring Good Quality Design and Setting, and states,

- The scale, massing and appearance of developments must be designed to reflect and/or enhance the character of the surrounding area.
- Development proposals must be designed in such a manner as to not have a significant adverse effect upon health, the natural environment or the residential amenity of the surrounding area.

Policy DC11 - Historic Environment, and states, The Council will require development to preserve and enhance the historic, architectural and aesthetic character of the environment where the development effects: Conservation Areas; Listed Buildings; Local Listed Buildings; Schedule Ancient Monuments; Archaeology; Historic Natural Environment.

## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 16

#### Lifetime Homes

The Urban Place Supplement requires all new development should be built to meet Lifetime Homes standards, with two exceptions:

- providing a car parking space outside the entrance,
- providing a covered entrance to each home,

The Lifetime Homes standard should be considered early in the design process in order that spaces are utilised effectively and the resulting development is innovative, (refer to section 5.12, page 110).

Reason: Whilst the Council support the intentions of the Urban Place Supplement, it only requires 3% of new homes to meet this standard. Nonetheless the guidance in the Urban Place Supplement continues to apply in terms of the application of the standards in Castle Point.

Adaptability is a feature of sustainable developments as set out in PPS1. Aspects of adaptability are access issues, and are addressed through the design and access statements. However, adaptability goes beyond accessibility and affect the ability of someone to use a building or place throughout their lifetime. The set of design standards are designed to support the changing needs occurring throughout a family cycle.

The standard has been adopted by the government and forms part of the Code for Sustainable Homes and is referred to in the Companion Guide to PPS3.

The Lifetime Home Standards support Policy CP5, which seeks a proportion of new homes to be delivered for people with special needs. It also supports Policy DC3 - Sustainability which seeks the application of the Code for Sustainable Homes - the Code includes the Lifetime Homes Standard.

### Adoption Statement CS 17

#### Influences upon Sustainability

This section helps to deliver high quality, sustainable development by establishing a methodology for the process which identifies appropriate development densities, how places are designed and how they should respond to community needs.

Reason: Castle Point seeks to deliver more sustainable forms of development that contribute towards achieving sustainable communities. The guidance will support the delivery of policies:

CP1 - Delivering Sustainable Development, which seeks to achieve carbon neutral developments.

CP2 - Creating inclusive communities, which seeks to ensure that new developments contribute towards delivering sustainable communities.

DC3 - Sustainability, which seeks to achieve high levels of sustainability in new buildings.

Where section 6 also supports the delivery of other Core Strategy policies they are adopted specifically in the following statements.





## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 18

#### Sustainable Development

Carbon saving is a primary goal in the attainment of quality design context, and site appraisals should identify the opportunities for sustainable design like capturing solar gain or ground conditions suitable for SUDS. The Code for Sustainable Homes should be used to identify the most appropriate combination of measures to achieve a high degree of environmental sustainability through all aspects of the design, refer to section 6.3, page 131-155).

Reason: The way in which we construct and use buildings has a critical impact upon the environment. Construction alone accounts for a significant proportion of UK emissions of carbon dioxide, the main 'greenhouse' gas responsible for climate change.

The policy is in accordance and supports the following Development Control Policies:

Policy DC1 - Ensuring Good Quality Design and Setting, which states 'development proposals must be designed in such a manner as to not have a significant adverse effect upon health, the natural environment or the residential amenity of the surrounding area'.

Policy DC3 - Sustainability which sets out sustainable development standards that are expected to be incorporated into the design of a development.

Policy DC6 - Managing Flood Risk, which states 'Where a proposal for development also passes the exception test, the Council will expect the development to also meet the following criteria:

- The layout of buildings avoids areas of the site that are a higher flood risk;
- Finish floor levels are above the 1 in 1000 year breach flood level;
- The building is designed to withstand the force and effect of flooding, and enable ease of restoration in the event of flooding.

### Adoption Statement CS 19

#### Sustainable Construction Methods

Sustainable construction methods are encouraged including the materials used and the method of construction. Preference should be given to recycling materials that may already exist on site and those that have been locally sourced or locally manufactured. Reference should be had to standards set out in the Code for Sustainable Homes, (refer to section 6.3, page 131 -133).

Reason: The materials used and methods of construction are equally attributable to the overall sustainability of a development, as their carbon reduction / savings are beneficial over traditional construction methods. With targets for new homes and jobs required in the borough, it is important that waste arising from their construction is managed in a sustainable and appropriate manner and is in accordance with the following policy:

Policy DC12 - Sustainable Construction Methods which states in point 1, the Council will encourage all new development to be built using sustainable construction methods including waste re-use and recycling and locally sources materials. The Council will refer applicants to the Council's Recycling Officer and guidance from the Department for Trade and Industry.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 20

#### Renewable Energy

Energy and carbon saving techniques should be incorporated into new developments and that renewable energy technologies should be considered as part of the energy strategy for all new development. Development above 1000sq m or 10 dwellings should incorporate on site infrastructure for renewable energy to provide at least 10% of the predicted energy requirements of the development in use, (refer to section 6.3, page 138-141).

Reason: Castle Point contribute an above average level of Domestic Carbon Dioxide emissions to the Environment. This makes Castle Point the 45th highest level out of 386 Local Authorities according to a study conducted by British Gas entitled 'Domestic Carbon Dioxide Emissions for Selected Cities 2006', and supports the following development control policies:

Policy DC1 - Ensuring Good Quality Design and Setting which states 'development proposals must be designed not to have a significant effect upon the health, the natural environment or the residential amenity of the surrounding area'.

Policy DC3 - Sustainability seeks efficiency in line with the code for sustainable homes and on site provision of renewable generation for all new homes to meet 10% of the dwellings requirement. For non-residential developments on-site provision is required where the floorspace exceeds 1,000m<sup>2</sup>.

### Adoption Statement CS 21

#### Water Conservation

A water management strategy for all development should be prepared and all buildings should incorporate a rainwater harvesting and storage system. Sustainable Drainage System (SUDS) could be used to manage excess rainwater, having reference to the standards set out in the Code for Sustainable Homes (refer to section 6.3, page 142-143).

Reason: Current levels of water consumption have implications for water supplies in the future particularly given the growth in households expected during the next 20 years. National policy as reflected in the draft East of England Plan expect water efficiency savings of at least 25% in new developments compared to 2006 levels, and supports the following policy:

Policy DC3 - Sustainability which seeks efficiency in line with the code for sustainable homes.



## 4 sections of the ups to be adopted upon adoption of the core strategy

### Adoption Statement CS 22

#### Sustainable Drainage System (SuDS)

Incorporate SuDS into new development proposals to manage excess rainwater, (refer to section 6.3, page 143-145).

Reason: The quality of drainage and the ability to remove waste water from properties safely and efficiently is 1 indicator out of a criteria of 11 to evaluate decent homes in the Castle Point borough, as formed through the The Private Sector Housing Conditions Survey 2006. This establishes that where one or more of these indicators are not met, it is then concluded that the dwelling is unfit for purpose.

Also, as identified as an issue for Castle Point in the Strategic Flood Risk Assessment for South Essex, that there are low lying parts of the Borough, where the capacity of drainage and drainage management systems are limited. Through the use of SuDS which mimics the natural system for draining surface water, would reduce pressure on the drainage network in these areas and have a positive contribution to the amenity and wildlife of a site. The guidance set by the UPS supports and is in accordance with the following development control policies:

Policy DC3 - Sustainability which seeks installation of SUDS technologies.

Policy DC6 - Managing Flood Risk which seeks installation of SUDS technologies.

### Adoption Statement CS 23

#### Biodiversity

Development should enhance existing biodiversity where possible and to create new habitats together with the resources for managements of those habitats. An Ecology Strategy should be produced to inform a Scheme of Management. Habitats should also be integrated into the design of buildings, (refer to section 6.3, page 145-155).

Reason: Castle Point Borough has an important unique natural environment, and has the duty to protect the natural environment from inappropriate development, whilst enhancing the quality of the built environment by ensuring that natural features are retained on development sites and incorporated into the design of buildings.

Policy DC8 - The Landscape and Natural Features which states in the following:

- The Council will expect as part of the planning application that the developer will submit a landscaping scheme that retains and improves, where possible, existing natural features and comprises the use of native species appropriate to the surrounding natural environment and their location within the townscape.
- The Council will encourage development to integrate biodiversity into the design and layout, having regard to the guidance prepared by the Essex Biodiversity Project. In doing so the Council will work with the developer to promote exemplar projects locally, regionally and nationally.

# 5 applying the urban place supplement in practice

## 5 Applying the Urban Place Supplement in Practice

The Urban Place Supplement is a technical design document that introduces new concepts for design and could be viewed as quite onerous. The Council does not wish for the Urban Place Supplement to make the planning process more onerous than it already is and will therefore apply it as follows:

### Statement of Practice 1

#### Applying the Urban Place Supplement

1. Developers are strongly encouraged to engage with the Council in pre-application discussions before submitting planning applications. This will enable the Council to assist the developer in identifying key issues for the site, and whether guidance in the Urban Place Supplement is applicable;
2. The Council will consider the guidance in the Urban Place Supplement to be applicable when an application is for a site within or adjacent to a town centre, or for large sites when it is identified as applicable in its allocation;
3. With regard to context appraisals, the methodology set out is considered to be guidance, setting out the types of considerations that should be covered. Clearly covering all elements may be onerous particularly with regard to smaller developments, however the guidance provides the developer with the opportunity to identify those elements of the context that are most important to the locality. The Council will expect the Context Appraisal to form part of the Design and Access Statement, submitted at the time of the application;
4. The Council will encourage applicants to apply all parts of the Urban Place Supplement when designing new developments, however, the existing adopted local policy will apply where there is a conflict between such a policy and the Urban Place Supplement;
5. The Council will use those specifically identified parts of the Urban Place Supplement as guidance when considering applications for developments in those locations identified in point 2.

#### Contacts

To discuss proposals for a specific planning application please contact Castle Point Borough Council Planning Service

**Phone:** 01268 882295

**Email:** [planning@castlepoint.gov.uk](mailto:planning@castlepoint.gov.uk)

**Write to:** *Planning, Castle Point Borough Council, Kiln Road, Benfleet, Essex, SS7 1TF*

To discuss the Urban Place Supplement or the Essex Design Initiative place contact Essex County Council:

**Phone:** 01245 434093

**Visit:** [www.the-edi.co.uk](http://www.the-edi.co.uk)

The Urban Place Supplement (UPS) and supporting documents are available to view on-line at [www.castlepoint.gov.uk](http://www.castlepoint.gov.uk) or [www.the-edi.co.uk](http://www.the-edi.co.uk).

