

Appendix 1

The Planning Policy Context for the Great Dunmow Town Design Statement

This section contains extracts from the important higher level policy statements at the National Level and the Regional level but it must be stressed they are not comprehensive and are offered for information only.

Other policy guidance, such as that on Historic Areas is also relevant but has not been included here in the interest of restricting the length of the TDS.

Local planning policy – the Uttlesford Local Development Framework is still at the formulation stage and is not therefore covered here. However, the Sustainability Appraisal that is contained in another Appendix is based on the same set of objectives that are being used to appraise the Core Strategy and hence a high degrees of consistency will be achieved.

As well as conforming to national and regional policy both the LDF and the TDS were it to be adopted as Supplementary Guidance must also be consistent with the local Sustainable Community Strategy. In Uttlesford that is the responsibility of Uttlesford Futures. It is understood that the existing Community Strategy is being reviewed. The existing Strategy has the following objectives.

Uttlesford Futures Sustainable Community Strategy 2003-07

- Children and young people matter
- Staying healthy
- Where we live
- Developing business and bringing prosperity
- Getting around
- Learning and skills for life
- Getting on well together
- Feeling safe

It is suggested that the TDS is consistent with these broad objectives.

Part 1 - National Planning Guidance

Planning Policy Statement 1:

Delivering Sustainable Development (2005)

(iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted (see paragraphs 33 – 39 below).

Protection and Enhancement of the Environment

17. The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources. Those with national and international designations should receive the highest level of protection.

18. The condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built

environment brings social and economic benefit for local communities. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

20. Development plan policies should take account of environmental issues such as:

- mitigation of the effects of, and adaptation to, climate change through the reduction of greenhouse gas emissions and the use of renewable energy; air quality and pollution; land contamination; the protection of groundwater from contamination; and noise and light pollution;
- the protection of the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements, including the provision of good quality open space; the conservation of soil quality; and the preservation and enhancement of built and archaeological heritage;

– the potential impact of the environment on proposed developments by avoiding new development in areas at risk of flooding and sea-level rise, and as far as possible, by accommodating natural hazards and the impacts of climate change.

(ii) Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.

(iii) Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.

(ix) Enhance as well as protect biodiversity, natural habitats, the historic environment

and landscape and townscape character.

(x) Address, on the basis of sound science, the causes and impacts of climate change, the management of pollution and natural hazards, the safeguarding of natural resources, and the minimisation of impacts from the management and use of resources.

Design

33. Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

34. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

35. High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation. It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of resources. Although visual appearance and the architecture of individual buildings

are clearly factors in achieving these objectives, securing high quality and inclusive design goes far beyond aesthetic considerations. Good design should:

- address the connections between people and places by considering the needs of people to access jobs and key services;
- be integrated into the existing urban form and the natural and built environments;
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and,
- consider the direct and indirect impacts on the natural environment.

36. Planning authorities should prepare robust policies on design and access. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its present defining characteristics. Key objectives should include ensuring that developments:

- are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to their local context and create or reinforce local distinctiveness;
- create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- address the needs of all in society and are accessible, usable and easy to understand by them; and
- are visually attractive as a result of good architecture and appropriate landscaping.

37. In planning for the achievement of high quality and inclusive design, planning authorities should have regard to good practice set out in *By Design – Urban design in the planning system: towards better practice*; *By Design – better places to live*; *Safer Places – the Planning System and Crime Prevention*; and *Planning and Access for Disabled People: A Good Practice Guide*.

38. Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.

39. Development plans should also contain clear and comprehensive inclusive access policies. Such policies should consider people's diverse needs and aim to break down the unnecessary barriers and exclusions in a manner that benefits the entire community. Although society and individuals have invested heavily in enabling people to manage their personal circumstances, many people are unnecessarily affected by ill-conceived design, with the mobility needs of, for example, disabled people, elderly people and others considered separately from others and only once designs are completed.

41. One of the principles of sustainable development is to involve the community in developing the vision for its area. Communities should be asked to offer ideas about what that vision should be, and how it can be achieved. Where there are external constraints that may impact on the

vision and future development of the area (for example, those that may arise from planning policies set at the regional or national level) these should be made clear from the outset. Local communities should be given the opportunity to participate fully in the process for drawing up specific plans or policies and to be consulted on proposals for development. Local authorities, through their community strategies and local development documents, and town and parish councils, through parish plans, should play a key role in developing full and active community involvement in their areas.

Planning Policy Statement 12:

Creating strong safe and prosperous communities through Local Spatial Planning 2008

Advantages of Spatial Planning to Councils and LSPS

2.6 Spatial planning provides a means of safeguarding the area's environmental assets, both for their intrinsic value and for their contribution to social and economic well being by:

- Protection and enhancing designated sites, landscapes, habitats and protected species; and
- creating a positive framework for environmental enhancement more generally.

Evidence base

4.37 Core strategies have major effects. Social and economic impacts may include altering property values by a considerable amount; or helping access to housing, jobs, accessible local services and open space for many people, especially people with limited resources. There may be impacts on environmental or cultural assets: the core strategy may affect how much the area contributes to mitigating and reducing climate change. It is therefore essential that core strategies are based on thorough evidence. The evidence base should contain two elements: Participation: evidence of the views of the local community and others who have a stake in the future of the area.

Research/ fact finding: evidence that the choices made by the plan are backed up by the background facts.

Evidence gathered should be proportionate to the job being undertaken by the plan, relevant to the place in question and as up-to-date as practical having regard to what may have changed since the evidence was collected.

6. Supplementary planning documents

Role of others

6.2 The process of planning at urban community or parish level can bring wide benefits in terms of deepening community involvement and increasing a sense of belonging and of ownership of policy. However where communities or developers wish to use the statutory planning process (ie SPDs) as part of their approach, they should work with the local planning authority from the outset. Developers and communities should not expect to prepare plans independently from the LPA and then have them adopted as SPD. Parishes and urban communities should not however regard the statutory planning approach as the only option open to them: other forms of community planning may be more appropriate. Local planning authorities should pay close attention to the contents of non statutory parish and community plans as part of their community involvement.

Part 2 THE EAST OF ENGLAND PLAN (2008)

Overall Spatial Vision

2.2 By 2021 the East of England will be realising its economic potential and providing a high quality of life for its people, including by meeting their housing needs in sustainable inclusive communities. At the same time it will reduce its impact on climate change and the environment, including through savings in energy and water use and by strengthening its stock of environmental assets.

Objectives

(iv): To improve the quality of life for the people of the region by:

- ensuring new development fulfils the principles of sustainable communities, providing a well designed living environment adequately supported by social and green infrastructure;
- promoting social cohesion by improving access to work, services and other facilities, especially for those who are disadvantaged;
- maintaining cultural diversity while addressing the distinctive needs of each part of the region;
- promoting regeneration and renewal of disadvantaged areas; and
- increasing community involvement in the implementation of the strategy at the local level.

(v): To improve and conserve the region's environment by:

- ensuring the protection and enhancement of the region's environmental assets, including the built and historic environment, landscape and water;
- re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land;
- protecting and, where appropriate, enhancing biodiversity through the protection of habitats and species and creating new habitats through development;
- providing a network of accessible multi-functional green space; and
- reducing the demand for and use of water and other natural resources and reducing waste, whilst increasing the sustainable management of waste.

POLICY SS1: Achieving Sustainable Development

The strategy seeks to bring about sustainable development by applying: (1) The guiding principles of the UK Sustainable Development

Strategy 2005:

- living within environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

(2) The elements contributing to the creation of sustainable communities described in Sustainable Communities:

Homes for All:

- active, inclusive and safe in terms of community identity and cohesion, social inclusion and leisure opportunities;
- well run in terms of effective participation, representation and leadership;
- environmentally sensitive;
- well designed and built;
- well connected in terms of good transport services;
- thriving in terms of a flourishing and diverse economy;
- well served in terms of public, private, community and voluntary services; and – fair for everyone.

Local Development Documents and other strategies relevant to spatial planning within the region should:

- (a) help meet obligations on carbon emissions; and
- (b) adopt a precautionary approach to climate change by avoiding or minimising potential contributions to adverse change and incorporating measures which adapt as far as possible to unavoidable change.

In particular, the spatial strategy seeks to ensure that development:

- maximises the potential for people to form more sustainable relationships between their homes, workplaces, and other concentrations of regularly used services and facilities, and their means of travel between them; and
- respects environmental limits by seeking net environmental gains wherever possible, or at least avoiding harm, or (where harm is justified within an integrated approach to the guiding principles set out above) minimising, mitigating and/or compensating for that harm.

POLICY SS4: Towns other than Key Centres and Rural Areas

Local Development Documents should define the approach to development in towns other than those listed in Policy SS3 and in rural areas. Such towns include selected market towns and others with the potential to increase their economic and social sustainability through measures to:

- support urban and rural renaissance;
- secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
- improve the town's accessibility, especially by public transport.

Local Development Documents should also consider the potential of other key service centres to accommodate development which is sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs. For other rural settlements they should seek to support the viability of agriculture and other economic activities, diversification of the economy, the provision of housing for local needs and the sustainability of local services.

POLICY T8: Local Roads

Local Authorities should manage the local road network in accordance with their local transport plan objectives to complement the aims of Policies T2 to T7 with the following priorities:

- tackling congestion and its environmental impacts;
- facilitating the provision of safe and efficient public transport, walking and cycling;
- providing efficient vehicular access to locations and activities requiring it, particularly in areas of growth and where regeneration is dependent on improved access; and
- improving safety.

POLICY T9: Walking, Cycling and other Non-Motorised Transport

Provision for walking, cycling and other non-motorised transport should be improved and developed as part of an integrated strategy for achieving the RTS objectives. Pedestrian, cycle and other non-motorised transport networks should be managed and improved to enhance access to work, schools and town centres, and provide access to the countryside, urban green space, and recreational opportunities. Support should be given to completing the National Cycle Network in the region by 2010, and to linking it to local cycle networks.

Environment

The following principles for the management of the East of England's natural, built and historic environment reflect national guidance and

underpin the policies in this section. In their plans, policies and programmes local planning authorities and other agencies should seek to:

- conserve and enhance the natural, historic and built environment by positive management and protect it from development likely to cause harm;
- adopt an approach that integrates protection and enhancement of nationally and internationally designated sites and areas while meeting the social and economic needs of local communities;
- protect, for their own sake, all important aspects of the countryside, including individual features, special sites, their setting, and the wider landscape;
- through the development plan system, conserve and enhance whenever possible regional and local distinctiveness and variety, based on a thorough assessment of local character and scrutiny of development impacts;
- promote a sustainable approach to the use of the region's natural resources;
- secure effective protection of the environment by considering the nature and location of proposed development as part of a broadly based concern for, and awareness of, biodiversity and other environmental assets, and of issues such as light and noise pollution;
- restore damaged and lost environmental features whenever possible; and
- adopt a common approach to environmental issues which cross local planning authority boundaries.

POLICY ENV1: Green Infrastructure

Areas and networks of green infrastructure should be identified, created, protected, enhanced and managed to ensure an improved and healthy environment is available for present and future communities. Green infrastructure should be developed so as to maximise its biodiversity value and, as part of a package of measures, contribute to achieving carbon neutral development and flood attenuation. In developing green infrastructure opportunities should be taken to develop and enhance networks for walking, cycling and other non-motorised transport.

Local Development Documents should:

- define a multiple hierarchy of green infrastructure, in terms of location, function, size and levels of use, based on analysis of natural, historic, cultural and landscape assets, and the identification of areas where additional green infrastructure is required;
- require the retention of substantial connected networks of green space in urban, urban fringe and adjacent countryside areas to serve the growing communities in key centres for development and change; and
- ensure that policies have regard to the economic and social as well as environmental benefits of green infrastructure assets and protect sites of European or international importance for wildlife.

Local Development Documents should set policies which respond to locally identified need, including increased demand for recreational open space associated with planned development, and identify the scale and location of green infrastructure required to ensure that existing, extended, and new communities are attractive places to live and work.

8.6 Provision should aim to extend and enhance existing infrastructure to create linked networks of green space. Any tension between the multiple demands made on such infrastructure should be addressed. It will also be important to ensure that areas of green infrastructure are managed and maintained appropriately.

POLICY ENV2: Landscape Conservation

Planning authorities and other agencies should recognise and aim to protect and enhance the diversity and local distinctiveness of the countryside character areas identified on Figure 6 by:

- developing area-wide strategies, based on landscape character assessments, setting long-term goals for landscape change, targeting planning and land management tools and resources to influence that change, and giving priority to those areas subject to most growth and change;
- developing criteria-based policies, informed by the area-wide strategies and landscape character assessments, to ensure all development respects and enhances local landscape character; and
- securing mitigation measures where, in exceptional circumstances, damage to local landscape character is unavoidable.

POLICY ENV5: Woodlands

In their plans, policies, programmes and proposals planning authorities and other agencies should seek to achieve an increase in woodland cover by protecting and achieving better management of existing woodland and promoting new planting where consistent with landscape character.

Ancient semi-natural woodland and other woodlands of acknowledged national or regional importance should be identified in Local Development Documents with a strong presumption against development that would result in their loss or deterioration. Aged or veteran trees should be conserved. The nature conservation and recreation value of woodland is recognised, and conversion to other land uses should be resisted unless there are overriding public and ecological benefits. Woodland unavoidably lost to development should be replaced with new woodland of at least equivalent area and composition, preferably in the same landscape unit.

POLICY ENV6: The Historic Environment

In their plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region, its archaeology, historic buildings, places and landscapes, including historic parks and gardens and those features and sites (and their settings) especially significant in the East of England:

- the historic cities of Cambridge and Norwich;
- an exceptional network of historic market towns;
- a cohesive hierarchy of smaller settlements ranging from nucleated villages, often marked by architecturally significant medieval parish churches, through to a pattern of dispersed hamlets and isolated farms;
- the highly distinctive historic environment of the coastal zone including extensive submerged prehistoric landscapes, ancient salt manufacturing and fishing facilities, relict sea walls, grazing marshes, coastal fortifications, ancient ports and traditional seaside resorts;
- formal planned settlements of the early twentieth century, including the early garden cities, and factory villages;
- conservation areas and listed buildings, including domestic, industrial and religious buildings, and their settings, and significant designed landscapes;
- the rural landscapes of the region, which are highly distinctive and of ancient origin; and
- the wide variety of archaeological monuments, sites and buried deposits which include many scheduled ancient monuments and other nationally important archaeological assets.

8.20 To conserve the wider historic environment, local authorities and other agencies should afford the highest level of protection to historic and archaeological areas, sites and monuments of international, national and regional importance. Plans and policies should ensure new development preserves or enhances historic buildings and landscapes, conservation areas and important archaeological features and their settings. Policies and programmes should work towards rescuing buildings and monuments at risk, and take an active role in promoting repair and re-use of historic buildings, especially where this would assist urban renaissance and regeneration. The landscape context and setting of buildings and settlements is an essential component of their quality and should be safeguarded in policies relating to historic assets.

8.21 In areas identified for growth and regeneration, it is important that the impact of new development on the historic environment is properly understood and considered. Historic character and significance, and the opportunities they offer, should be considered at an early stage in the development process, including master plans and planning briefs. Local Development Documents should be based on the identification, assessment, and evaluation of historic assets, their contribution to local character and diversity, and their capacity to absorb change. Policies should be founded on a robust evidence base and reflect a thorough understanding of the historic environment and enhancement opportunities through approaches such as historic environment characterisation.

POLICY ENV7: Quality in the Built Environment

Local Development Documents should require new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

New development should:

- provide buildings of an appropriate scale, founded on clear site analysis and urban design principles;
- make efficient use of land;
- in the case of housing development, achieve the highest possible net density appropriate to the character of the locality and public transport accessibility;
- provide a mix of uses and building types where appropriate;
- have regard to the needs and well being of all sectors of the community;
- address crime prevention, community safety and public health;
- promote resource efficiency and more sustainable construction, including maximum use of re-used or recycled materials and of local and traditional materials;
- reduce pollution, including emissions, noise and light pollution; and

- maximise opportunities for the built heritage to contribute to physical, economic and community regeneration.

Conservation-led regeneration should respect the quality and distinctiveness of traditional buildings and the value they lend to an area through their townscape quality, design and use of materials. In their plans, policies, programmes and proposals planning authorities should give consideration to the opportunities presented by the region's industrial, maritime and rural heritage.

8.22 New development is often seen as a threat to the quality of life and attractiveness of an area but this need not be the case. Sensitively handled, the design and layout of buildings and landscape features can complement what already exists, strengthen the sense of place, and help confer new character.

8.23 Policy ENV7 draws together the different strands of national policy which underpin quality in the built environment from PPS 1, 3, and 15. Under this policy, high quality design will be a requirement of all new built development, whether in urban or rural areas, coupled to high standards of environmental performance. The Towns and Cities Strategy (EEDA, 2003), and the Code for Sustainable Homes (DCLG 2006), will be supported. Areas with distinctive local character may warrant local guidance setting out how new development can be sympathetic in form and layout to that which already exists.

8.24 To achieve innovative, high quality design, local authorities are encouraged to draw on authoritative guidance, e.g. 'Secured by Design' and the knowledge and expertise of appropriate advisory bodies, e.g. the Commission for Architecture and the Built Environment and Inspire East, set up local advisory panels on design to assist decisions on planning applications, and encourage architectural competitions for important developments.

8.25 In relation to conservation-led regeneration, policies should consider the potential for sensitive exploitation of:

- the maritime heritage of the East of England, including docks and water spaces, fortifications, coastal resorts piers and historic buildings;
- the industrial heritage, including Maltings, mills, factories and pumping stations;
- the traditional architecture of rural villages and market towns; and
- redundant historic rural buildings, including barns and churches which can provide attractive premises for a variety of employment or community uses.

- the wide variety of archaeological monuments, sites and buried deposits which include many scheduled ancient monuments and other nationally important archaeological assets.