

BRENTWOOD BOROUGH LOCAL DEVELOPMENT FRAMEWORK

URBAN PLACE SUPPLEMENT SUPPLEMENTARY PLANNING DOCUMENT

ADOPTION STATEMENT

Planning and Compulsory Purchase Act 2004 The Town and Country Planning (Local Development) (England) Regulations 2004

In accordance with Regulation 16 and Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, notice is hereby given that Brentwood Borough Council formally adopted the Urban Place Supplement as a Supplementary Planning Document on 26 September 2007.

The Urban Place Supplement forms part of the Local Development Framework and sets out additional guidance to the Essex Design Guide for Residential and Mixed Use Areas for development at higher densities across the Borough and promotes the achievement of a high standard of environmental performance in all new development.

Copies of the adopted Urban Place Supplement and Representations Statement can be viewed at the Town Hall, Ingrave Road, Brentwood; the Information Centre, 44 High Street, Brentwood; Brentwood Library, New Road, Brentwood; Shenfield Library, Hutton Road, Shenfield; and Ingatestone Library, High Street, Ingatestone, during normal opening hours

Copies of the documents can also be viewed on the Council's website at www.brentwood.gov.uk.

Paper copies of the adopted Urban Place Supplement can be purchased from the Urban Design & Regeneration Team, Essex County Council, County Hall, Chelmsford CM1 1QH or on-line at the Essex Design Initiative website www.the-edi.co.uk.

Any person aggrieved by the Urban Place Supplement may apply to the High Court for permission to apply for judicial review of the decision to adopt the Supplementary Planning Document, and any such application must be made promptly and in any event not later than 3 months after the date of adoption specified above.

The UPS will support policies in the adopted Brentwood Replacement Local Plan (2005) and provide additional guidance to the Council's policies and best practice in terms of sustainable development for the future.

The following schedule sets out how the guidance in the Urban Place Supplement relates to the policies in the Brentwood Replacement Local Plan.

Urban Place Supplement (UPS) – Broad Guidelines	Brentwood Replacement Local Plan (BRLP) Policy
<p>Recommendation for a context appraisal to be submitted for any development on sites over 0.1 hectares.</p>	<p>No policy requirement in BRLP, but a context appraisal could be encouraged as supporting information on applications for appropriate sites and inform or be included as part of the requirement for an Design and Access statement.</p>
<p>On sites within 800m of large town centres or 400m of neighbourhood centres/small town centres, at least 50% of ground floor frontage of development facing major streets should be allocated for non-residential uses other than vehicle parking.</p>	<p>Consistent with Policies H4 and TC3 (Mixed Use Development).</p>
<p>Recommendation for the provision of attractive, inviting, safe and well-maintained public spaces to create a shared environment, accessible to everyone and designed to accommodate biodiversity.</p>	<p>Supports Policies LT4 (Provision of Open Space in New Development), C5 (Retention and Provision of Landscaping and Natural Features in Development), TC12 (Landscaping in the Town Centre), TC13 (Pedestrian Areas) and TC17 (Open Space/Amenity Areas).</p>
<p>Recommended that in every development project on sites over 0.1 hectares or 10 dwellings or more, up to 1% of the total development cost is allocated for public art.</p>	<p>Supports Policy TC13 (Pedestrian Areas), which seeks to enhance pedestrian areas through the provision of public art.</p>
<p>Two new road types are introduced: - Mixed-use streets at the heart of a neighbourhood in urban areas which contain a mix of residential, commercial and service uses , and allows for parking, servicing and landscaping. - Play streets are principally residential streets where road space is equally shared between vehicles and other users, with special regard to the needs of residents.</p>	<p>Consistent with Policies T3 – Traffic Management and T15 – Pedestrian Facilities, which seek to improve the quality of the urban environment, improve highway safety, promote high density and mixed use developments in central areas and near major transport interchanges, improve conditions for pedestrians, and provide for ‘home zones’.</p>
<p>The design criteria for the provision of private space in relation to different housing types is set out as a need to provide either: - Private gardens. - Communal gardens. - Roof Terraces. - Balconies.</p>	<p>Consistent with Policy CP1 (General Development Criteria). Where they differ, private amenity space standards set out in the BRLP will continue to take precedence.</p>

<p>Public space is severely compromised if current parking standards for Essex are applied on schemes of greater density than 50 dwellings per hectare. Two design solutions are possible:</p> <ul style="list-style-type: none"> - Parking is substantially reduced. - Cars need to be accommodated in a way that does not compromise the required quality and quantity of public and private space. <p>It is suggested that parking be provided underground, under-deck, multi-storey or under-croft.</p>	<p>Consistent with Policies CP1 (General Development Criteria), which states that development should make satisfactory arrangements for parking and servicing within the site, T5 (Parking – General) and associated maximum vehicle parking standards, and T8 (On-street Parking).</p>
<p>All development should be designed to encourage cycle use. To do this, schemes should consider the needs of cyclists in regard to:</p> <ul style="list-style-type: none"> • Cycle parking facilities at destinations. • Routes between destinations. • Cycle storage that is safe, secure, covered and close to home. 	<p>Consistent with Policy CP2 (New Development and Sustainable Transport Choices), which seeks to reduce the need to travel, particularly by car and promote accessibility to a choice of transport modes, and T14 (Cycling), which promotes improved cycle routes, parking and facilities.</p>
<p>Encouragement of waste recycling within the home, with communal waste storage and commercial waste recycling including access for collection vehicles.</p>	<p>Consistent with Policy IR4 (Recycling Facilities).</p>
<p>Security and safety needs to be inherent in the design of any new development to avoid the need for future safety additions such as security grills and other measures.</p>	<p>Supports Policy C19 (Secured by Design).</p>
<p>Any new development should be designed to maintain privacy and reduce the impact of noise from external sources.</p>	<p>Supports Policies CP1 (General Development Criteria), which requires that proposals do not have an unacceptable detrimental impact on general amenities by way of overlooking, lack of privacy, overbearing effect or general disturbance and PC4 (Noise)</p>
<p>Buildings should be well designed, durable, well built and visually appropriate, with high quality building design informed by a Context Appraisal and the application of principles of:</p>	<p>Supports Policy CP1 (General Development Criteria), which seeks a high standard of design and layout, compatible with its location and any surrounding development in terms of size, siting, scale, design and materials and requires that</p>

<ul style="list-style-type: none"> • Form and Scale • Height and Mass • Visual Appropriateness • Active Frontages • Variety and Unity • Adaptability, Durability and Accessibility • Visual Richness • Materials 	<p>proposals do not have an unacceptable detrimental impact on general amenities by way of overlooking, lack of privacy, overbearing effect or general disturbance. In conservation areas, supports Policy C14 (Development Affecting Conservation Areas).</p>
<p>All new development in Essex should be built to meet Lifetime Homes standards, with two exceptions:</p> <ul style="list-style-type: none"> - Providing a car parking space outside the entrance. - Providing a covered entrance to each home. 	<p>Supports Policy H16 (Lifetime Homes).</p>
<p>Development types based on minimum densities are recommended for sites within various sustainable urban locations:</p> <ul style="list-style-type: none"> • Compact Development (min. 75 dph) • Robust urban Form (min. 50 dph) • Large Sustainable Development (min. 65 dph) • Small infill 	<p>Consistent with Policy H14 (Housing Density), which expects densities greater than 65 dwellings per hectare (dph) in Town and District Centres or other locations with good public transport accessibility.</p>
<p>Carbon saving is a primary goal in shaping the objectives of the guidance and the attainment of quality design. Context and Site appraisals should identify opportunities for achieving sustainable design on a site, such as capturing solar gain or ground conditions suitable for SuDS. Using BREEAM EcoHomes and / or the Code for Sustainable Homes methodology should identify appropriate measures to achieve a high degree of environmental sustainability throughout all aspects of design.</p>	<p>Supports Policy IR5 (Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development), which states that the new development should incorporate the principles of energy conservation and efficiency in the design, massing, siting, orientation layout and use of materials, and encourages the use of renewable sources of energy and water conservation. Also supports Policy IR8 (Surface Water Run Off), which requires flood protection or attenuation measures (including Sustainable Drainage Systems or SuDS)</p>
<p>All development should achieve a very good EcoHomes rating and a 3 star rated code for sustainable homes accredited points with highest possible scores in terms of water and waste management. After 2012 an excellent EcoHomes and 4 star sustainable home rating will be expected.</p>	<p>Supports Policy IR5 (Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development), which states that the new development should incorporate the principles of energy conservation and efficiency in the design, massing, siting, orientation layout and use</p>

	<p>of materials, and encourages the use of renewable sources of energy and water conservation. The reference to EcoHomes and Code for Sustainable Homes provides a basis for discussion with applicants at this time.</p>
<p>Development above 1000 sq. 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. All development over 50 ha should incorporate combined Heat and Power district heating systems.</p>	<p>There is no requirement in the BRLP for an amount of energy requirements to be provided through renewable energy, but Policy IR5 (Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development) encourages the provision of renewable energy sources and consistent with Policy IR6 (Renewable Energy Schemes).</p>
<p>Water conservation is important in Essex as it is one of the driest areas of the country. This can be achieved through a Water Management Strategy for every development that specifies the following:</p> <ul style="list-style-type: none"> - The performance of water appliances. - The use of rainwater harvesting. - The use of Sustainable Drainage Systems (SuDS). 	<p>Supports Policy IR5 (Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development), which encourages water conservation, and IR8 (Surface Water Run Off), which provides for flood attenuation measures (including Sustainable Drainage Systems).</p>
<p>Development should enhance existing biodiversity, where possible; create new habitats and resource appropriate management of habitats. An ecology strategy should be produced to inform a scheme of management. It is desirable that habitats be integrated into the design of buildings.</p>	<p>Supports Policy CP1 (General Development Criteria), which expects proposals to take full account of the need to conserve or enhance biodiversity, and Policy C5 (Retention and Provision of Landscaping and Natural Features in Development).</p>