

Section 7—North Chelmsford Themes

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Notes

External environmental core performance standard consists of positively addressing a number of design aspects using the Building for Life publication *Delivering Great Places to Live – Twenty Questions You Need to Answer as the Touchstone of Reasonableness*.

Evidence base

Chelmsford Strategic Housing Market Assessment.
Fordham, 2008
Making Places SPD
Chelmsford Borough Council, June 2008
Sustainable Development SPD
Chelmsford Borough Council, June 2008

SECTION 7 DESIGN GUIDANCE

Introduction

7.1 The NCAAP will be carried forward through scheme design and construction. Each individual project will have to realise the objectives for the achievement of lasting quality in the built neighbourhoods. By 'quality', the Council means accessible, safe, healthy, sociable, inclusive, environmentally sustainable, attractive, adaptable for changing needs, easily maintained, character-making.

7.2 The purpose of this section is to achieve a consistent standard of quality in all individual projects constituting the eventual neighbourhood. It sets out specific requirements and obligations for the design process for buildings, spaces, roads and paths. The design guidance set out in this section will direct developers in the formulation of masterplans and their supporting design codes for sites.

7.3 The Council's supplementary guidance 'Making Places' and 'Sustainable Development' will apply to all development.

7.4 The following sections add additional specific guidance for North Chelmsford. Items addressing matters of character in the local area have been identified through an appraisal of the existing morphology, movement patterns, built forms and materials, to direct development that will reflect the character of the locality.

Uses

Mixed use

7.5 In NE Chelmsford:

- all development areas should contain a mix of uses. The North Chelmsford Area Action Plan identifies areas that should be residential led and areas that are business led, which should contain a mix of other appropriate supporting uses;
- appropriate existing uses should be retained wherever possible within developments;
- non-residential premises should be seamlessly integrated into residential areas. Throughout the

residential areas opportunities should be provided for business activity in order to generate a healthy diversity of activity, enable opportunities for working close to home and promote activity and safety during the day;

- self-contained BI accommodation for small businesses should be provided and woven into residential areas;
- in the designated employment areas supporting A class uses are appropriate;
- all development should establish strong neighbourhood centres that support development.

Residential development

7.6 See Section 3 for policy and general requirements on the size, nature and standards of residential properties.

In all residential areas:

- new housing provision should have regard to the needs identified in the SHMA of 8% 1 bedroomed properties, 28% 2 bedroomed properties, 39% 3 bedroomed properties and 25% 4 bedroomed properties;
- older person households will constitute 30% of the Boroughs households therefore a significant number of bungalows and ground floor apartments should be provided to cater for them;
- 35% of new homes are to be affordable;
- provide for the seamless integration of affordable housing throughout development areas;
- in developments of 10 or more units the majority of dwellings must meet Lifetime Homes Standards, particularly in relation to houses, ground floor flats and upper flats with a lift;
- 3% of units in schemes of 30 or more dwellings must be built to wheelchair housing standards;
- internal environments should be comfortable, convenient, capable of sensibly accommodating the necessary furniture and equipment associated with specific room activities and be suitable for particular needs of intended users;
- indicative net internal areas are; 1 bedroom flat 45m²; 2 bedroom flat 57m²; 2 bedroom house 67m²; 3 bedroom house 82m²; 4 bedroom house 95m²;
- the prescribed minimum *sustainability* standard to be met is Level 3 of the Code for Sustainable Homes incorporating full points for security and working towards achieving Level 6. Affordable housing providers are encouraged to utilise the available 4

additional points for Lifetime Homes provision within the Code. For further guidance is contained within the Design and Quality Standards, Housing Corporation, April 2007;

- some houses should include studio/workshop space for working from home, with some live-work units where the workspace is the main part of the building.

Extra care housing specifications

7.7 See Section 3 for policy and general requirements on the size, nature and standards of residential properties.

In all residential areas extra care housing should provide :

- 24 hour access to care on-site
- 24 hour access to support.

7.8 In all residential areas a fit for purpose building must include;

- extensive wheelchair access;
- lifts;
- self contained living areas;
- accessible bathing facilities with walk in showers;
- facilities for care staff;
- facilities for support staff;
- laundry room;
- communal areas;
- communal kitchens;
- secure public access.

Gypsy and Traveller sites

7.9 For guidance on Gypsy and Traveller sites refer to *Designing Gypsy and Traveller Sites Good Practice Guide* (May 2008).

Non residential development

7.10 In the station environs in NE Chelmsford:

- high quality business premises led by BI accommodation should be provided;
- supporting A class uses are appropriate in ground floors.

7.11 East of New Hall:

- a business park comprising offices (BIa), research and development (BIb) and/or light industry (BIc), uses should be provided;

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- supporting C3 residential uses are appropriate;
- live/work units are appropriate.

7.12 East of the Boreham interchange:

- a business park comprising B1 class uses should be provided.

7.13 Essex Regiment Way:

- a range of employment uses are compatible with the site's location and physical context, including offices (B1a) and research and development (B1b), but also light industry (B1c), general industry (B2) and storage and distribution (B8).

Site planning

Ridges, hilltops and valley shoulders

7.14 The undeveloped ridges, hilltops and valley shoulders around Chelmsford are one of the borough's principal scenic qualities, significantly contributing to the character and defining to the boundaries between river valleys and the farmland plateau.

- these features will be protected from intrusive development.

Topography

7.15 In all areas:

- the existing topography should be used to direct the layout of development;
- development should be located in a manner that maintains the natural topography to the greatest extent feasible, with minimal recourse to cut and fill.

The valley floor

7.16 The River Chelmer valley floor:

- will be protected from development within the area identified as green wedge.

Existing features

7.17 In all areas existing features should be harnessed to provide foci for new development as follows:

- historic hedgerows and ditches should be retained;

- archaeological field evaluation of below-ground deposits will be required and the findings reflected in development proposals;

- the recreational role of water filled sand and gravel pits should be fully harnessed, including appropriate management procedures.

Flood Zone 3

7.18 Development in Flood Zone 3b Functional Floodplain:

- will not be allowed except for uses classified in PPS25 as Water-compatible Development, where they are considered appropriate for the location;

Development in Flood Zone 3a:

- will not be allowed except for uses classified in PPS25 as Water-compatible Development, or uses in the Less Vulnerable classification, where they are considered appropriate for the location.

Urban form

Overall form

7.19 In NW Chelmsford:

- small scale extensions should reflect the morphological characteristics of Broomfield or North Melbourne, to which they will be attached.

7.20 In NE Chelmsford:

- the new urban forms of the primarily residential led development, should reflect the irregular characteristics of the morphology of existing settlements in the wider locality;
- the urban forms of the primarily residential led development, should be subdivided to reflect the characteristics of the development form within the existing settlements of Boreham, Broomfield, Great Waltham and Little Waltham, with no one subdivision exceeding 20% of the overall area;
- development forms should be permeable presenting occupants and visitors with an interesting choice of alternative routes.

7.21 In the station environs in NE Chelmsford:

- the urban form on the north side of the railway will be sensitive to the setting of New Hall and the undulating topography of the land;

- a very clear-cut, outward facing, curvilinear building edge should be provided;
- Generals Lane will be affected by the line of an access road and a new road junction serving the wider development area. However, the rural character of the lane and its hedgerows must be incorporated as a defining element of new development and landscape.

Block form

7.22 The Making Places SPD provides guidance on the different block types and where they could appropriately be utilised.

7.23 In all areas:

- development should respond to and reflect the historic settlement patterns of Boreham, Broomfield, Great Waltham and Little Waltham;
- perimeter block principles should underlie all development.

7.24 In NE Chelmsford:

- the majority of block sizes should be between 90m and 120m to accommodate all space needs for private space, parking, storage and refuse.

7.25 Along the neighbourhood edge fronting countryside and structural open space:

- there should be substantial variation in the alignment of the block edge, to create large scale articulation and thereby create visual interest;
- long unbroken straight frontages should not be created.

7.26 In the station environs in NE Chelmsford:

- Larger footprint commercial buildings can be accommodated on land around Drovers Way and Colchester Road.

7.27 East of the Boreham interchange:

- development should be low rise and low intensity, creating a positive relationship with the listed Boreham House and its setting, together with views from the A12 and the Danbury Ridge;
- the block form could be contemporary or seek to reflect a group of historic Essex barns.

Evidence base

Making Places SPD
Chelmsford Borough Council, June
2008

Sustainable Development SPD
Chelmsford Borough Council, June
2008

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Evidence base

Making Places SPD
Chelmsford Borough Council, June
2008

Density

7.28 In well connected locations at local centres and along public transport routes:

- residential development should be designed for 30-60 dwellings/ha.

7.29 In the station environs in NE Chelmsford:

- residential development should be around 60 dwellings per hectare.

7.30 In the general residential areas:

- residential development should be designed for 30-40 dwellings/ha.

7.31 On ridgelines, hill crests and valley shoulders:

- residential development should be designed to lower densities to minimise the visual impact of the development, to reflect historic settlement locations below ridgelines, hill crests and valley shoulders;
- residential development should be at its lowest densities, circa 20 dwellings per hectare on land located above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders;

Buildings

Orientation

7.32 In all residential areas:

- buildings should be oriented to maximise daylight to their interiors.

7.33 On ridgelines, hill crests and valley shoulders:

- place gable ends to the road, so that the narrowest mass is facing down slope, above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders.

Building Form

7.34 In all areas:

- buildings should provide forms that create strong legibility;
- building forms should accentuate key nodes to aid legibility;
- buildings should be designed with variety to reflect the hierarchy of routes along which they are located;

- strong corner-turning forms should always be provided;
- a minimum of three-quarters of built forms, be they individual buildings or buildings combined into one form, should have a linear overall form, to reflect local character;
- just under a half of building forms should be aligned parallel to the street, with the remainder set at right angles to the street, to reflect local character;
- approximately one-third of built forms, be they individual buildings or buildings in combination, should be 'L' shaped, to reflect local character.

7.35 Along the neighbourhood edge fronting countryside and structural open space:

- buildings on the periphery of developments should face onto the adjoining countryside or landscaped areas and not present their backs to those open areas.

7.36 On ridgelines, hill crests and valley shoulders:

- avoid long unbroken planes of building frontage above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders;
- large structured non-residential units will not be permitted where they will visually intrude into ridgelines, hill crests and valley shoulders, i.e. usually above a contour line 20m vertical height below those features and should not exceed one unit per half hectare.

7.37 In all residential areas:

- a maximum of one-quarter of built forms may exceed 6m in depth, to reflect local character;
- approximately three-quarters of houses should be combined in groups of 2, 4 or 6, to reflect local character.

7.38 At the local centres:

- buildings at and immediately surrounding a local centre should be closely grouped along the road frontage creating the impression of a continuous frontage, to reflect the local village centre character.

7.39 In the station environs in NE Chelmsford:

- the Council will seek a very clear-cut, outward facing, curvilinear building edge;
- development may hide railway gantries and rooftops. It should express the significance of the railway station in a simple manner and should generate a new

place with a positive character in sympathy with New Hall.

Heights

7.40 In all residential areas:

- there should be variety in building character including ridge heights.

7.41 In general residential areas:

- the Council's adopted general height guideline is 2 storeys.

7.42 At the local centres:

- the Council's adopted general height guideline is 2-4 storeys.

7.43 In well connected locations at local centres and along public transport routes:

- the Council's adopted general height guideline is 2-3 storeys.

7.44 On ridgelines, hill crests and valley shoulders:

- the highest point of any structure shall not visually interrupt the tree-line or the skyline if it is devoid of trees;
- the general height of any structure should not be higher than about 80% of the prevailing height of the existing trees/vegetation on a site, above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders, to prevent general visual intrusion of the development above the tree-line;
- the general height of any structure should not be higher than the prevailing height of the existing trees/vegetation on a site, above a contour line 20m and below a contour line 10m vertical height below ridgelines, hill crests and valley shoulders, to prevent general visual intrusion above the tree-line.
- residential development shall not exceed 2 storeys on land located above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders;
- residential development shall not exceed 2.5 storeys on land located between contour lines 10m and 20m vertical height below ridgelines, hill crests and valley shoulders.

7.45 In the station environs in NE Chelmsford:

- in general the height limit is two office storeys, the equivalent of three residential storeys;

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Evidence base

Code for Sustainable Homes
Department for Communities and
Local Government 2008
Making Places SPD
Chelmsford Borough Council, June
2008

- new development on the south side of the railway may generally be higher depending on visibility from New Hall;
- building can be brought forward to the edge of Colchester Road to establish an urban street character and improve the visual and access relationship with Chelmsford business park.

Architecture

7.46 In all areas:

- developments should be designed to embrace locally distinctive building styles;
- architectural variation should be used to create differences between neighbourhoods;
- buildings should be designed with variety to reflect the hierarchy of routes along which they are located;

7.47 In all residential areas:

- each house type should have different architectural detailing to ensure clear distinction between house types;
- variety along streets should be provided by locating house types in a mixture of individual houses and groups not exceeding 8 units;
- windows should be a mixture of sash windows and side hung inset casements;
- windows should be set back at least 100mm into walls.

7.48 Along the neighbourhood edge fronting countryside and structural open space:

- buildings should be designed to present a visually strong and interesting aspect to the adjoining areas;
- buildings shall not have a ridgeline that is continuous or of uniform height;
- residential buildings should be provided with chimney stacks to break-up building ridgelines in these prominent locations.

7.49 On ridgelines, hill crests and valley shoulders;

- buildings shall not have a ridgeline that is continuous or of uniform height;
- residential buildings should be provided with chimney stacks to break-up building ridgelines in these prominent locations.

7.50 At the local centres:

- buildings within 50m of a local centre should be designed with a high level of variety to reflect the character of local village centres.

Materials

7.51 In all areas:

- conserve and promote the use of building materials, which are in keeping with the local vernacular/ landscape character;
- if modern methods of construction are proposed these should enable variable block forms and alignments and utilise locally familiar materials;
- a variation of materials should be used to create different character between neighbourhoods;
- a variation of materials should be used to aid legibility along different routes through neighbourhoods.

7.52 On ridgelines, hill crests and valley shoulders;

- use materials that minimise glare from reflective surfaces facing the prominent views of the location above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders.
- residential buildings should be constructed using a palette of materials sympathetic to the main traditional materials of render and plain clay tiled roofs, with some weather boarding and thatched roofs.

7.53 In NW Chelmsford:

- residential buildings should be constructed using a palette of materials sympathetic to the main traditional materials of render with pargetting and plain clay tiled roofs, with some wide plank weather boarding, painted black or white, and thatched roofs.

Security

7.54 In all areas:

- built forms should face onto all adjacent public realm areas in order for users of those spaces to provide natural surveillance of the premises;
- all built forms should take their entrances directly from adjacent public realm areas in order for users of those spaces to provide natural surveillance of the entrances to premises.

7.55 In all residential areas:

- affordable housing providers are encouraged to utilise the available 4 additional points for Lifetime Homes provision within the Code;
- if central courtyards are to be provided within blocks, general public access should not be permitted, to ensure privacy and safety to the rear of premises.

Private amenity space

7.56 In all areas:

- deep areas of private amenity space to the front of properties should be avoided and a significant proportion of properties should front directly onto the back of the highway footpath;
- Boundary walls should be designed to reflect the character of the buildings they relate to;
- boundaries should be designed to reflect the character of the public realm space they relate to;
- boundaries should be designed to contribute to the character of the public realm space they relate to;
- boundaries should be constructed of materials that are sufficiently robust for their setting and in character with the buildings they relate to;
- boundaries to the fronts of sites should be designed to provide a clear demarcation between public and private space, whilst allowing natural surveillance from the building or site, of the adjacent public realm;
- boundaries to the sides and rear of premises should be designed to protect the security of the building they relate to;
- the use of close board fencing for boundaries to public and semi-public spaces is not acceptable.

7.57 In all residential areas:

- back to back and back to boundary distances should be in accordance with the adopted standards set out in the Making Places SPD;
- central courtyards should provide safe and secure shared amenity space for residents and should not be given over exclusively to car parking;
- ground floor residential properties facing onto central communal courtyards, should be provided with private amenity space to provide a buffer between the communal areas and the properties windows.

7.58 In NW Chelmsford:

- a mixture of hard boundaries should be provided, constructed of brick and flint walls, simple iron railings or painted picket fences;
- a variety of hedges should be used for the creation of soft boundaries.

Refuse and materials recycling

7.59 In all areas:

- details on the Council's requirements for refuse and materials recycling is set out in the Making Places SPD;

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Evidence base

BREEAM

Building Research Establishment 2008

Making Places SPD

Chelmsford Borough Council, June 2008

Manual for Streets

Department for Transport 2007

Biodiversity Action Plan for the Borough of Chelmsford 2002/07.

Chelmsford Borough Council, 2002.

Essex Biodiversity Project.

www.essexbiodiversity.org.uk.

Essex Biodiversity Project Integrating Biodiversity into Development – a Guide for Planners and Developers in Essex, Southend and Thurrock. Essex Biodiversity Project 2007

The Population Status of Birds in the UK – Birds of Conservation Concern 2002-2007.

Royal Society for the Protection of Birds, 2002

The UK Biodiversity

Partnership www.ukbap.org.uk.

The UK Biodiversity Partnership 2007

- facilities for the storage of refuse and materials for recycling should be an integral part of the design of buildings, to ensure their harmonious incorporation into developments;
- facilities for the storage of refuse and materials for recycling should be designed to ensure flexibility is available in the event of changes to the manner or quantity of storage required.

Sustainability

7.60 In all areas:

- all development should maximise daylight penetration into buildings to minimise the need for artificial lighting;
- all development should maximise sunlight penetration into buildings to minimise the need for heating;
- all buildings should be designed to minimise heating requirements;
- all buildings should be designed to minimise the need for artificial ventilation;
- buildings and developments should be designed to minimise energy consumption;
- energy for developments should be provided from renewable sources;
- district heating systems should be provided to harness the increased efficiencies they provide;
- developments should collect and recycle water to reduce the consumption of potable water;
- the discharge of surface water from sites into the river and drainage systems should not exceed the existing green-field run-off rates. Sustainable drainage systems should be used to achieve this;
- developers are encouraged to harness the Modern Methods of Construction practises to minimise construction waste;
- materials should be fit for purpose with minimum energy consumption in their manufacture and transportation;
- developers should maximise the use sustainable materials.

7.61 In all residential areas:

- all residential developments should attain a minimum standard of Level 3, under the Code for Sustainable Homes, or higher as directed by the Government;
- developers should be seeking to attain Level 6, under the Code for Sustainable Homes.

7.62 In all non-residential areas:

- all non-residential buildings should attain a minimum standard of 'very good' under the BREEAM assessment scheme;
- deep plan buildings requiring artificial ventilation should not be provided.

Public realm

7.63 In all areas:

- strategic and public open space, together with children's play areas should be provided in accordance with the Council's adopted policies;
- general public access should be permitted to all public realm areas;
- 'gated communities' will not be accepted;
- there should be a clear and unambiguous definition between public and private space;
- all public realm spaces should be designed to be well defined active places;
- all built forms should face onto all adjacent public realm areas in order for the buildings to provide natural surveillance of those spaces;
- all built forms should take their entrances directly from adjacent public realm areas in order to generate activity to support the provision of natural surveillance of those spaces;
- all public realm areas should be designed to easily accommodate all intended uses, together with all their associated requirements, free from clutter and impediment to the use of the space;
- all street furniture including signage should be selected to share a common design language to ensure their presentation as a co-ordinated range;
- all street furniture should be robust, fit for purpose and anti-vandal;
- all paving materials should be robust and easily reinstated and reflect the palate of the public realm space they are intended to be used in;
- paving materials should be selected to create a palate that reflects the hierarchy of streets and spaces they are to be used in;
- adequate lighting should be provided to all routes and public spaces;
- lighting of routes and spaces should enhance them and not intrude into them;
- lighting equipment should be selected to reflect the street furniture palate for the locality where they are to be provided;

- wherever possible lighting equipment should be wall mounted;
- light from lighting features should not be a nuisance to neighbours or generally due to light spillage;
- public art should be provided across the area specifically in the station environs and at meeting places, in accordance with the Council's published guidelines.

7.64 In the station environs:

- The railway station is an important arrival point, therefore clear signage and information should be provided in this locality.

7.65 In all residential areas:

- smaller spaces should be provided in close proximity to developments to encourage play and meeting people.

Biodiversity

7.66 In all areas:

- the indigenous flora and fauna, together with the soil, water and air resources supporting them should be protected, maintained and enhanced;
- key habitats and species should be retained and protected. Species and/or habitats identified in the UK, Essex or Chelmsford Biodiversity Action Plan and the 'Chelmsford Flagship Species', together with bird species and their habitats listed in the 'Red List', should be protected in situ. Habitats in decline or other important habitats or species should be protected;
- existing woodlands, copses, hedgerows and mature single trees will not be permitted to be removed; therefore development should be designed around them;
- the ecological structure of woodland, copses and hedges should be managed to ensure its continuation;
- all planting to structural landscape areas should be undertaken using native species appropriate to that landscape character area, with minor variations appropriate to the specific locality, to enhance of the locality's habitats;
- sustainable drainage features should be designed to create wildlife habitats in development areas;
- foraging routes should be designed into developments.

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Landscape character

7.67 In all areas:

- landscape design should reflect the character of the site's locality, within the three general character areas of the Boreham and Pleshey Farmland Plateaux and the Chelmer River Valley;
- all planting to structural landscape areas should be undertaken using native species appropriate to that landscape character area, with minor variations appropriate to the specific locality. This will ensure the integration of new planting into the wider landscape reflecting the natural variations from site to site to aid legibility;
- strengthen the hedgerow pattern through planting species which are appropriate to local landscape character;
- within the structural landscape framework, the palate of ornamental planting should be varied to assist in the creation of identity for neighbourhoods and legibility between them;
- plant selection should reflect the common design language for the public realm;
- manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features;
- sustainable drainage features should be designed to provide interest in the landscape of development areas.

7.68 On ridgelines, hill crests and valley shoulders:

- all development on ridgelines, hill crests and valley shoulders must be supplemented by extensive tree planting, within the development, which reinforces the existing hedgerow pattern, or recreates such pattern where it is absent;
- all development on ridgelines, hill crests and valley shoulders must be supplemented by extensive tree planting belts around those landscape features and developments to screen the development there from external view.

7.69 In the station environs in NE Chelmsford:

- substantial tree planting within integral landscape design should accompany the outward facing, curvilinear building line;
- Generals Lane will be affected by the line of an access road and a new road junction serving the wider development area. However, the rural character of

the lane and its hedgerows must be incorporated as a defining element of new development and landscape;

- the remnant of the carriage drive tree avenue on the south side of the road and rail line should be maintained and expressed in new landscape design and building alignments.

7.70 East of the Boreham interchange:

- development should be within a landscaped setting, creating a positive relationship with the listed Boreham House and its setting, together with views from the A12 and the Danbury Ridge.

Transport network

7.71 The NCAAP itself forms the foundation of a sustainable transport network. All development should address these principles and support the strategy.

7.72 Priority should be given to the provision of bus routes, cycle routes and footpaths within new development areas. All new provisions for the bus, cycle and pedestrian networks should form natural extensions to and enhancements of the existing networks.

Streets

7.73 In all areas:

- the street pattern should be designed to reflect the character of the local area;
- a hierarchy of street characters should be utilised to aid legibility for people moving through developments;
- developments should contain alternative routes through areas to allow permeability and spread traffic flows;
- developments should contain the minimum number of dead ends;
- streets and their associated traffic regulations should be designed to avoid the necessity for the requirement for painted lines on paved surfaces;
- as many streets as possible should have shared pedestrian and vehicle surfaces and where possible be designed as homezones or play streets.

7.74 On ridgelines, hill crests and valley shoulders:

- access roads should be aligned so they generally follow the contours of the landform and do not run across them at angles greater than 25 degrees, above a contour line 10m vertical height below ridgelines, hill crests and valley shoulders;
- access roads should be aligned so they generally follow the contours of the landform and do not run across them at angles greater than 40 degrees, above a contour line 20m and below 10m vertical height below ridgelines, hill crests and valley shoulders;
- within 20m vertical height of ridgelines, hill crests or valley shoulders, access roads should have minimal lengths where they are aligned in straight lines, and where they do they should be related to features such as hedgerows, above a contour line 20m vertical height below ridgelines, hill crests and valley shoulders;
- roads on the valley sides, shoulders and ridge tops should be aligned to ensure they do not align with long distance views, to prevent their intrusion into the wider landscape character.

7.75 Along the neighbourhood access roads:

- roads should have a design speed of 30mph;
- speed restriction features should be designed in and not be more than 150m apart;
- there should be frequent changes of horizontal alignment of roads to break up long views;
- straight sections of road should be minimised.

7.76 In the residential areas:

- roads should have a design speed of 20mph;
- speed restriction features should be designed in and not be more than 60m apart;
- straight sections of road should be minimised.

Cycle routes

7.78 In all areas:

- cycle routes should be seamless throughout the area;
- the cycle route network should provide convenient and direct access to the wider cycle network of north Chelmsford and to the local centre;
- cycle routes should be afforded natural surveillance from adjoining developments;
- cycle routes should be designed to be integrated into the public realm spaces through which they run, through the use of complementary materials and the avoidance of harsh kerb edges.

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Pedestrian routes

7.79 In all areas:

- pedestrian routes should provide the most direct and convenient access to and from all facilities;
- the pedestrian network should provide convenient and direct access to the wider pedestrian network of north Chelmsford and to the local centre;
- all pedestrian routes should be afforded natural surveillance from adjoining developments.

Car parking

7.80 In all areas:

- car parking provision in new developments must be in accordance with the Council's car parking standards;
- guidance on the sympathetic inclusion of car parking into developments is provided in the Making Places SPD.

7.81 In all residential areas:

- the Council will seek to maximise on plot parking and to minimise parking courts;
- On street parking will be encouraged;
- space should be made available for the parking of cars belonging to residents' car sharing clubs.

Utilities

7.82 In all areas:

- utility corridors shall be shared with other utilities and/or transportation corridors, where feasible;
- utility corridors shall be located to minimise site disturbance and any adverse impacts to natural, cultural or scenic resources and to public health;
- utilities infrastructure shall be located underground;
- care shall be taken in the design of service corridors and their connections to properties to ensure their location does not preclude tree and shrub planting;
- telecommunications apparatus should be incorporated into development from the outset as part of a masterplanned approach.

Design Codes

7.83 Developers will be required to produce design codes for specific character areas i.e.:

- general residential areas;
- Ridgelines, hill crests and valley shoulders;
- neighbourhood edges fronting countryside and structural open spaces;
- neighbourhood access routes;
- neighbourhood centres;
- the station environs in NE Chelmsford;
- East of New Hall;
- East of the Boreham interchange;
- Essex Regiment Way;
- key entrances to areas and gateways;
- rights of way;
- green ways.

Space for your notes



FURTHER INFORMATION

This publication is available in alternative formats including Braille, large print, audio tape and other languages. Please call 01245 606330.

Minicom: 01245 606444

Planning Policy
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