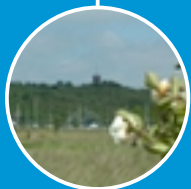
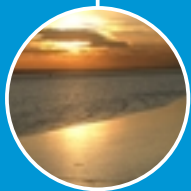


adoption statement for the urban place supplement



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1 the urban places supplement (ups)

1 The Urban Places Supplement (UPS)

What is the Urban Place Supplement?

1.1 The Urban Place Supplement (UPS), is additional design guidance to the Essex Design Guide for Residential Areas 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?

1.2 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.

1.3 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 housebuilding industry and other agencies, as well as wider public consultation.

Why an Urban Place Supplement?

1.4 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.

1.5 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.

What are the underlying principles of the Urban Place Supplement?

1.6 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.

1.7 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.

2 adopting the ups

5

2 Adopting the UPS

2.1 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).

2.2 To achieve this Castle Point Borough Council, in accordance with Regulation 17(1) of the aforementioned regulations, has prepared this draft statement announcing its proposals to adopt locally relevant sections of the Urban Place Supplement (UPS) as a Supplementary Planning Document (SPD).

2.3 As part of the process of adopting the UPS as a Supplementary Planning Document the Council has sought to follow the advice of the Department for Communities and Local Government (DCLG) and involve local residents and other stakeholders in the development of of this adoption statement.

Relevance of the UPS to Castle Point

2.4 Adopting suitable elements of the Urban Place Supplement 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

2.5 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.

2.6 Adopting suitable elements of the Urban Place Supplement (UPS) will help to ensure the council address the issues high density development may have 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 that is not expected to be adopted officially until 2009.

Relationship with the Emerging Local Development Framework

2.7 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.

2.8 The policies and guidance contained within the UPS will in parts help to inform and support specific draft Core and Spatial Policies and provide further design guidance to the Development Control Policies that are designed to identify the issues that need to be addressed in order that development is acceptable and contributes towards a better quality environment.

2.9 The adoption of suitable elements of the UPS will prevent the Council from having to produce its own design guidance for new high density developments within the urban areas, which will effectively save time and financial resources in seeking specialist design advise and detailed Sustainability Appraisal.



2 adopting the ups

The potential to adopt the UPS has brought this work forward in the LDF process than what was originally planned and policies in "Sustainable Design", can be implemented sooner than originally anticipated providing a better policy basis when deciding planning applications in the short to medium term, and into the future.

Public Engagement

2.10 Essex County Council prepared and produced a draft Urban Place Supplement (UPS) document over a 15 month period independently of Castle Point Borough Council and made it available for a six week public consultation period during September to November 2006 in accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) 2004. Castle Point Borough Council made representation and engaged in this part of the process.

2.11 After the consultations were completed a working group of officers from Essex County Council and the District Authorities assessed the representations made and agreed on the necessary changes to be made to the draft document. The final UPS document was released by Essex County Council's Essex Design Initiative on 23rd May 2007.

2.12 Having given consideration to the final Urban Place Supplement, and following conversations with the Government Office for the East of England, the Planning Service has undertaken a review of its contents and identified sections that will support the delivery of policies in the Adopted Local Plan and the emerging Core Strategy. This draft adoption statement sets out the outcome of that review.

2.13 The draft adoption statement is now subject to public consultation, concurrently with the Draft Guidance on Developer Contributions and the Draft Guidance on Flood Risk Assessment. The consultation period will last for 6 weeks and residents will be able to view the Statement online, at the Council Offices or in their local library. Responses may be submitted using our online interactive consultation tool, by email or by letter.

Website: www.castlepoint.gov.uk

Email: Planning@castlepoint.gov.uk

Address: Planning Service, Castle Point Borough Council, Kiln Road, Benfleet, Essex, SS7 1TF

Representations will be used to inform the final Adoption Statement which the Council will finalise by March 2008.

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

7

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

3.1 The following policies of the Urban Place Supplement that the Council consider compatible with the current local plan policies:

Statement of Intent LP 1

Context Appraisal

Context Appraisal for sites over 0.1ha, (refer to section 4.1, page 16).

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.

Statement of Intent LP 2

Movement

New developments should be designed to reduce demand for road space and realistically provides the community with alternative, sustainable transport choices, (refer to section 5.3, page 40).

Reason: To reduce travel distance of local journeys, create a more sociable and safer public realm. Consistent with policy H13 - Location of Development.

Statement of Intent LP 3

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, page 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.



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

Statement of Intent LP 4

Buildings

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

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.

Statement of Intent 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, page 78).

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.

Statement of Intent LP 6

Security and Safety

Security should be inherent in the design to avoid the need for safety measures like grills etc to be added, (section 5.11, page 96).

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.

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

Statement of Intent LP 7

Privacy and Noise

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

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



Statement of Intent LP 8

Energy Conservation

Energy and carbon saving techniques should be incorporated in new developments, (section 6.3, page 131).

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



Statement of Intent LP 9

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, (refer to section 6.3, page 146).

Reason: Supports policy 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

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

Statement of Intent CS 1

Context Appraisal

A Context Appraisal for sites over 0.1ha, (refer to Section 4.1, pages 16-20).

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 DC3 - Optimising Land Use.

Statement of Intent CS 2

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. (refer to section 5.7, page 78).
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 78).

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 DC3 - 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 DC7 - The Landscape and Natural Features, which encourages developments to integrate biodiversity into the design and layout.

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

Statement of Intent CS 3

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).

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 DC7 - 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 DC8 - Managing Open Space Provision

- The Council will protect all existing open spaces, playing fields and children's play spaces from development.
- Require that all new developments have access to at least one area of good quality public open space (within 480-720m).
- Where accessibility to open space is an issue, the Council will require developer contributions to be sought in-kind, on-site where appropriate.
- Where developers are providing open space within a development or off-site in lieu of on-site provision, the Council will expect the design of the open space to be of a high quality and inspiring in terms of the potential users.....Details of open space design should be submitted to the Council for approval before the development commences.



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

Statement of Intent CS 4

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).

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 DC16 - Developer Contributions which states:

- Securing developer contributions towards affordable housing, strategic infrastructure and environmental quality improvements as identified in the Spatial Policies, Core Policies and Development Control Polices.
- Economic viability will be considered in determining the level of contribution sought, however, the applicant must complete an economic viability assessment form in order that the Council can reasonably assess the credibility of any such claim.

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.

Statement of Intent CS 5

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 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 DC3 - 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.

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

Statement of Intent CS 6

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).

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:

Polcyl 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 DC4 - 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.

Statement of Intent CS 7

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).

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.

The policy supports the following policy:

Policy DC3 - 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 DC13 - 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.



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

Statement of Intent CS 8

Street Types

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

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 DC4 - 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.

Statement of Intent CS 9

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).

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 DC4 - 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

Statement of Intent CS 10

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).

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 DC4 - 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.

Statement of Intent CS 11

Waste Recycling

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

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 DC2 - Minimum Standards of Development, which states, 'Accessible outside space has been allocated for segregated waste storage in all developments'.

Statement of Intent CS 12

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).

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

Statement of Intent CS 13

Privacy and Noise

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

Reason: Due to the pressures of compact development and mixed-uses within our main urban centres and neighbourhoods, privacy and noise will become more acute and so it is important that privacy and noise are dealt with in 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

Statement of Intent CS 14

Buildings

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

- 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 DC10 - 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

Statement of Intent CS 15

Lifetime Homes

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: 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 DC2 - Minimum Standards of Development, which sets out six standards that all new development has to meet.

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

Statement of Intent CS 16

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. BREEAM Eco Homes and 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).

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 DC2 - Minimum Standards of Development, is a set out minimum standards that are expected to be incorporated into the design of a development.

Policy DC5 - 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.

Statement of Intent CS 17

Eco-Homes

Encourage all new developments to achieve a very good to excellent Eco-Homes Rating and a 4 star rated code for Sustainable Homes accredited points with highest possible scores in water and waste management, (refer to section 6.3, page 135).

Reason: To ensure elements of design of a development is sustainable and inclusive and supports the following policy:

DC2 - Minimum Standards of Development, which has set 6 minimum standards that all new development proposals have to meet. If developments fail to meet these standards then the proposals will be considered for refusal.



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

Statement of Intent CS 18

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).

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 DC2 - Minimum Standards which states in point 5, the requirement to reduce predicted CO2 emissions from new development using a combination of building performance improvements, on-site renewable energy and /or efficient supply of heat, cooling and power. The percentage reduction will be a least 10% for non-residential developments over 1000m sq and 25% for all housing developments (gross).

Statement of Intent CS 19

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, (refer to section 6.3, page 142).

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 DC2 - Minimum Standards of Development which states in point 3, that water efficient technologies have been included in the design of all mixed use and residential developments with the aim of achieving a level of water consumption below 125 l/p/d.

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

Statement of Intent CS 20

Sustainable Drainage System (SuDS)

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

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 DC2 - Minimum Standards of Development which states in point 4, that SuDS technology has been included in all development proposals in order to reduce predicted levels of surface water runoff entering the traditional drainage network.

Policy DC28 - Managing Flood Risk which seeks to manage all proposals for new or replacement buildings in Flood Risk Zone 3.

Statement of Intent CS 21

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, (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 DC11 - 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

Statement of Intent CS 22

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 6.4, page 146).

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 DC7 - 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 Have Your Say

The Urban Place Supplement (UPS) and supporting documents are available to view on-line at www.castlepoint.gov.uk or www.the-edi.co.uk. To understand fully the implications of this adoption statement you are recommended to consider the Urban Place Supplement before making a representation on this statement.

If you wish to express your support or objection or make comments on the adoption of a particular element of the Urban Place Supplement that is already set out in the Adoption Statement, please comment directly against the relevant Statement of Intent Box in chapter 3 'Sections of the UPS to be Adopted in support of the Adopted Local Plan' or chapter 4 'Sections of the UPS to be Adopted upon Adoption of the Core Strategy'.

Question 1

Missing Sections

Do you feel that there are other parts of the Urban Place Supplement that should be adopted but are not included in the Adoption Statement?

If so, please quote the Chapter, page number and paragraph of the section of the UPS document to which your comments refer.

Remember all comments on the draft Adoption Statement must be submitted to the Council by ...

This can be done online using the Council's interactive consultation system operated by Limehouse Software.

You may however also comment by post or email. If commenting in this way please set out the paragraph, or statement of intent to which you are referring. Please also ensure that written representation are made in clear and legible handwriting.

Emailed responses should be sent to planning@castlepoint.gov.uk

Postal responses should be sent to: *Planning Service, Castle Point Borough Council, Council Offices, Kiln Road, Benfleet, SS7 1TF.*

