

**Extract from Planning and Licensing Committee Report 14 September 2017
Agreed Amendments and Additions to draft Maldon District Design Guide (MDDG)**

Amendments:

Paragraph in MDDG	Chapter	Proposed Amendment
Page 2	Foreword	Include Foreword
A01	The Opportunity	Set out Policy D1, LDP.
A04	Key Design Objectives	Add to 'Character' box to read: Enhance identity and sense of place. All design proposals should be informed by a thorough contextual analysis of the built, natural and historic environment and respond to the scale height, density, urban grain, settlement pattern and layout, massing, type, materials, vernacular styles of construction and landscape details of the surrounding area.
A06	Who to talk to	Add Essex County Council as LLFA (Lead Flood Authority) and SuDs Authority to 'initial advice' box. Add Sport England Authority to 'initial advice' box.
B02 (p.10)	Helpful Documents	Add Sport England and Public Health England's Active Design Guidance 2015 to Interactive page. Add Historic England 'Streets for All' to Interactive page.
B02 (p. 11)	Helpful Documents	Add new paragraph to read: Within areas subject of a Strategic Masterplan Framework and/or Strategic Design Code, these documents should form the basis of the design approach. In circumstances where the Maldon District Design Guide is not consistent with these documents, the principles established in the Strategic Masterplan Frameworks or Strategic Design Codes should be considered in the first instance.
B03	Landscape Settlement and Character	Add paragraph 2.7.7 on page 7: 'Several documents are being prepared to provide up to date guidance relating to Green Infrastructure and Landscape. This includes a new Maldon Green Infrastructure Strategy and several area-specific masterplans and design codes where green infrastructure and landscape are central strands. For further details see www.maldon.gov.uk
B04	Locational Characteristics	Amend 'English Heritage' to Historic England. Add 'Further Guidance' box and add Historic England Guidance Documents: Good Practice Advice in Planning 3 – The setting of Heritage

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		<p>Assets; Understanding Place – Historic Areas Assessments.</p> <p>Add VDS and NPs to map on page 15.</p>
B04 03	Riverside and Maritime Settlements	<p>Expand final sentence in first paragraph to read: These settlements have developed either as ports, recreation areas or from plot lands, when large areas of farmland were split up into plots for cheap building land. The settlements have a less defined urban character but are closely linked to the open nature of the surrounding landscapes and where the plot lands form the basis of the settlement seen today especially at St Lawrence, Mayland and North Fambridge.</p>
B05	Site Appraisal	<p>Add to Bullet Point 4 to read: The contribution made by trees or other planting, landscape and biodiversity features within or adjoining the site.</p> <p>Add Bullet Point to read: Consideration of promoting healthy lifestyles in linking to destinations outside of the development by walking and cycling and the types of activities in green corridors and multifunctional open spaces within the development.</p>
B06	Site and setting summary	<p>Add to Bullet Point 3, second box: ‘Areas, buildings and/or structures of historic significance and importance including man-made landmarks and below ground archaeology.’</p>
C02	Using the Sites Features	<p>Change Townscape Checklist Bullet Point 6 to read: The current routes including vehicle highway, cycle and footpath network, Public Rights of Way (PRoW) and Bridleways.</p> <p>Add to end of Bullet Point 6: ‘to promote physical activity’.</p> <p>Add to ‘Further Guidance’ box: ECC Sustainable Urban Drainage Systems Design Guide 2016.</p>
C03	Creating a network of streets, footpaths, cycleways and access arrangements	<p>Add to first paragraph after ‘social interaction’ insert: ‘and to encourage healthy living’.</p> <p>Take out reference in Bullet Point 9 ‘including’ to read: Where appropriate, to consider access to PRoW, Bridleways and potential for multi-user tracks and links.</p> <p>Add to ‘Further Guidance’ box: ECC Developers Guide</p>

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		Sport England and Public Health England Active Design Guidance 2015
C05	Streets where everyone can rest, gather and meet	<p>Add to Bullet Point 1: ‘and supporting facilities for physical activity including seating and cycle parking.’</p> <p>Add Sport England ‘Active Design Guidance 2015’ in ‘Further Guidance’ Box.</p>
C06	Open Spaces	<p>Add to first sentence of text at end: biodiversity and habitat.</p> <p>Change Bullet Point 3 to read: Links with existing spaces to form green routes and networks accessible for all users.</p> <p>Add to start of Bullet Point 6 to read: [Make sure that open space] Within the development, is appropriately defined and enclosed by buildings with windows on the ground floor from habitable rooms overlooking it where appropriate.</p> <p>Add Sport England ‘Active Design Guidance 2015’ in ‘Further Guidance’ Box.</p>
C07	Residential Outdoor Amenity	Bullet Point 6: Add reference to Essex Design Guide to read: Where new development backs on to the rear gardens of existing housing, the distances between buildings are as set out in the Essex Design Guide to a minimum of 25 metres.
C10	Car Parking	Revised wording for Bullet Point 7: Parking in front of dwellings is minimised in existing garden areas so as not to use up the front garden and avoids extensive areas of hard standing and car dominated frontage.
C11	Cycle Parking	Add to first sentence to read: “For cycling to become an alternative to the car, bicycles must be readily accessible with secure parking at home and outdoors. Support facilities for cycle parking are equally important in open space and at community facilities and other service areas in the development.”
C12	Layout and Plot Size	In the opening first paragraph of text add at end of third sentence: ‘and in the Garden Suburbs’.
C21	Future Proofing	<p>Change wording: Bullet Point 6: Shading is ‘considered’ (replaces ‘provided’). Bullet Point 7: ‘The use of green roof systems or green walls is considered...’</p> <p>Add new Bullet Point: Use of tree planting or</p>

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		<p>changes to land management to provide shading or cooling.</p> <p>Add new Bullet Point: Consider bat or bird roosting or nesting facilities in buildings and grounds.</p> <p>Add in ‘Further Guidance’ box: Energy Efficiency in Historic Buildings; Green Infrastructure and Landscape Technical Document; Biodiversity by Design: A Guide to sustainable Communities TCPA 2004; TCPA/Wildlife Trusts - Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure Biodiversity, 2012.</p>
Technical Document	Planning and Noise	<p>Add reference to Essex CC’s Minerals and Waste Management Plans at Para. 3.6.</p> <p>Add AGP Acoustics 2015 guidance on Artificial Grass Pitches at Para 3.9.</p>
Technical Document	Assessing Air Quality and Emissions Impacts from Development	<p>Page 9, Add limit of 40µg to Checklist 2, Criteria 1 and 14.</p> <p>Page 11, Reference the updated 2017 IAQM to Classification of Impact Significance</p> <p>Page 12, second paragraph of recommendation: Remove the word ‘LDP’ and replace with ‘All’ to read: All sites will be expected to explore...etc. Remove reference to ‘not an LDP site’ in the ‘Action’ and add ‘mitigations not agreed’ to read: Recommend refusal if mitigations not agreed.</p>
Technical Document	Green Infrastructure and Landscape	<p>Add paragraph 2.7.7 on page 7: ‘Several documents are being prepared to provide up to date guidance relating to Green Infrastructure and Landscape. This includes a new Maldon Green Infrastructure Strategy and several area-specific masterplans and design codes where green infrastructure and landscape are central strands. For further details see www.maldon.gov.uk.</p> <p>Add substantial additional paragraphs in the ‘Biodiversity’ section to incorporate ECC comments in relation to detailed biodiversity enhancements such as wildlife features in buildings, planting and boundary features for nature conservation, lighting mitigation and management.</p>

Paragraph in MDDG	Chapter	Proposed Amendment
		Add additional paragraphs to include references to Sport England & Public Health England's 'Active Design' guidance.
Technical Document	Older Person's Housing	Remove references to Life Time Homes

Additions:

Paragraph in MDDG	Chapter	Proposed Addition
C07	Residential outdoor amenity	Add additional Bullet Point to read: Boundary treatments for secure and private amenity space are considered as a design feature of the scheme and plot layout.
C08	Street Furniture, Lighting and Public Art	Add to first paragraph of text to read: The design and location of street furniture, <u>lighting and public art</u> should be simple, high quality, well designed..... etc. Add new Bullet Point after Bullet Point 6 to read: Public lighting on streets and private lighting in shared space areas or Public Open Space is clearly defined and located at the design stage.
C09	Waste Management and Utilities	Add to Bullet Point 4: Manholes. Add new Bullet Point 5: Consideration is given to the installation or provision of Superfast Broadband. Add 'Further Guidance' box and add Planning and Waste Management.
C12	Layout and Plot Size	Add to Bullet Point 2 at end: 'for all modes of transport'. Add to Bullet Point 3 at end: 'and spaces between buildings'. Add new Bullet Point 8 to read: Lighting is used to create safe inviting routes and spaces but avoids over-lighting. Public lighting on streets and private lighting in shared space areas or Public Open Space is clearly defined and located at the design stage.
C20	Materials and Details	Add additional Bullet Point: Elevational materials are considered alongside hard landscape materials for shared surface streets, car parking, parking courts and public realm.

APPENDIX 1

Paragraph in MDDG	Chapter	Proposed Addition
Technical Document	Green Infrastructure and Landscape	Add reference to Essex CC's and Natural England's Biodiversity considerations.
Technical Document	Planning and Waste Management	New Technical Document to be prepared in-house to expand on C09 Waste Management and Utilities.