

Stratford-on-Avon District Development Requirements Supplementary Planning Document (SPD)

Consultation Draft

March 2018

About this Consultation

Stratford-on-Avon District Council is holding a six-week public consultation on the draft Development Requirements Supplementary Planning Document (SPD). It is one of a number of SPDs that accompanies the Core Strategy, and it provides detailed advice and guidance to applicants when submitting planning applications. When finished (adopted), it will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission.

Structure of the Document

The document is divided into fourteen parts or chapters each with a number of sub-sections. You can comment on any aspect of the document.

How to Comment

The period for comments is from **Thursday 1 March 2018 to 5pm on Friday 20 April 2018**. Comments received after the deadline may not be considered. You can respond in the following ways:



Using the online comment form at

www.stratford.gov.uk/devreq-spd



Posting the comment form to: Freepost Plus RTYG-BGXS-ESLZ, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX – or handed in at the District Council offices in Stratford-upon-Avon



Emailing the comment form to policy.consultation@stratford-dc.gov.uk

Availability of Documents

Copies of the consultation documents are available to view on the District Council's website at www.stratford.gov.uk/devreq-spd, at the District Council Offices and at public libraries in Stratford-on-Avon District. Copies of the consultation document may also be purchased from the Planning Policy Team.

If you have any queries regarding this document please contact the Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

Phone: 01789 260473

Email: planning.policy@stratford-dc.gov.uk

Write to: Policy Team, Stratford-on-Avon District Council, Elizabeth House,
Church Street, Stratford-upon-Avon, CV37 6HX

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Introduction

This section of the SPD provides the background for the SPD.

Planning Policy Background

The Core Strategy sets out the overarching strategy and planning policies for meeting the development needs of the District to 2031. The Development Requirements SPD provides further guidance on the Core Strategy policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

The Purpose of this Supplementary Planning Document

The Development Requirements SPD expands on Core Strategy policies and provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission.

The SPD is divided into 14 parts so that there is potential for each part to be updated individually as and when necessary, rather than updating the entire document. It is anticipated that this will enable the document to be kept up to date more quickly and efficiently.

Sustainability Appraisal

The Council is required, under the 2004 Planning and Compulsory Purchase Act and 2001/42/EEC European Directive, to prepare a Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) of its planning policy documents to identify and assess the environmental, economic and social impacts of development and achieve sustainable development.

Core Strategy Sustainability Appraisal (SA) (Lepus, various reports 2007-2016)

The SA examines the social, environmental and economic impacts of the Plan and where adverse impacts are identified, mitigation measures are suggested. Mitigation has been developed through the iterations of the Core Strategy, and the Development Requirements SPD is considered to be sufficiently detailed and comprehensive to address any potential significant effects.

Development Requirements Strategic Environmental Assessment (SEA) Screening Report (Lepus, 2018)

SEA is a systematic process used during the preparation of plans and policies that aims to ensure a high level of protection for the environment. The SEA considers whether there are any significant environmental effects that are likely to arise from the Plan. To do this, an initial screening assessment is undertaken to determine whether a full SEA is required.

The SEA Screening for the Development Requirements SPD concluded that the proposals in the SPD Development Requirements are designed, in most cases, to help enhance the environmental protection. It is therefore unlikely to result in any significant effects on the environment and should be screened out of the SEA process.

Find out more

SA/SEA at www.stratford.gov.uk/devreq-spd

Part A:

Advice for Householders

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Appendix 1 Application Checklist

Appendix 2 Alterations and Extensions Checklist

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness

<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>

A1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which sets out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice for householders who would like to make alterations to their homes, including extensions and outbuildings. It should be read in conjunction with other parts of the SPD, in particular [Part D: Design Principles](#).

Please note that the Council has adopted a **Community Infrastructure Levy (CIL)** which means certain developments are liable to pay. It is unlikely that a householder development will be liable to pay CIL (unless over 100 sqm of new floor space is involved) but planning applications are required to be accompanied by a 'CIL Additional Information Requirement Form'. Please see the link below for further information.

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

www.stratford.gov.uk/cil

A2. Permitted Development

Many extensions and outbuildings can be built without the need for planning permission, because they are 'permitted development'. Permitted Development Rights are subject to conditions and limitations in order to control and protect local amenity. An application may not be required for your project, depending on its size, position and location and the history of any other previous works. It is always advised that prior to carrying out any works under permitted development to check with the District Council whether permitted development rights have been removed.

Basic advice on permitted development rules can be found on the Government's Planning Portal website at <https://www.planningportal.co.uk/>.

The Council can only give formal confirmation that a proposal is permitted development through an application for a Certificate of Lawful Proposed Development.

Please contact us on (01789) 260360 if you want to submit an application for this type of Certificate.

A3. Building Regulations

Building Regulations is separate to planning permission and relates to the standard of construction to ensure that building work is completed to a safe standard.

Building Regulations approval is usually required for extensions and alterations. You can apply for Building Regulations approval at the same time as you apply for planning permission, or you can wait and apply later once you have received planning permission.

Further advice can be accessed via the District Council's Building Control document entitled 'Guide to Extending Your Home'.

<https://www.stratford.gov.uk/files/seealsodocs/171683/Guide%20to%20Extending.pdf>

A4. Demolition Works

Most demolition work falls within permitted development although there are important exceptions in respect of Listed Buildings and buildings within Conservation Areas (see Section B5 below for more information).

Prior to the commencement of any demolition work, Notice should be given to the Council in accordance with Section 80 of The Building Act 1984. For further details, please contact the Council's Building Control team on (01789) 260626.

A5. Types of Application

Planning Applications

If your proposal is not permitted development and you need to submit a planning application to Stratford-on-Avon District Council. Householder Application Forms are available on the Council's website:

<https://www.stratford.gov.uk/planning-regeneration/planning-application-forms.cfm>

Listed Building Consent

Listed Building Consent is required if you intend to carry out external or internal alterations that would affect the character of the listed building, including demolition. Repairs and like for like replacements are normally exempted. However, you are advised to obtain professional advice before undertaking any works to a listed building.

A separate application form is available to apply for planning permission and Listed Building Consent in one application.

<https://www.stratford.gov.uk/planning-regeneration/planning-application-forms.cfm>

Scheduled Monument Consent

Required for works which would affect a Scheduled Monument or its setting. Applications are made to the Department of Culture, Media and Sport. Further information is available from the Historic England website.

<https://historicengland.org.uk/advice/planning/consents/smc/>

Applications that impact on heritage assets such as Listed Buildings, Conservation Areas and Scheduled Monuments will need to be accompanied by a Heritage Statement (Statement of Significance). More details in respect of heritage issues can be found on the District Council's website and associated links.

<https://www.stratford.gov.uk/planning-regeneration/listed-buildings-and-conservation-areas.cfm>

Trees

You need to notify the Council if you want to prune or do other work to most trees in conservation areas and all trees that are protected by Tree Preservation Orders.

Consider whether trees will be affected by your extension, either by the trenching and walls or by disturbance caused by the building works. Even storing materials under a tree can cause serious damage. More details in respect of tree issues can be found on the District Council's website and associated links.

<https://www.stratford.gov.uk/planning-regeneration/trees-and-hedges.cfm>

A6. How will the Council decide my Application?

Details of exactly what information needs to be submitted with your application can be found on the Council's website.

<https://www.stratford.gov.uk/planning-regeneration/planning-application-forms.cfm>

The Council has produced a helpful checklist to ensure that the correct information is provided as part of a planning application. A copy of the checklist is included at [Appendix 1](#) further below.

Planning Policies

Applications for planning permission will be considered against the policies contained with the Development Plan (e.g. the Core Strategy) for Stratford-on-Avon District and any other relevant planning guidance, such as the advice contained within this document, the Development Requirements SPD. In doing so, the Council will assess how well a proposal conforms to the planning policies and guidance.

The SPD accompanies the Core Strategy which sets out the Council's planning policies. The Core Strategy is available on the Council's website:

www.stratford.gov.uk/corestrategy

The key policies include:

- CS.5 Landscape
- CS.9 Design and Distinctiveness
- CS.20 Existing Housing Stock and Buildings.

Other policies may be relevant, depending on the site and circumstances, such as:

- CS.1 Sustainable Development
- CS.2 Climate Change and Sustainable Construction
- CS.3 Sustainable Energy
- CS.4 Water Environment and Flood Risk
- CS.6 Natural Environment
- CS.8 Historic Environment
- CS.10 Green Belt
- CS.11 Cotswolds Area of Outstanding Natural Beauty
- CS.12 Special Landscape Areas
- CS.13 Areas of Restraint
- CS.15 Distribution of Development
- CS.26 Transport and Communications
- AS.10 Countryside and Villages.

Draft Development Requirements Supplementary Planning Document (SPD)

As well as the Core Strategy and the Development Requirements SPD, other important planning policy documents include any Neighbourhood Development Plans and/or village/town plans of design statements. Neighbourhood Development Plans are prepared by parish and town councils and set out additional planning policies for particular parish and town areas. Such plans need to be taken account of when submitting a planning application. A current list of these plans is available on the Council's website:

www.stratford.gov.uk/neighbourhoodplans

The diagram shows the process for deciding planning applications. If the Council refuses a planning application, the applicant may appeal the decision and the application will then be decided by an independent Planning Inspector. More information about planning appeals can be found on the Planning Portal website:

<https://www.planningportal.co.uk/info/20020/7/appeals>

Planning guidelines are not cast in stone. In some cases there may be good reasons why they should not be followed. There may be imaginative design solutions which can help to overcome any problems encountered. However, it is important that planning decisions are taken on a consistent basis, and therefore the guidelines will only be interpreted flexibly where there are clear and precise reasons for making an exception.

If an identified problem can be dealt with by means of a suitable condition then the Local Planning Authority is required to consider this rather than by issuing a refusal.



A7. Issues the Council can take into Account

When a decision is made on a planning application, only certain issues are taken into account; these are often referred to as 'material planning considerations'. These may include:

- Local, strategic, national [planning policies](#) and policies in the Development Plan;
- Emerging new plans which have already been through at least one stage of public consultation;
- [Pre-application planning consultation](#) carried out by, or on behalf of, the applicant;
- [Government and Planning Inspectorate requirements](#) - circulars, orders, statutory instruments, guidance and advice;
- [Previous planning decisions by the Council and appeal decisions](#) and planning Inquiry reports;
- Principles of [Case Law](#) held through the Courts;
- [Loss of sunlight](#) (based on Building Research Establishment guidance);
- [Overshadowing/ /overbearing impacts](#) to the detriment of residential amenity (though not loss of private view as such);
- Overlooking and [loss of privacy](#);
- [Highway issues](#): traffic generation, vehicular access, highway safety;
- [Noise or disturbance](#) resulting from use, including proposed hours of operation;
- [Smells fumes and lighting impacts](#);
- Capacity of [physical infrastructure](#), e.g. in the public drainage or water systems;
- Deficiencies in [social facilities](#), e.g. spaces in schools;
- Storage & handling of [hazardous materials](#) and development of [contaminated land](#);
- Loss or effect on [trees and hedges](#);
- Adverse impact on [nature conservation](#) interests & biodiversity opportunities.
- Effect on listed buildings and conservation areas;
- [Incompatible or unacceptable uses](#);
- Local [financial considerations](#) offered as a contribution or grant;
- [Layout and density of building](#) design, visual appearance and finishing materials;
- Inadequate or inappropriate [landscaping](#) or means of enclosure.

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker; however, the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters.

Generally, greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

A8. Issues the Council cannot take into Account

In considering planning applications, the Council cannot take into account, amongst other things:

- Loss of property value;
- Loss of a private view;
- Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc;
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc;
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts);
- Opposition to the principle of development when this has been granted by an outline planning permission or appeal;
- Applicant's personal circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability);
- Previously made objections/representations regarding another site or application;
- Factual misrepresentation of the proposal;
- Opposition to business competition.

A9. Important Issues to Consider

If planning permission is required, your project should normally be acceptable if it does not:

- Harm the appearance of the area;
- Unreasonably affect your neighbours by causing overlooking or overshadowing of their property, or by being overbearing to them;
- Result in insufficient useable private garden/amenity space for the enjoyment of residents and to reflect the established character of an area and size of house;
- Cause problems with highway safety by making access to your property dangerous or by the loss of on-site parking in an area where on-street parking would be dangerous; or
- Conflict with other planning policies, such as Green Belt, heritage and landscape designations.

Detailed information in respect of design can be found in [Part D](#) of this SPD.

The Council has produced a helpful checklist of questions to ask yourself before you submit your application. A copy is included at [Appendix 2](#) further below. Additional information in respect of material considerations are set out below:

Highway Safety

Proposals for a new or widened access may need planning permission. A planning application will always be required if the access would lead onto a classified road (A, B or C class). If you are in doubt, contact Warwickshire County Council on 01926 418095 who can advise you if your road is classified. Further advice can be found on the County council website:

<http://www.warwickshire.gov.uk/droppedkerb>

New accesses will need to have adequate visibility to the road and to any footway. Visibility standards are available from Warwickshire County Council. Before commencing works in the public highway, you must serve at least 14 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's relevant Area Team.

On-site turning space may be required where the access is onto a busy or fast road or where visibility is poor. Sufficient parking space should be retained on site where on-street parking on adjoining narrow, busy or fast roads would cause highway safety problems.

Ecology

Extensions must avoid harming protected species, such as bats and nesting birds, as this is an offence. Bats roost in a surprisingly high percentage of house roofspaces, so there is more likelihood of bats in your house than you might think. Where an extension would affect a roofspace, a bat survey will normally be needed before the application is submitted. The Warwickshire Museum Ecology Unit can give further advice (01926 418060). If bats are present, a license will be required from Natural England (contact Species Licensing Service on 01173 728000) before you start work.

Works which would affect nesting birds should not be carried out during the months of March to August, to avoid the nesting season.

Archaeology

The District Council may require an archaeological investigation of the site before you can build your extension if you live in an area of archaeological interest, such as Alcester or Tiddington. The Warwickshire Museum Planning Archaeologist can give further advice (01926 412734).

Flood Risk

A Flood Risk Assessment may be required if the application site is located in Flood Zone 2 or 3 or in an area with a historic record of surface water flooding. You are advised to check the Flood Risk Assessment Standing advice published by the Environment Agency and Department for Environment, Food and Rural Affairs.

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Crime Prevention

The design of your extension can contribute to the safety and security of both your own property and that of the local neighbourhood, by ensuring that your property and surrounding areas can be observed from within your home.

Heritage, Landscape and Green Belt

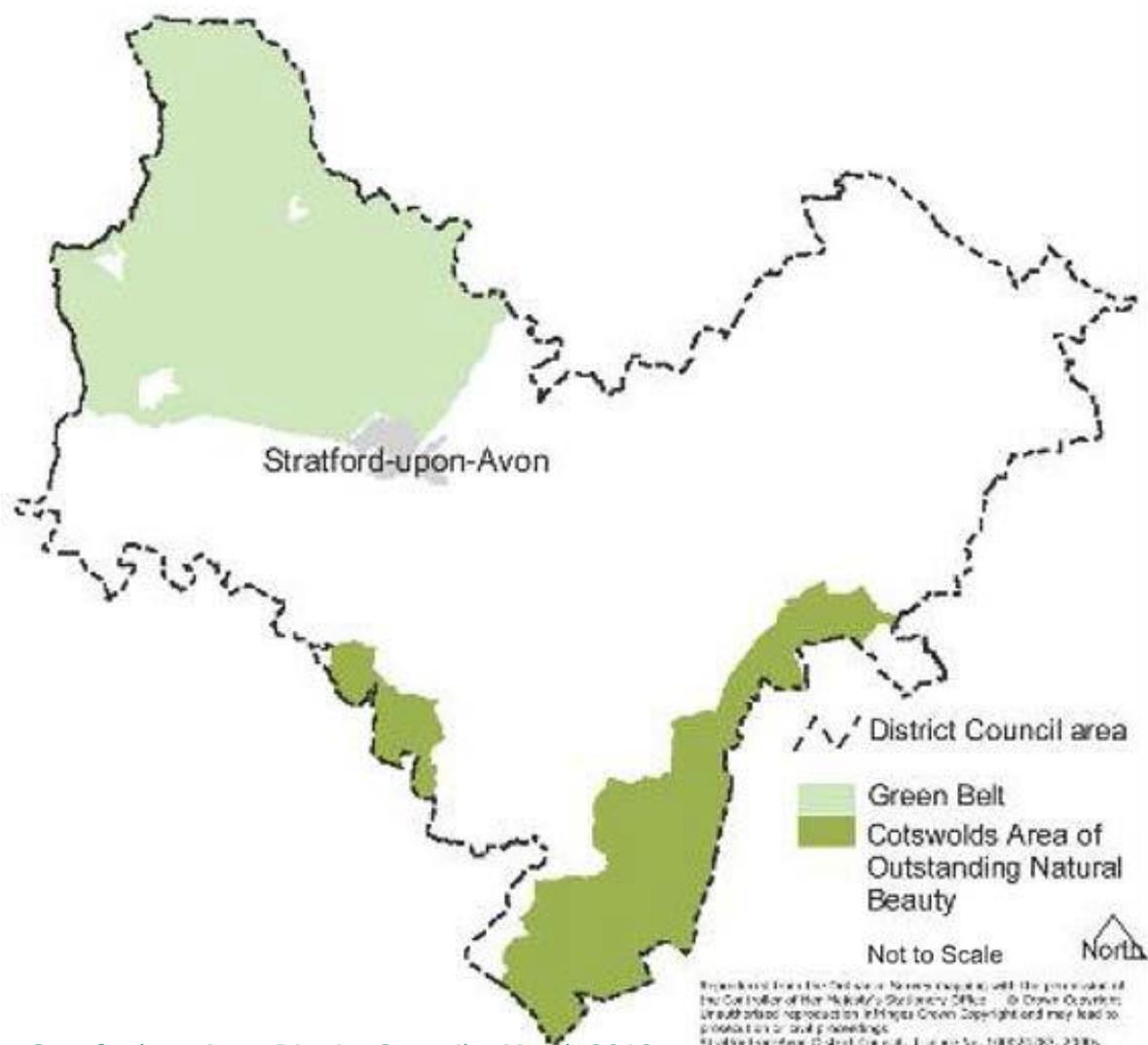
Many of the Council's planning policies seek to protect the rich built and natural heritage of the District. As well as numerous Listed Buildings and Conservation Areas, the south-west fringe of the District is part of the Cotswolds Area of Outstanding Natural Beauty (see Map) and further areas of the District are designated as Special Landscape Areas.

Extensions to listed buildings and to other houses in these protected areas will need to be carefully designed to preserve or enhance the special qualities or the setting of the buildings or landscape. We recommend that you employ a suitably qualified architect or other professional for such cases, particularly for listed buildings.

Whilst not all green fields are within the Green Belt, the West Midlands Green Belt covers much of the north-west part of the District (see Map), including many villages such as Wilmcote, Great Alne, Snitterfield and Tanworth-in-Arden. The main purpose of the Green Belt is to restrict the expansion of urban areas into the countryside and to protect its openness.

Right to Light

Whilst not a material planning issue, a property affected by an extension may have 'A right to light' if it has been enjoyed uninterrupted for 20 years or more, granted by deed or registered under the Rights of Light Act 1959. Planning permission does not override a legal right to light (<http://www.legislation.gov.uk/ukpga/Eliz2/7-8/56/section/2>).



A10. Other Issues to Consider

Conservatories

Conservatories are treated the same as other extensions in planning law, and although most conservatories are permitted development, some do require a planning application. Standard conservatories will not normally be acceptable on listed buildings and barn conversions. Care will also need to be taken with design in Conservation Areas and the Cotswold Area of Outstanding Natural Beauty. Conservatories allow a degree of light through and therefore will usually cause fewer problems with overshadowing. Conservatories should not normally have opening windows near to shared boundaries, as these can cause problems with noise and privacy. Insulation, ventilation and sun screening should be considered carefully as conservatories can be highly energy inefficient to heat and cool.

Annexes and Dependent Relatives Accommodation

If the purpose of the extension is to provide accommodation for a dependent relative, the annex must form part of the same planning unit and share facilities, including access, parking and garden areas. The layout, design and physical relationship between the house and the proposed annex are important considerations, and the proposed annex must demonstrate clear connections with the main dwelling. The size and scale of the accommodation to be provided should be proportionate to the main dwelling. As a guide, the scale should be such that the annex could be used as a part of the main dwelling once the dependency need has ceased.

Garages and Outbuildings

Many garages and outbuildings are permitted development, though this is seldom the case where the building would be to the front of the house. Whether attached or detached, garages and other outbuildings should normally be set back from the front of the house. Garages set forward of the house often become the dominant feature and can also block views from the street to the house, increasing the risk of crime. Garages should normally be simple in form and should be kept as low as possible. While flat roofs are discouraged, low pitch roofs can often be acceptable, even where the house has a steeper roof pitch. Low roof pitches keep heights down so that garages and outbuildings do not become intrusive. For design information regarding the size of garages please see [Part D4](#).

Fences and Walls

Good quality boundary fences and walls are of great importance to the character and appearance of an area. Your choice of fence or wall should take into account the typical styles and materials found locally. Many fences and walls are permitted development. Care should be taken to ensure that the fence or wall is not overbearing and does not prevent observation of public and semi-public spaces such as footpaths and car parking areas. Tall close board or feather edge fencing should normally only be used for side and rear boundaries which are next to other gardens. Picket, pale, hit and miss or post and rail fencing is preferred where the boundary is next to a public space or the countryside. Brick or stone walls will be appropriate in areas where they are typical boundary features. Defensive, high gates, walls and fences will not normally be acceptable on street frontages. Consideration should also be given to protecting tree and hedge root areas. See also [Section D8](#) for more detailed guidance.

Barn Conversions

Extensions to barn conversions will be treated particularly carefully to ensure that the building retains its rural, agricultural character. Many barn conversion properties have had their 'permitted development rights' removed by planning condition, so that a planning application is required for any extension to the building. It will often not be possible to extend a barn conversion without harming its character. In order for extensions to be acceptable, they should:

- fit in with the form of the building;
- be simple and robust in their form and detailing; and
- be relatively small in scale.

Domestic style features such as dormer windows, chimneys and standard conservatories will rarely, if ever, be acceptable. Further information on barn conversions may be found in [Part D: Design Principles](#) of this document. Many converted barns are listed buildings, sometimes because the barn was part of the historic farmyard of a listed farmhouse. In these cases, Listed Building Consent will also be required. See also [Part L6](#).

Bin Storage

The positioning of the extension/outbuilding should retain enough space for bins to continue to be stored securely on site. The layout should enable the bins to be moved easily to the point where they can be collected e.g. roadside or communal collection point. See [Part G](#) for more detailed guidance.

Energy Conservation

Examples of small scale renewable energy systems that may be used include the following:

- Wind turbines
- Free-standing wind turbines
- Solar photovoltaic (PV)
- Solar thermal
- Biomass
- Ground source heating
- Air source heating
- Hydroelectric turbines.

Further independent and impartial information on small scale energy technologies is available from organisations listed in the find out more below. More information can be found in [Section D6](#).

Adjacent Foundations

If you are planning to build near to your boundary or will need access through your neighbour's property in order to build your project, you will need to check your rights and responsibilities under the Party Walls etc. Act 1996.

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

Private boundary issues cannot be taken into account in the determination of a planning application. Under property law, you must make sure that you build your extension without infringing upon your neighbours' property, even if you have planning permission.

A11. Discharge of Conditions

The majority of planning permissions have conditions attached. Some conditions require approval (or 'Discharge') of details/information by the council before any development takes place, others can be discharged during the course of the development. All conditions relating to a planning permission can be viewed on the Notice of Decision.

Why do I need to discharge the conditions?

It is very important that all the conditions attached to a planning decision are complied with and this is known as discharging the conditions. Failing to do so may lead to enforcement action being initiated against the applicant or even the invalidation of the planning permission.

How do I discharge the conditions?

You need to fill in a form to submit your request to discharge the conditions.

You can do this via the Planning Portal website once you have registered with them.

You can also download the form from the Council's website.

<https://www.stratford.gov.uk/planning-regeneration/planning-application-forms.cfm>

You can submit it to us by e-mail (planning.applications@stratford-dc.gov.uk), or print off the form and send it in the post. If you are sending us the form by post, you should send two printed copies of the form.

Any supporting information should also be provided, including where necessary one sample of any materials that have been specified as being required to be approved in the conditions (such as a roofing slate, for example).

If only part of a condition is being requested to be discharged, this part should be clearly identified.

Do I need to pay?

If the information is not of a suitable standard or no fee has been received, the application will not be registered and the applicant/agent will be notified. This will delay the process.

A fee is required for most requests to discharge conditions. The current fees (per application) to discharge conditions are:

- £34 for a householder application; and
- £116 for all other types of application.

No fee is charged for Listed Building Consent or Conservation Area Consent permissions.

Please note: Requests for confirmation that conditions have been complied with will also incur the appropriate fee.

What if I know someone is not complying with their conditions?

If you are concerned that conditions placed on a planning permission are or have not been complied with, please e-mail planning.enforcement@stratford-dc.gov.uk.

A12. Useful Contacts and Further Information

General queries; check progress on your application	SDC Planning Administration	01789 260304	planning.applications@stratford-dc.gov.uk
Listed buildings, Conservation Areas or trees	SDC Planning Technicians	01789 260360	planning.applications@stratford-dc.gov.uk
Historic England (including Scheduled Monuments)	1 Waterhouse Square 138-142 Holborn London EC1N 2ST	0370333 0607	customers@HistoricEngland.org.uk
Building Regulations; Energy Efficiency	SDC Building Control (see also Appendix 3)	01789 260626	buildingcontrol@stratford-dc.gov.uk
Archaeology	Warwickshire County Council Barrack Street Warwick CV34 4SX	01926 412734	planningarchaeology@warwickshire.gov.uk
Ecology	Warwickshire County Council Barrack Street Warwick CV34 4SX	01926 418060	planningecology@warwickshire.gov.uk

Find out more

District Council planning information

www.stratford.gov.uk/planning

Planning: A Guide for Householders

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Government planning information; Submission of applications via internet

www.planningportal.gov.uk

Free professional planning help in case you need planning help and cannot afford it

www.planningaid.rtpi.org.uk

Secured by Design advice and information

www.securedbydesign.com

The Energy Savings Trust, Warwickshire Advice Centre

0800 512 012

WEEAC is a Government-funded organisation supplying free advice.

<http://www.energysavingtrust.org.uk/>

Encraft Ltd, Leamington Spa

01926 312159

Encraft is a private organisation supplying impartial technical advice in this area to homeowners and small projects nationally. They charge for their services.

APPENDIX 1:

HOUSEHOLDER APPLICATIONS VALIDATION CHECKLIST

NATIONAL REQUIREMENTS

Your application must include the following:

- Completed standard application form;
- Location Plan (scale of 1:1250 or 1:2500);
- Site Plan/Block plan (scale of 1:100 or 1:200);
- Existing and proposed elevations (scale of 1:50 or 1:100);
- Existing and proposed floor plans (scale of 1:50 or 1:100);
- Existing and proposed site sections and finished floor and site levels (scale of 1:50 or 1:100) if a sloping site or where there is a change in ground levels;
- Completed Ownership Certificate/Agricultural Holdings Certificate;
- The appropriate fee.

NB 3 copies of each of the above forms/plans must be submitted (including the original copy) unless the application is submitted electronically.

All plans should clearly show a north symbol and scale bar

LOCAL REQUIREMENTS

In addition to the information listed above the following information is likely to be required depending on the scale and nature of the development and where the site is located.

- Archaeological Assessment
- Conservation Area Appraisal/Heritage Statement
- Design and Access Statement, if the site is within a SSSI, Conservation Area or AONB
- Ecological Assessment/Protected Species Survey
- Flood Risk Assessment
- Parking provision
- Photographs
- Planning Statement
- Sunlight/daylight assessment
- Tree Survey/Arboricultural Implications Study.

NB 3 copies of each of the above forms/plans must be submitted (including the original copy) unless the application is submitted electronically.

APPENDIX 2:

ALTERATIONS AND EXTENSIONS CHECKLIST

- Does the proposed extension or alteration relate to the character and context of the surrounding area?
- Has consideration been given to existing features which could influence the design of the extension such as trees, adjacent foundations and drains, septic tanks or soakaways?
- Have potential impacts on neighbours been considered and have they been consulted on the proposals? (Impacts include loss of light and privacy, overlooking, loss of amenity space or overbearing impact)
- Are extensions proportionate and subservient to the property being extended and reflect its character in terms of design and materials used?
- Have opportunities for biodiversity enhancement been considered, such as integrated bricks for bird and bat use?

Front extensions:

- Does the front extension provide a positive contribution to the character and appearance of the area, echoing the style of the house and neighbouring properties (such as materials and roof pitch)?

Semi-detached and detached extensions:

- In semi-detached properties, does the extension maintain symmetry and is its subservient by being set back, having a reduced ridge height and matching materials?
- Are appropriate gaps between buildings retained to protect the street scene?
- Is rear access to the property and car parking provision retained?

Dormers and roof extensions:

- Are the dormer windows and/or roof extensions sympathetic within the street scene and any windows proportionate and centred on the windows below?

Garages:

- Does the garage respect the scale and character of the property?
- Is the garage subservient to the property and the street scene?

Annexes:

- Does the annex demonstrate clear connections with the main property and is it proportionate?

Extensions and alterations in the Green Belt:

- Does the extension or alteration meet the general design considerations set out above?
- Is the extension proportionate and sympathetic and does it reflect the openness and visual amenity of the Green Belt?

Further guidance on extensions and alterations can be found at:

www.planningportal.gov.uk

Part B:

How to Achieve Good Design

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B3	The Design Process
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This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness

<https://www.stratford.gov.uk/corestrategy>

B1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which sets out in the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides guidance and advice on how applicants can achieve a good standard of design in new development. It should be read in conjunction with other parts of the SPD, in particular [Part D: Design Principles](#).

B2. What is Good Design?

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (NPPF, paragraph 56¹)

Research has shown that high quality design make places more desirable in which to live work and play². Good design adds economic, environmental and social value to an area, creating a premium for property values, generating greater rental and capital value, and significantly increasing in the health and wellbeing of the occupants and users of those buildings and places. Evidence also shows that good design can be achieved without increasing costs, when it is considered from outset and throughout the design process³.

When we talk about design, we mean more than just the appearance of a building. What a building looks like can more accurately be referred to as its 'style' and this is *subjective*. Whether we like it or not is based on our own preferences and tastes. Looking beyond building styles to design in its widest sense, including thinking about layout of buildings, building heights and massing, relationship to streets and spaces, character and local distinctiveness, follows a number of well-established design principles and is, therefore, *objective*. [Part C](#) of this SPD provides guidance on the principles of good design.

A quality place has a number of essential components:

- Good range and mix of homes, jobs and services, cultural and public space;
- Sensitive treatment of historic buildings, spaces and landscapes;
- Ample high quality green space and green infrastructure; and
- Well designed and maintained sustainable buildings and spaces.

Good design is not simply a matter of creating attractive buildings and places. The elements of the development must also be sufficiently robust to carry out their function without deteriorating too quickly. Buildings and spaces must be designed to function well for the purpose they were designed for.

¹ National Planning Policy Framework (2012)

² Paved with gold: The real value of good street design (2007)

³ 'Urban Design Lessons: Housing Layout and Neighbourhood Quality', Homes and Communities Agency (2014)

Good design should be a positive response to the local character, history and identity. Designing for local distinctiveness involves the integration of local practices with the latest technologies, building types and needs.

B3. The Design Process

Achieving a high-quality design is not a one-off event; it is a process (see below). The level of detail and depth of investigation should be proportionate to the scale and complexity of the development proposals.

Step 1 - Appoint your design team



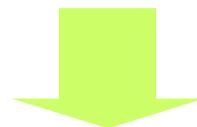
The Council strongly recommends that you engage appropriate professional expertise. Ideally, there should be a professional architect or urban designer or a person with specific urban design skills.

Step 2 - Context Analysis



Carry out a thorough assessment and analysis of context at settlement, local and site level, before any design solution is considered. The Council will expect a high standard of site and contextual analysis and this should be undertaken at the start of the design process.

Step 3 - Involvement/Consultation



Involving the community and stakeholders is crucial not only to gain their support but more importantly, to use their expertise and knowledge to help inform the design. This means asking what you should do, not presenting the community and stakeholders with a fait-acompli of what you are going to do.

Step 4 - Vision



When steps 1-3 are complete, the information should be used to create a vision for the proposed development. For example, what kind of place is it going to be? Where appropriate, a series of aims and objectives should explain how the vision is going to be achieved.

Step 5 - Options, Options, Options



A series of conceptual options should be drafted out. Three is a good minimum number of options to create, although unrealistic options should not be prepared for the sake of it. There is very rarely only one design solution for a site although some designs are better than others. Options allow the designer to explore a wider range of possibilities for the site. The options should be assessed against the visions, aims and objectives. Any issues and challenges identified during this stage should be resolved. It may be that the best solution is a combination of options.

Step 6 - Design



A credible detailed design can only be produced once stages 1-5 have been completed. It is important to ensure that the vision has not been lost or diluted. Only once the design has been finalised should a planning application should be submitted.

B4. Understanding Context

A well-designed scheme makes a positive contribution to the built environment and is the result of an evolving design process that starts with an understanding of the scheme's site specific and wider context. No site will ever be a blank canvas.

Undertaking a contextual analysis means listing the key physical features of the site and the wider area and then using these to influence the design of the scheme.

It is perhaps tempting to see any site features as a constraint to development. However, taking a positive approach sees these 'constraints' turning into 'opportunities' that contribute to the design of the scheme. For example, a large tree on site becomes a focal point of the development built around it.

Understanding context is fairly straightforward and at its very basic requires the following 2-step approach:

Step 1: List Key Features

On a plan of the site, record the location of key features, which may include the following:

- Topography and gradient
- Trees and vegetation
- Water and flooding
- Protected habitats and species
- Green space
- Neighbouring development
- Public views
- Microclimate
- Existing buildings
- Conservation areas and listed buildings
- Archaeology
- Land/soil contamination risk
- Continual noise sources
- Air pollution and Bad Odour Services
- Services and Utilities
- Safeguarded Areas.

Step 2: Establish Key Principles

Once the key features have been recorded, assess how these will influence the design of the scheme. This can be both in terms of protecting a particular feature or using the proposed development to mitigate or resolve a constraint. Good contextual analysis is a crucial step in achieving good design in the planning process. It should be prepared so that it identifies the wider and local context within which the application site is set. Including such an analysis within the planning application shows the Council how the proposed design responds to its context and will contribute towards local distinctiveness.

B5. Character

Strategic Objective (3) in the Stratford-on-Avon District Core Strategy states:

- *'The character and local distinctiveness of the District will have been reinforced by ensuring new development is of high quality design, taking into account the intrinsic and special value of its landscape and townscapes'*

An essential ingredient in making an attractive and successful place is the preservation, enhancement or the creation of character. In areas where there are already well-established and recognised settlement patterns, styles of architecture, scale and landscape, such as typically exist in a Conservation Area, new development should pay special attention to them (without slavishly trying to copy existing buildings). New development may be encouraged to continue elements of these local styles, where integration with the surrounding built form is deemed important.

In other areas, such as in retail parks or residential areas, where there is very little existing character or a weak character, the emphasis will be on development producing new high quality and distinctive places. The overuse of standard house types may not be acceptable.

B6. Why Local Distinctiveness is Important

Everywhere is different. The key factor to achieving good design is not just applying the principles of good design, but applying them to the local context. Transposing an example of good design from one location to another will not result in good design if it fails to take account of the characteristics of its unique location.

Local distinctiveness is about valuing the uniqueness of a particular location and creating a design that strengthens its common features as opposed to destroying or diluting them. Good design adds cohesion to a place. Individual features can be the extraordinary or even the ordinary and every day; both contribute to defining a particular place. Places with a strong local distinctiveness have a sense of place.

When considering how local distinctiveness can be developed and/or enhanced, it is useful to consider what contributes towards eroding local distinctiveness. A better appreciation of what contributes to and builds local distinctiveness can be developed by understanding what erodes local distinctiveness. Some examples of eroding local distinctiveness are set out below.

Don't

- Use existing poor design in the locality as an excuse for further poor design
- Use non-local vernacular materials
- Ignore local scale and massing
- Ignore established building lines
- Design proposals where the streets are dominated by the car
- Use inappropriate landscaping and boundary treatment.

Local distinctiveness may be developed and enhanced by the consideration of some of the design issues below.

Do –

- Consider the inclusive design principles from the outset and as part of the integral design;
- Use development as an opportunity to introduce positive urban design and character qualities;
- Capitalise on opportunities to frame views and vistas to, from and within a development;
- Consider streets as a key component of the public realm, designing proposals whereby pedestrians are an essential consideration;
- Incorporate local character scale and massing;
- Take account of established building lines;
- Use local vernacular materials;
- Use street furniture that reflects the local character and is well located.

Please note this is not an exhaustive list.

Building for Life

We support the implementation of Building for Life and it is a useful tool for applicants when considering the design of buildings and places and provides a valuable checklist to ensure the proposal covers all aspects of good design.

Building for Life is a national standard for well-designed buildings, homes, places and neighbourhoods. The 20 Building for Life criteria are founded on government policy and best practice guidance and are used to evaluate the quality of schemes at both pre-planning and post- construction phases.

Further information on Building for Life is available using the link below:

<http://www.builtforlifelifehomes.org/>

B7. Pre-Application Advice

Submitting a planning application should come at the end of the process. However, this does not mean that the formal application stage is the first time the Council should be involved in the scheme. The Council welcomes an early and open dialogue to ensure that the best possible design is achieved. Indeed, engaging in pre-application advice and resolving any issues before an application is submitted can help faster and more straightforward planning decisions to be made whilst delivering a higher standard of design.

Find out more about the Council's Pre-Application Service using the following link:

<https://www.stratford.gov.uk/preapplicationadvice>

B8. Design and Access Statements

In many instances there is a requirement to prepare a Design and Access Statement to support a planning application. This Design Guidance will provide assistance in preparing such statements. A Design and Access Statement should clearly tell the 'design story', demonstrating how the proposed design is the outcome of the design process and is based on a thorough understanding and analysis of the unique context at settlement, local and site level. Further information on the requirements of a Design and Access Statement is available using the following link:

<https://www.stratford.gov.uk/planning-regeneration/planning-application-forms.cfm>

Find out more

By Design: urban design in the planning system – towards better practice (DETR, 2000)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7665/158490.pdf

Planning Practice Guidance

http://planningguidance.communities.gov.uk/?s=design&post_type=guidance

Design and Access Statements: How to read, write and use them (CABE,2006);

<http://www.designcouncil.org.uk/sites/default/files/asset/document/design-and-access-statements.pdf>

Manual for Streets (DfT/DCLG, 2007) and any subsequent MfS updates and editions;

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Urban Design Compendium 1 and Urban Design Compendium 2 (English Partnerships, 2001 and 2007);

https://udc.homesandcommunities.co.uk/urban-design-compendium?page_id=&page=1

Building for Life, CABE

<http://www.builtforlifehomes.org/>

B9. Character of Stratford-on-Avon District

A general description of character

Character is the combined effect of those features that make a place identifiable. It could be defined as everything; however such a definition is clearly unworkable in practice. For the purposes of this document, therefore, the descriptions and principles will focus on the selection of aspects that **contribute** to the character of the countryside and settlements in the District.

The selection has been based on the need to choose characteristics that are readily observable, as well as readily taken as considerations in design. It is worth noting that character is not entirely derived from physical aspects of a place.

Firstly, the district's location within its larger spatial context influences its perceived character. The setting and the surrounding regions; the places you travel through to get to the district, contribute towards its identity. This consideration underlines the fact that character is only possible to identify by comparison and the contrasts between one place and another.

Secondly, character involves far more than bricks and mortar of a settlement. Human activities that have taken place over time and continue to do are a significant contributor factor to character of a place. The character of the district has evolved through an extended historical development, through the working life of many generations.

B10. Stratford-on-Avon District Character Areas

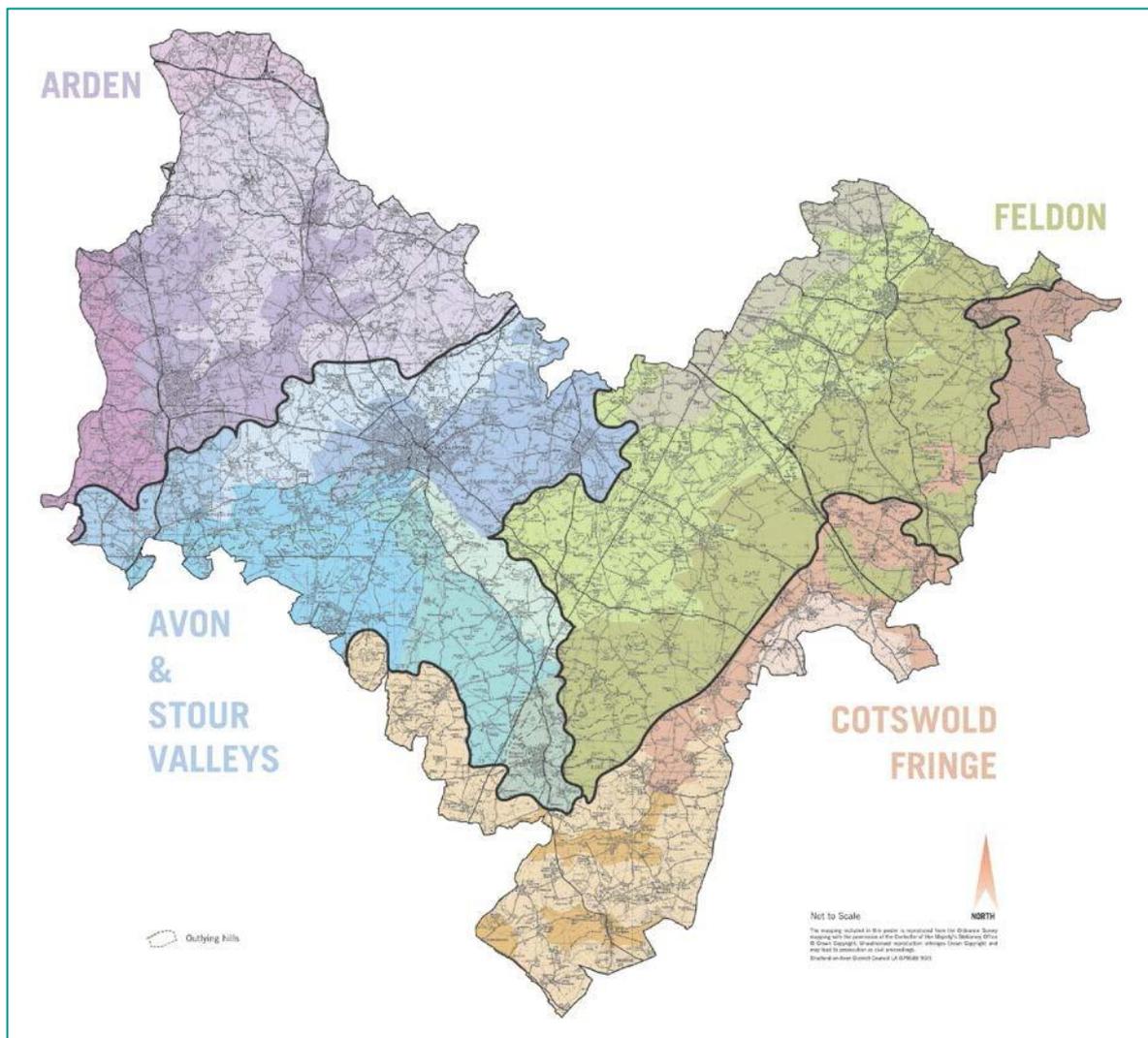
Stratford-on-Avon District lies in Midland England in the county of Warwickshire. It is a rural district corresponding to the southern third of historic Warwickshire and encompasses the historic towns of Stratford-upon-Avon, Henley-in-Arden, Alcester, Shipston-on-Stour and Southam. The general character of Stratford-on-Avon District is one of rolling lowland countryside, much of it arable farmland. That character is all the more obvious when compared with such areas as the flat fenland of the east Midlands, the mountains of the Peak District or the estuaries of Essex.

A closer look reveals, however, that Stratford-on-Avon District lies at the confluence of several broader character areas and its own character is far from uniform. The geological features and climate of the area and the impact of several thousand years of people living and working on the land have created a landscape of subtle but real variation. Travelling from north to south, for example, the differences are clear.

The hamlets, winding lanes and small fields of the more wooded Arden in the north-west give way to the open areas of grazing and larger scale fields of the Avon and Stour valleys with their closely built villages. From there, south, the ground rolls gently to the steep scarp slope of Edgehill and the downland of the Cotswold fringe. The downland and broad valleys are marked by medium scale fields of arable and pasture, dotted with compact stone villages. These differences form the basis for identifying distinct regions within the District. These regions, or character areas, in their turn provide the basis for design guidance. The features taken into account include the underlying geology, the landform, the variety and number of trees and other plants, the shape and size of fields and the way they are managed, the pattern of roads and settlements and their internal structure and the building materials out of which the towns and villages are made.

There are five main character areas within Stratford-on-Avon District:

- Arden;
- Feldon and Ironstone Uplands.
- Cotswold Fringe;
- Avon Valley;
- Stour Valley.

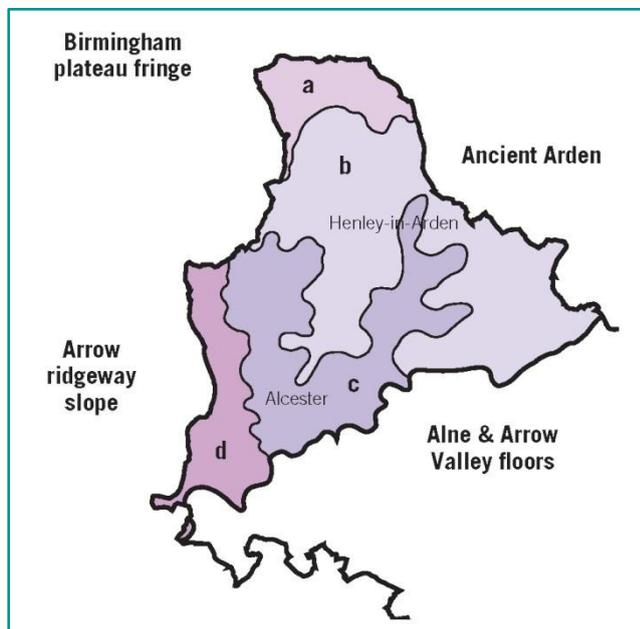


The Feldon and Arden correspond in a large part to historically recognised regions. The terms Arden and Feldon were used by medieval times. Arden derives from the Old English word 'ardu' meaning 'high, steep', and Feldon from the word 'feld' meaning 'open land'. Early settlements and agricultural activity tended to centre on river valleys, principally the Avon, Arrow, Alne and Stour. It is also notable that while the District is an administrative entity with 'artificial' boundaries, many of those boundaries correspond to 'natural' boundaries such as river basin divides. The District lies almost entirely within the drainage basin of the River Avon. The northern and southern boundaries of the District fall approximately on the divides with the greater basins of the Rivers Trent and Thames.

Each of the character areas is further divided into sub-areas to account for more local differences. The areas and sub-areas are intended to provide a general record of the character of the district as a whole, but is not intended to account fully for the details that make places unique. The boundaries identify areas in which there is a degree of similarity in terms of landscape and settlement pattern. The character map and later chapters of this document describe some of the general similarities as well as differences that make each area identifiable.

B11. Arden character area

The Arden character area comprises the following sub-areas: Birmingham plateau; Ancient Arden; Alne and Arrow valley floors; Feldon; Cotswold Fringe; Avon Valley and Stour Valley. These are shown in the Arden Character Area Map below.



Arden Character area map.

Birmingham plateau fringe (a)

- Gently rolling land form, the upper end of the River Blythe basin, draining north to the Trent with no clearly defined valley;
- Belts of mature trees associated with estates; many ancient woodlands, small in size and often with irregular outlines; areas with a well-defined pattern of small fields and paddocks; thick roadside hedgerows, often with bracken;
- A network of minor lanes with scattered hamlets and ribbon development;
- Main building materials are timber frame and brick.

Ancient Arden (b)

- Varied undulating land form with occasional steep scarp slopes, principally draining to the River Alne without a clearly defined basin;
- Hedgerow and roadside oaks; an ancient irregular pattern of small to medium sized fields; field ponds associated with permanent pasture;
- A network of winding lanes and trackways often confined by tall hedge banks; many scattered hamlets and farmsteads, mostly on slope sides with larger villages or towns on hilltops or valley bottoms;
- Main building materials are timber frame and brick with some Arden Sandstone and Blue Lias Limestone.

Alne and Arrow valley floors (c)

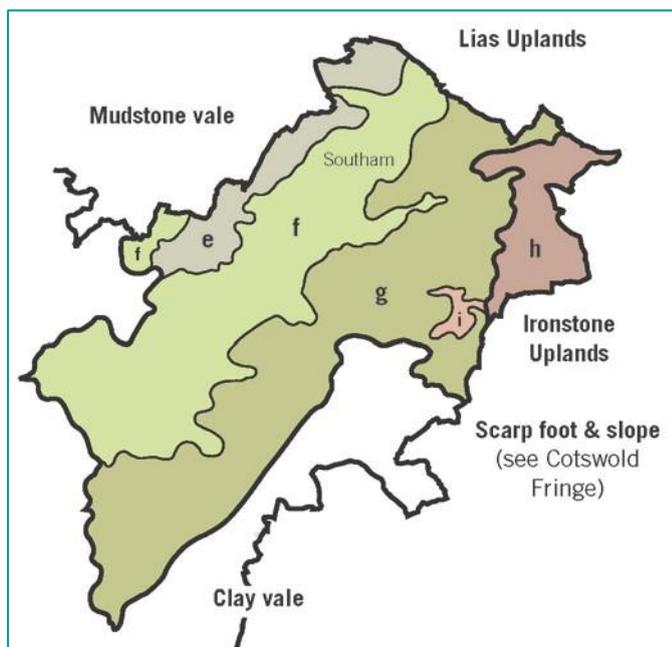
- Middle reaches of the Alne and Arrow rivers in fairly distinct basins, the edges defined by narrow floodplains extending to large scale rolling land form;
- Winding hedgerows along the edge of the floodplain; grazing meadows, often with patches of wet grassland; a semi-regular pattern of medium to large sized fields; mature hedgerow and roadside oaks;
- A varied settlement pattern of small villages and scattered farmsteads, generally lying near a river or stream;
- Main building materials are timber frame, brick and Blue Lias Limestone.

Arrow Ridgeway Slope (d)

- Higher side of the River Arrow basin, including dividing ridge and ridgeway; large scale rolling land form with occasional steep scarp slopes;
- Large woodlands, often associated with rising ground; mature hedgerow and roadside oaks; a semi-regular pattern of medium to large sized fields;
- Very few small villages and scattered farmsteads; Main building materials are timber frame, Blue Lias Limestone and brick.

B12. Feldon character area

Feldon character area includes the following sub-areas: Mudstone vale; Lias uplands; Clay vale. The Ironstone Uplands is a separate character area to the north east of the district and is also included in the Feldon Character Area Map shown below.



Feldon and Ironstone Uplands Character Area Map.

Mudstone vale (e)

- Small flat valley with occasional small rounded hills, draining to the Avon at right angles to the line of the valley; a further area forms the foot of the River Itchen;
- A medium to large scale geometric field pattern; small areas of permanent pasture often with well preserved ridge and furrow; wide roadside verges typically bounded by a thick hedge and ditch; numerous hedgerow elm stumps;
- Scattered farmsteads and dwellings and the village of Long Itchington;
- Main building materials are Blue Lias Limestone and brick.

Lias uplands (f)

- A varied rolling land form often associated with steep wooded scarp slopes, mostly draining to the Rivers Dene and Itchen without clearly defined basins;
- Many hedgerows and roadside trees; well defined geometric pattern of small to medium sized fields; disused quarries with semi-natural grassland and scrub;
- Compact villages sited on hill and ridgetops, hill sides and along narrow valley bottoms;
- Main building materials are White Lias Limestone (now known as Langport Member Limestone), Blue Lias Limestone and brick;

Clay vale (g)

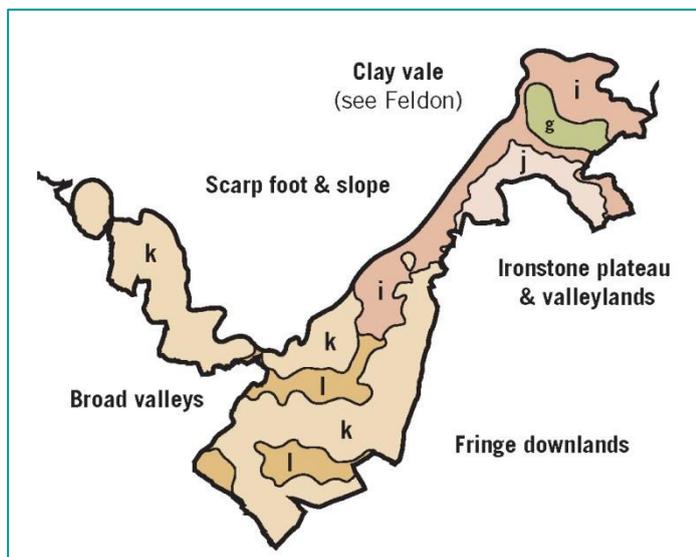
- Broad flat valley with occasional small rounded hills, the valley running at right angles to the lines of the Rivers Stour, Dene and Itchen;
- A medium to large scale geometric field pattern; small areas of permanent pasture often with well-preserved ridge and furrow; wide roadside verges typically bounded by a thick hedge and ditch; numerous hedgerow elm stumps;
- Relatively few, straight roads with few, small compact villages sited by streams along with scattered farmsteads and dwellings;
- Main building materials are Blue Lias Limestone, 'Hornton Stone' (Marlstone Rock Bed) and brick.

Ironstone Uplands (h)

- Large scale rolling upland with occasional prominent ironstone hills, includes the divide between the Rivers Leam and Cherwell; it is the western edge of the Northamptonshire Uplands yet at the same time a continuation of the Cotswold/Edge Hill scarp;
- Large scale strongly hedged field pattern; small areas of permanent pasture with ridge and furrow; wide roadside verges bounded by tall, thick hedgerows; steep hillsides with semi-natural grassland and scrub;
- Small ironstone villages often situated on rising ground;
- Main building material is 'Hornton Stone' (Marlstone Rock Bed).

B13. Cotswold Fringe character area

Cotswold Fringe character area includes the following sub-areas: Scarp foot and slope; Ironstone plateau and valley lands; Fringe downlands and Broad valleys. A map of the Cotswold Fringe character area is shown below.



Cotswold Fringe character area map.

Scarp foot and slope (i)

- The scarp slope leading down to the broad flat Feldon Clay Vale, the scarp and vale running at right angles to the lines of the Rivers Sour, Dene and Itchen;
- Semi-improved grassland, scrub and wood on steep valley sides; a medium to large scale geometric field pattern on the foot of the scarp; small areas of permanent pasture often with well-preserved ridge and furrow; wide roadside verges typically bounded by thick hedge and ditch;
- Small compact villages sited at the foot of the scarp slope; many dry stone walls;
- Main building materials are Hornton Stone.

Ironstone plateau and valleylands (j)

- Flat land at the top of the scarp slope, deeply cut by steep sided river valleys, draining to the Cherwell, the scarp edge forming the divide between the greater Thames and Severn basins; Steep wooded slopes; large arable fields with red soils on the plateaux; semi-improved grassland and scrub on steep valley sides;
- Roads run along ridgetops; small compact villages sited at the rim of the valleys and dropping down along the valley sides; many dry stone walls;
- Main building materials are 'Hornton Stone' (Marlstone Rock Bed) and brick.

Fringe downlands (k)

- A varied rolling land form of rounded or flat topped hills and secluded river valleys; includes Meon Hill, Ilmington Downs, and Brailes Hill;
- A medium to large scale geometric field pattern; rich red soils supporting productive arable farmland with some woodland on higher ground; small areas of

permanent pasture often with well-preserved ridge and furrow; steep hillsides with semi grassland and scrub;

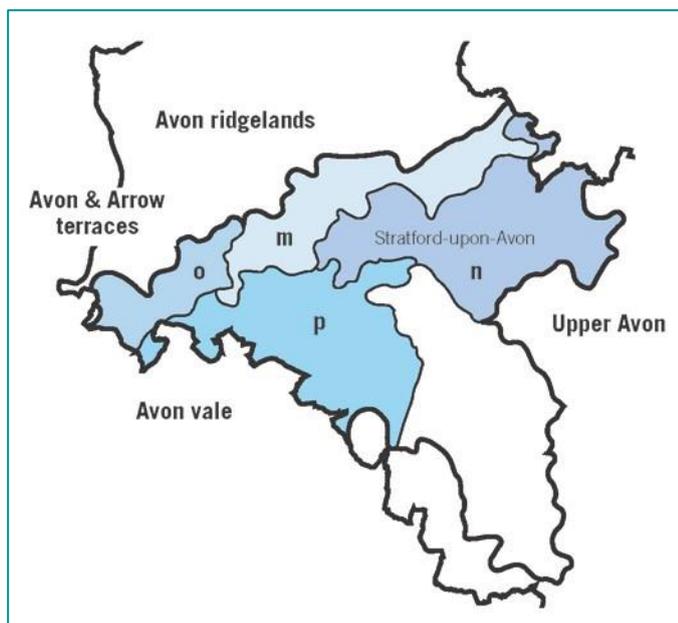
- Small compact stone villages, mostly sited on ridgetops or the foot of the scarp slope; many dry stone walls;
- Main building materials are 'Hornton Stone' (Marlstone Rock Bed), 'Cotswold Limestone' (Oolitic Limestone) and brick.

Broad valleys (l)

- Valley floors with some varied undulation and small rounded hills;
- A medium to large scale geometric field pattern with small areas of permanent pasture often with well-preserved ridge and furrow;
- Small compact stone villages, mainly on the valley bottoms; many dry stone walls;
- Main building materials are 'Hornton Stone' (Marlstone Rock Bed), 'Cotswold Limestone' (Oolitic Limestone) and brick.

B14. Avon Valley character area

Avon Valley character area includes the following sub-areas: Avon ridgelands; Upper Avon, Avon and Arrow terraces and Avon vale. A map of the Avon Valley character area is shown below.



Avon Valley character area map.

Avon ridgelands (m)

- Steeper side of the Avon basin including dividing the Rivers Avon and Alne with large scale rolling land form;

- A large scale often poorly defined field pattern; some large orchards on hilltops and south facing slopes; prominent hilltop woodlands; steep wooded scarps and associated semi-improved grassland;
- Varied settlement pattern of small compact villages, mostly on hilltops and ridges, and loose clusters of roadside dwellings;
- Main building materials are Blue Lias Limestone and brick.

Upper Avon (n)

- Flatter sides of the upper reach of the Avon basin; narrow river corridors defined by flat floodplains with steeply sloping often wooded bluffs to the north west side extending to broad flat gravel terraces on the south east side;
- Grazing meadows often with meanders, islands, steep banks and much marginal vegetation; fringing alders and scrub; winding hedgerows and ditches along the boundary of the floodplain; a large scale geometric field pattern on the terraces with well wooded streamlines and some small arable plots growing a wide variety of vegetable crops;
- Small compact villages generally on or next to a river; scattered greenhouses and other horticultural buildings;
- Main building materials are timber frame, Blue Lias Limestone and brick.

Avon and Arrow terraces (o)

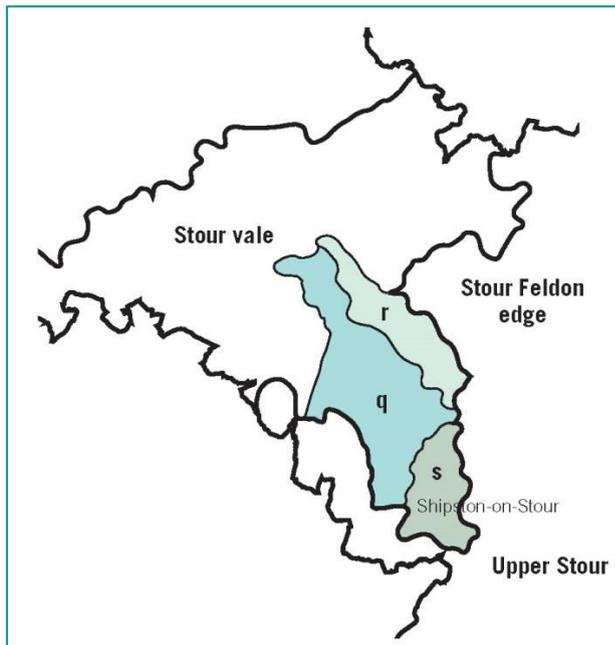
- Broad flat gravel terraces at the meeting of the rivers Arrow and Avon;
- A large scale geometric field pattern; some small arable plots growing a wide variety of vegetable crops; well wooded streamlines;
- Small compact villages, generally on or next to a river; scattered greenhouses and other horticultural buildings;
- Main building materials are timber frame, Blue Lias Limestone and brick.

Avon vale (p)

- Flatter side of the lower Avon basin; narrow river corridors defined by flat floodplains with steeply sloping, often wooded bluffs extending out to broad flat valley with occasional low rounded hills;
- Grazing meadows often with meanders, islands, steep banks and much marginal vegetation; fringing alders and scrub; winding hedgerows and ditches along the boundary of the floodplain; a medium to large scale geometric field pattern on the valley land with many small often abandoned orchards;
- Straight roads with wide roadside verges typically bounded by a tall hedge and ditch; a strongly nucleated settlement pattern of medium sized villages, often fringed by greenhouses or other horticultural buildings;
- Main building materials are timber frame, Blue Lias Limestone, 'Cotswold Limestone' (Oolitic Limestone) and brick.

B15. Stour Valley character area

Stour Valley character area includes the following sub-areas: Stour vale; Stour Feldon edge and Upper Stour. These are shown in the character area map below.



Stour valley character area map.

Stour vale (q)

- Flatter side of the lower Stour basin; broad flat valley with occasional small rounded hills;
- A medium to large scale geometric field pattern; small areas of permanent pasture often with well-preserved ridge and furrow; wide roadside verges typically bounded by a thick hedge and ditch; numerous hedgerow elm stumps;
- Small compact estate villages and clusters of farmsteads and dwellings;
- Main building materials are Blue Lias Limestone, 'Cotswold Limestone' (Oolitic Limestone), 'Hornton Stone' (Marlstone Rock Bed) and brick.

Stour Feldon Edge (r)

- Steeper side of the lower Stour basin; large scale rolling land form with occasional steep scarp slopes;
- Large woodlands often associated with rising ground; many small coverts and belts of trees; mature hedgerows and roadside oaks;
- Scattered farmsteads and a small compact village;
- Main buildings materials are White Lias Limestone (known as Langport Member Limestone) and brick.

Upper Stour (s)

- Middle reach of the Stour valley, a distinct basin defined by the Tredington hills and the flatter, rolling southern edge of the Feldon;

- A medium to large scale geometric field pattern; small areas of permanent pasture often with well-preserved ridge and furrow; wide roadside verges typically bounded by a thick hedge and ditch; numerous hedgerow elm stumps;
- Compact valley bottom settlements and small estate villages;
- Main buildings materials are Blue Lias Limestone, 'Hornton Stone' (Marlstone Rock Limestone Bed), 'Cotswold Limestone' (Oolitic Limestone) and brick.

Part C:

Residential Amenity

Contents

- C1 Introduction
- C2 Daylight and Sunlight
- C3 Separation Distances
- C4 Light to Internal Spaces
- C5 Protecting Loss of Privacy
- C6 Boundary Treatments

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.15 Distribution of Development
- CS.20 Existing Housing Stock and Buildings

<https://www.stratford.gov.uk/corestrategy>

C1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which sets out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

It is important that proposals for new development both maintain and achieve a good standard of amenity for both existing and future occupiers. The principles set out in this guidance will help achieve that. It should be read in conjunction with other parts of the SPD, in particular:

[Part B: How to Achieve Good Design](#)

[Part D: Design Principles](#)

[Part E: Architectural Style, Construction and Materials](#)

[Part K: Shopfronts](#)

[Part L: Agricultural Buildings](#)

[Part N: Landscaping, Biodiversity and Green Infrastructure](#)

This part of the Development Requirements SPD sets out a number of design principles that should be followed when designing new development. Cross reference is made from each design principle to the 9 key design criteria set out in Core Strategy Policy CS.9 demonstrating how the design principle contributes to the achievement of good design.

C2. Daylight and Sunlight

The relative position, heights and separation of buildings should be adjusted to reduce overshadowing and loss of light to ensure that the windows of neighbouring properties enjoy reasonable day lighting.

Where loss of daylight to habitable room windows is likely to be an issue, the applicant should provide drawings to demonstrate how anticipated problems can be overcome.

Daylight in bedrooms may also be considered, but is generally less important, except where this is the main private accommodation, such as in residential homes.

Detailed proposals should also take account of local circumstances like level changes between properties and orientation.

The construction of a new building or extension which extensively blocks the sunlight to an existing properties windows or its garden should be avoided.

The Council uses a 45/25 degree test to ascertain whether, as a result of a proposed development, the amount of light reaching neighbouring windows is likely to be acceptable. This is covered in more detail below. Guidance and tables are also provided in the BRE report Site Layout Planning for Daylight and Sunlight – a Guide to Good Practice published in 2012. This guidance should be used if there is any doubt about the acceptability of proposals with regard to daylighting and sunlight.

C3. Separation Distances

New development will usually have some effect on the amenity of neighbours. These effects include impacts from loss of light, overshadowing, loss of privacy and overbearing impacts. In relation to privacy, the design and layout of new development should ensure that reasonable privacy and light is provided for surrounding residents and occupiers, particularly in relation to residential use and enjoyment of dwellings and private gardens. Spacing between the windows of buildings/dwellings should achieve suitable distances for privacy and light, whilst also preventing cramped and congested layouts.

C4. Light to Internal Spaces

Good quality natural light helps to make the interior of a dwelling or a work place a more pleasant and enjoyable place to spend time. It also reduces the need to use electric lighting.

The amount and quality of natural light depends on the:

- Size, type of glazing and position of windows;
- The shape and size of rooms;
- The colour of internal surfaces; and
- The structures that surround the building.

Roof mounted 'light tubes' can bring natural light into corridors, landings and other rooms.

The size of windows to provide good day lighting must be balanced with privacy requirements within the home and the privacy of neighbouring residents. It is important that the orientation, location and use of the room are all taken into account when considering the size and location of windows.

BREEAM assessments include credits for minimum standards for natural daylight levels for non- residential buildings.

Find out more

BRE Report: Site Layout Planning for Daylight and Sunlight (2012)

https://www.designingbuildings.co.uk/wiki/Site_layout_planning_for_daylight_and_sunlight

In relation to loss of light to a neighbour's window a '45/25 degree' set of tests can be used. This is in order to assess whether the effect on neighbours' windows will be unacceptable.

New development should not normally cross the line of a 45 degree angle drawn (in the horizontal plane) from the mid-point of the nearest ground floor habitable room window in the adjoining property to the new development (see Figure 1). The mid-point of a window is usually measured both from a horizontal axis, taking the mid-point of the vertical axis as being 2m above ground floor level. For example, a window 3m wide would have its mid-point plotted at 2m on the vertical axis and 1.5m on the horizontal axis.

'Habitable room' is defined here as living rooms, dining rooms, kitchens, studies and bedrooms.

If after carrying out the 45 degree test, it is found that a development crosses the 45 degree line, it does not automatically mean that it is unacceptable. In these cases, a second test is used to check whether the development would be so close and high in relation to neighbours' windows that it would cause unacceptable loss of light. This time the line from the mid-point of the habitable room window is drawn in the vertical plane. If the top of the new development would cross the line of a 25 degree angle above horizontal, the development will normally cause excessive loss of light and be unacceptable subject to other criteria being taken into account as outlined below.

When applying the 45/25 degree guideline, the following factors should be taken into account:

- The availability of alternative sources of natural light to the affected room(s);
- The size and function of the room;
- other buildings or features in the area which may, for example, already cause loss of light and overshadowing;
- the orientation of the building; and
- the design and character of the property and nearby properties.

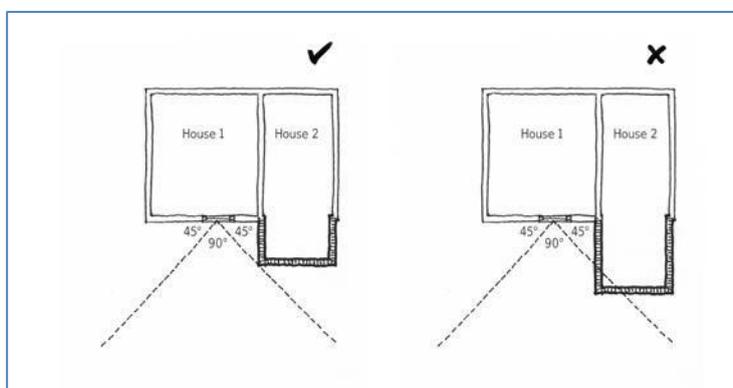


Fig.1 Diagram to illustrate 45/24 Degree Code.

C5. Preventing loss of privacy, overshadowing and overbearing impacts

The 45/25 degree guideline ensures sufficient light reaches neighbours' windows, but care should also be taken to protect neighbours' garden areas from overlooking, overshadowing and overbearing impacts. This particularly relates to the area immediately outside the rear of the house, such as patios, which is often used as a sitting out area. Separation distance guidelines help to ensure that both windows and gardens are not unreasonably affected. The separation distances in the table further below will normally be required where the development is higher than single storey.

Where properties directly face one another, except where overlooking a street or public space, a distance of at least 21 m between facing habitable room windows (living rooms, dining rooms, kitchens, studies and bedrooms) is normally required. This distance should increase by an additional 7 m for every storey above 2 storeys.

A separation distance of 13 m for 1.5 or 2 storey walls and 16 m for 2.5 or 3 storey walls between windowed elevations and opposing gable end walls provides a reasonable outlook. Table 1 below will assist for distances between windows/buildings in other circumstances.

Table 1: Separation Distances

Relationship of new development to neighbouring property	Minimum separation* 1.5 or 2 storey building	Minimum separation* 2.5 or 3 storey building
Front to Front**	13 metres	16 metres
Back to Back / Back to Front	21 metres	27 metres
Front to Side / Back to Side	13 metres	16 metres
Side to Side	See 'Side Facing Windows'	See 'Side Facing Windows'
Windows looking towards neighbour's garden (near to their house)	10 metres unless obscure glazed	13 metres unless obscure glazed

Notes:

- * Separation distances are between habitable room windows. Windows are 'facing' if they both fall within a pair of 45 degree cones drawn from the middle of the 2 windows.

NB: The 45° angle should have equal portions of 22.5° either side of the line that passes through the window at right angles.

Where there is a significant change in levels, the minimum separation distance increases by 2 metres for every 1 metre that the floor level of the development would be above the affected floor or ground level of the neighbouring property.

- ** House fronts normally face onto public routes so there is less need to protect privacy and therefore these distances are lower.

Neighbours' Side Facing Windows

For both the 45/25 degree guideline and separation distances, neighbours' side facing windows on adjoining properties which get their light across another properties land will not normally be given the same degree of protection as front and rear facing windows. These cases will be judged on their individual circumstances.

Overlooking and Obscure Glazing

Overlooking problems can often be addressed by obscure glazing the windows. Where this is necessary, the Council will require glazing that prevents detailed views through the window glass. The application of obscure film to clear glazing will not generally be considered acceptable.

C6. Boundary treatment

In general, boundary treatments should be appropriate to the local context and detailed. Consistency of approach for a particular boundary treatment along a street can reinforce a hierarchy of streets. For example, a primary route may have metal estate railings with boundary hedges/trees, whilst a secondary street may have hedges or timber fences etc.

For information on boundary treatment, see [Section D8: Boundary Treatments](#).

Part D:

Design Principles

Contents

- D1 Introduction
- D2 Connectivity and Streets
- D3 Access
- D4 Parking Design
- D5 Blocks and Frontages
- D6 Solar Orientation and Night Cooling
- D7 Public and Private outdoor space
- D8 Boundary Treatments

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.15 Distribution of Development
- CS.20 Existing Housing Stock and Buildings

<https://www.stratford.gov.uk/corestrategy>

D1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which sets out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

Good design is indivisible from good planning and the principles in this section will relate to applications for the smallest house extension right through to mixed-use schemes for hundreds of homes. The design principles set out in this guidance should be applied to open market and affordable housing. It should be read in conjunction with other parts of the SPD, in particular:

[Part B: How to Achieve Good Design](#)

[Part C: Residential Amenity](#)

[Part E: Architectural Style, Construction and Materials](#)

[Part K: Shopfronts](#)

[Part L: Agricultural Buildings](#)

[Part N: Landscaping, Biodiversity and Green Infrastructure](#)

This part of the Development Requirements SPD sets out a number of design principles that should be followed when designing new development. Cross reference is made from each design principle to the 9 key design criteria set out in Core Strategy Policy CS.9 demonstrating how the design principle contributes to the achievement of good design.

D2. Connectivity and Streets

Policy CS.9 Key Design Principles: Connected: Proposals will be well-integrated with the existing built form, enhancing the network of streets, footpaths and green infrastructure and encouraging walking and cycling.

The starting point for good design is how well the development integrates and connects into the existing built form and how well users can navigate around and through the development.

Permeability and Legibility

New development should allow for good connections both within the site and the surrounding area. The term permeability and legibility relate to the ease with which residents and visitors can orientate themselves and find their way around an area.

Legibility can be achieved by ensuring:

- A clear hierarchy of routes;
- A strong and logical building layout (such as the perimeter block) and massing;
- An appropriate and consistent choice of design and materials for buildings and their boundaries with the street and for designing the streets or routes; and
- The use of views and focused vistas of local landmarks (buildings and landscape features) in and around the site.

Pedestrian and cycle connectivity may require more direct routes than for vehicles. Where possible, people should be given the opportunity to use direct and attractive routes on foot or by cycle as an alternative to using the car for journeys less than 2km. This helps to improve opportunities for greater activity.



Fig.1 - Poor connectivity (left) and good connectivity (right).

When signage is necessary to help provide directions to specific destinations, it should be of a high quality, coordinated with all other street furniture and kept to a minimum to avoid clutter in the public realm.

By avoiding cul-de-sacs, you will provide choice of movement as well as dispersing traffic.

Street Hierarchy

The design of new development should follow a user hierarchy that not only encourages more sustainable modes of travel, but recognises that streets are the key component of the public realm, creating a sense of place and are not simply roads where vehicles park and travel at speed.

As Manual for Streets 2 (MfS) notes, the hierarchy is not intended to be applied rigidly or that it is always more important to provide for pedestrians, but simply that pedestrians should be considered first, followed by consideration for others in the order shown.

Its overarching emphasis is that increased consideration should be given to the 'place' function of streets. This approach to addressing the classification of streets needs to be considered across all built-up areas, including villages, so that a better balance between different functions and street users is achieved.

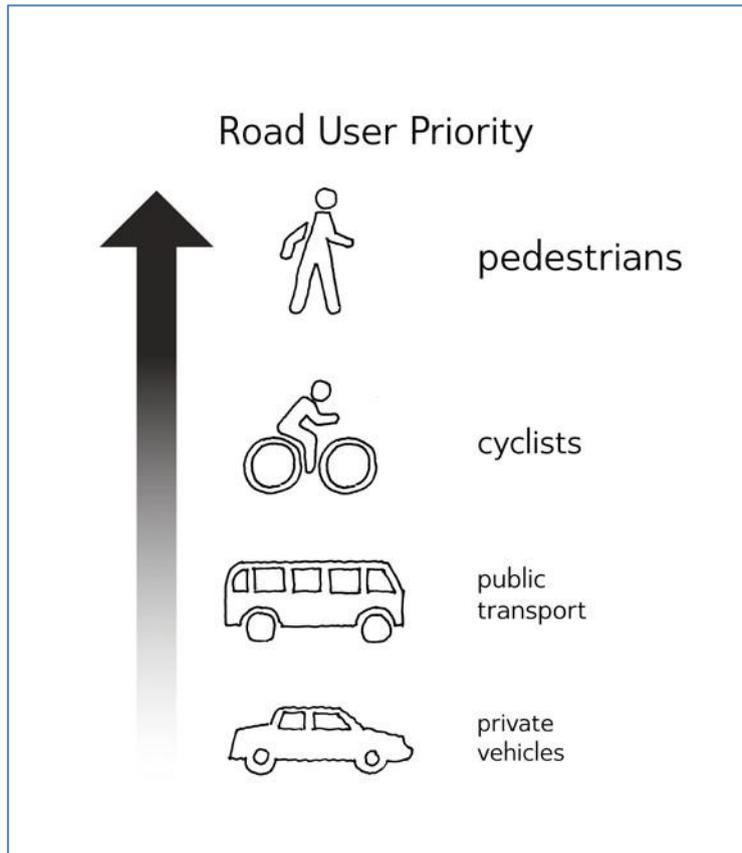


Fig.2 – Hierarchy of road users.

The MfS sets out a range of principles that should be taken fully into account in the process of designing and assessing development proposals. These are as follows:

- Layout and connectivity;
- Quality places;
- Street users' needs;
- Street geometry;
- Parking;
- Traffic signs and markings;
- Street furniture and street lighting;
- Materials, adoption and maintenance.

In order to create a legible development, it is necessary to clearly identify the site's route hierarchy, including the major/primary, secondary and informal pedestrian routes. This needs to be clear from the dimensions of the street and the corresponding scale and design of buildings; boundary features trees and planting which fronts it.

Applicants should consult with Warwickshire County Council Development Management Team to identify the suitable parameters for route hierarchy in development proposals.

Primary Routes

When designing larger sites some form of 'Main Street' may typically form the spine of the development. In these scenarios, it should accord with the principles set out in the Manual for Streets. For example, primary routes have wider streets (that can accommodate bus routes), taller buildings (often setback from the street), space for larger street trees, landmark buildings, segregated cycle routes and footways (often on both sides), higher quality boundary features and planting and limited on street parking where vehicular flow is important.

Secondary Routes

Many residential streets fall into this category. They should also be designed to 'Manual for Streets' principles. Secondary routes have modest street widths, smaller buildings, mostly smaller street trees and designed space for larger street trees, local landmark buildings, cycle routes (often only on one side) and footways may possibly be shared routes rather than being segregated, on street car parking.

Minor Routes

Minor routes are the lowest in the hierarchy of streets and typically serve only a very small number of vehicle movements.

Dedicated pedestrian or cycle routes should distinguish themselves from vehicular routes by their width (typically 3 m for a shared pedestrian/cycle route) and contrasting surface materials.

Smaller developments are likely to have streets that do not offer the opportunity to create a suitable hierarchy. These developments should provide the most appropriate level of routing at the highest possible standard.

Active Streets

Buildings should front the street with active rooms, balconies and bay windows to maximise liveliness and natural surveillance. On corner plots dual fronted buildings will be needed. The orientation of the street pattern will also be influenced by the pedestrian desire lines and the need to connect the site to its immediate surroundings. Further guidance on designing active frontages is available in [Part D5. Blocks and Frontages](#).

Surface Materials and Traffic

Surface materials provide several functions, providing an appropriate surface for all road users, whilst contributing towards traffic safety, surface water run off management and general appearance of a locality.

Development should seek opportunities to reinforce the local distinctiveness of an area, thereby improving the appearance of the public realm, through the appropriate use of surface materials wherever possible; subject to the agreement with the Warwickshire County Council Highways Department. Development should comply with the Warwickshire County Council standards for surfacing materials.

<https://apps.warwickshire.gov.uk/api/documents/WCCC-770-321>

It is essential that the road surface is able to take the weight and torsion impacts (turning of wheels) of refuse vehicles and other large and heavy vehicles for all parts of the site that they will have access to, including un-adopted sections.

In the case of traffic safety requirements such as railings, bollards, lighting columns or visibility splays, the design of these should as far as possible reflect local character.

Safety is of paramount importance, but where it is difficult to meet standards due to innovative designs or unique local circumstances, negotiations should take place at an early stage to identify acceptable alternatives. Vehicle dominated junction layouts should be avoided.

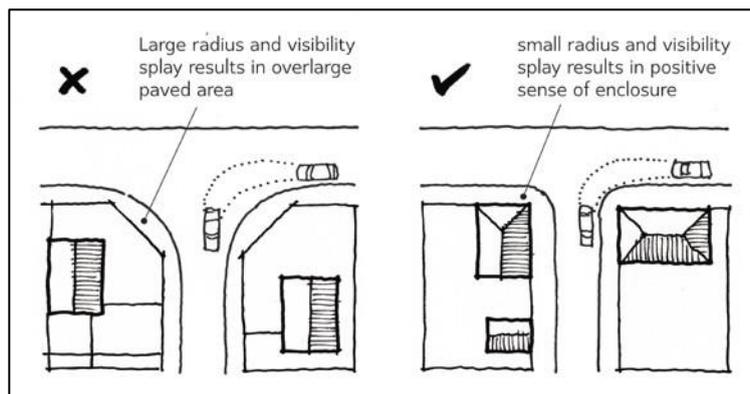


Fig. 3 - Poor (left) and good examples junction layouts.

Home Zones and Shared Space

A Home Zone is a living street (or group of streets) as implemented in the United Kingdom, which is designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of the cars is reduced.

Home zones often involve the use of shared space, where the street is not strongly divided into exclusive pedestrian and traffic areas. There are however concerns over the ability of blind and partially sighted people to use shared space streets. Providing a clear route for pedestrians that is kept free of traffic, by using textured materials or street furniture for example, is one way of meeting the needs of the visually impaired.

A key aim of Home Zones is for traffic speeds to be kept low - with a typical target speed being around 20 km/h (10-15 mph) - through the overall design of the street and features such as sharp changes of direction for traffic and narrowings where only one motor vehicle can pass at a time. Traditional traffic calming features such as road humps might also be used, but should be integrated into the design rather than being added as an engineered afterthought.

The entrance or 'gateway' to a Home Zone should be a clear signal to all users that there is a change in the nature of the streetspace. This might be through the use of changed materials, changed road levels, street furniture or planting. The demarcation between the public space of the street and the private space of the front garden is important to define.

Warwickshire County Council (WCC), as the Highway Authority, is likely to bring out design guidance which is anticipated to include Home Zones. If roads (including Home Zones) are to be adopted by the Highway Authority they will need to meet adoptable standards. Informal discussions with WCC indicate that they will not adopt a homezone layout for anything over 10 units, and it should not be a through route.

WCC also informally advise that the overall adoptable corridor width of the homezone should be 8.5m preferably with a 2m, dedicated service strip, and the remaining 6.5m being carriageway, verges and street furniture.

Homezone layouts are likely to be subject to a Road Safety Audit Stage 2, and WCC may require full quality audits to also be carried.

The Council encourages home zones where traffic movement is designed to travel at very low speed within residential areas, creating more child friendly streets. Home Zones can be particularly beneficial for families with young children, by providing a safer environment for children to play outside their homes with their friends, and offering opportunities for regular exercise.¹

Street furniture

Street furniture (e.g. seating, bollards, lighting, waste bins, recycling bins, taxi stands, bus stops, post boxes), and surface materials can have a major impact on the appearance and quality of a street and they should be considered as part of the overall design and included in a Landscape Scheme, where one is required. Areas of public open space will be expected to contain suitably designed and located street furniture and the future maintenance of this (including replacement of facilities over time) should be part of the management plan.

Street Lighting

Lighting of public routes and parking areas is important in respect of personal safety and reducing crime and the fear of crime. Careful consideration should however be given to any proposed street lighting, to ensure that it does not result in light pollution, adversely affecting residential amenity, character of the settlement/landscape and natural habitats and its species, particularly where foraging routes for nocturnal animals exist. Applicants should note that dark skies policies have been included in a number of Neighbourhood Plans in the district. Applicants are advised to contact Warwickshire County Council's Street Lighting Department and Ecology Services using the link below in Find out more section.

Trees

Trees can create a wide range of significant economic, social and environmental benefits to the local communities. Trees can bring a diverse and long lasting range of benefits to urban space, particularly if they are established trees with large canopies. The changing climate and need to adapt to a low carbon economy means that our neighbourhoods and towns need to adapt to expected conditions in the future. Ways to

¹ Play England Streets
<http://www.playengland.org.uk/streets/>

help achieve this through sustainable development are woven into the Council's Core Strategy policies. Further guidance about trees planting in development proposals is available in [Part N: Landscaping Biodiversity and Green Infrastructure](#).

The retention of existing trees and landscape on a development site and the provision of new, well designed landscape is an effective response.² In particular, tree canopy cover can contribute to urban cooling and should be an important part of the landscape or green infrastructure element of your development.

Development proposals should therefore contribute by making space for existing trees and vegetation and consider new tree planting and landscaping early in the design and layout of your site. By doing this you can design-out potential conflicts with the built form whilst designing in opportunities for long-term provision of these sustainable development essentials.

Find out more

Department of Transport 'Manual for Streets 2' (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Quality in the Public Realm in 'By Design'

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/by-design-urban-design-in-the-planning-system.pdf>

Warwickshire County Council Ecology Services

<https://www.warwickshire.gov.uk/planningecology>

Warwickshire County Council Street Lighting Services

<http://www.warwickshire.gov.uk/streetlightingstandards>

D3. Access

Streets make up the greater part of the public realm and well-designed streets can contribute greatly to the quality of the built environment. Importantly, access arrangements, parking (vehicular and cycle), services (recycling and waste storage and collection), street furniture and surface materials should respect the local context taking into account local distinctiveness, including any historic or natural features.

All development should have full regard to the guidance contained within the Department of Transport 'Manual for Streets 2' (2010).

² National Planning Practice Guidance ,(March 2015)

Access into and around the Site

In residential developments, where possible, vehicular, pedestrian and cycle access into the site should not be from a single point, but should allow for the possibility of entering and exiting the site from several different locations. This is to prevent the inefficiencies and lack of permeability experienced with typical cul-de-sac developments, to improve legibility of through routes, to minimise distances travelled and to encourage walking and cycling.

The design of the access will depend very much on the nature and size of the development and the size and traffic speed of the route that it links into.

At the main access to a site:

- There is the opportunity for an architectural statement/landmark/gateway feature/public art installation/landscaping depending on context;
- Attractive views should be maximised and unattractive elements minimised;
- Care should be taken to minimise and mitigate vehicular noise/disruption to bedrooms/living rooms of adjacent properties.

Access around the site should follow a logical hierarchy of route. It should be easy to find your way around the site and should be an attractive and safe environment. Further information about route hierarchy and legibility is found in Part [D2. Connectivity and Streets](#).

The layout design should be convenient, safe and functional for all forms of traffic expected to use the site and provide for convenient and safe access to public transportation.

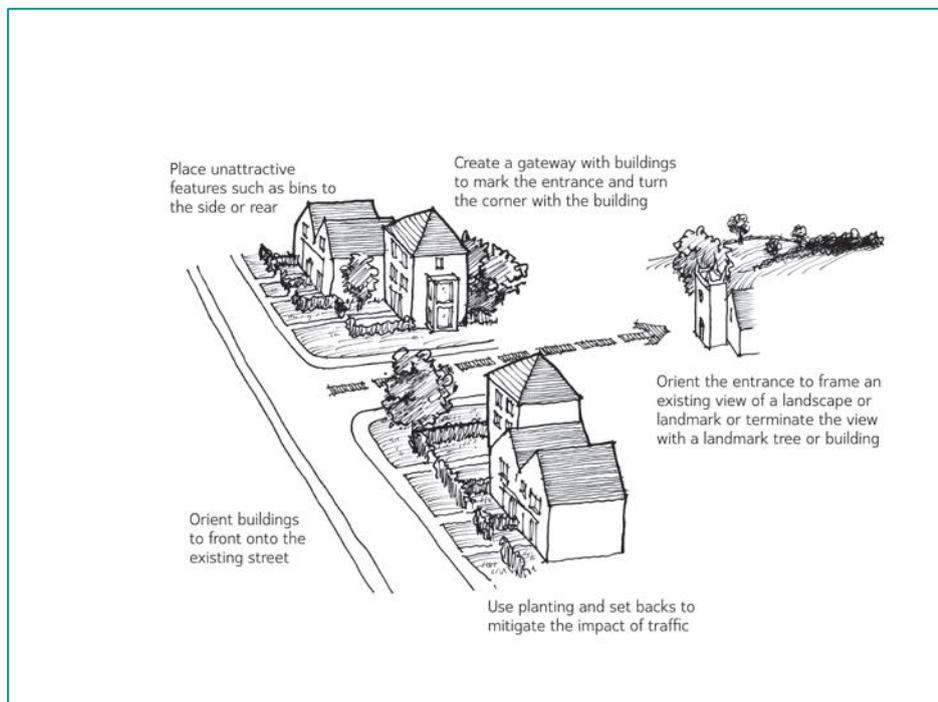


Fig. 4 - Main access into a residential site.

It should include the following considerations:

- Create a gateway with buildings to mark the entrance and turn the corner with a building;
- Orient the entrance to frame an existing view of a landscape or landmark or terminate the view with a landmark tree or building;
- Orient buildings to the front onto the existing street;
- Place unattractive features such as bins to the side or rear;
- Use planting and set back to mitigate the impact of traffic.

The layout should allow for safe and appropriate construction vehicle access during the construction period minimizing the impact on existing neighbouring properties and early occupants of the site, particularly in residential developments. A Construction Management Plan is likely to be required for larger schemes and schemes with existing residents nearby.

Plot Access

Careful consideration should be given to ensuring all means of access to individual plots and buildings is fit for purposes and useable for all users. Inclusive access to a plot should reflect;

- the location of the building on the plot;
- the plot's gradient; and
- the relationship of adjoining buildings.

Public buildings will need to meet the statutory requirements for plot access set out in the Disability Discrimination Act 1995 (as amended 2005) or successor legislation.

Services and Emergency Access

All development proposals should be designed to provide satisfactory access arrangements for services and emergency vehicles:

- Layout and road widths should accommodate the servicing needs of the development, such as buses along the primary route, the parking and turning requirements for good vehicles and bin collection truck, taking account of any on street parking requirements;
- Through-routes and crescents are preferred to cul-de-sacs;
- Reversing distances should be minimised;
- Current Building Regulations for emergency access will need to be met;
- While refuse lorries and fire engines will require a minimum outer turning radius of 10 m, footways and buildings at junctions particularly on minor side roads, do not need to follow the same wide swept path, as this will create a vehicle-oriented layout. However, it is important to ensure adequate forward visibility is maintained and sufficient manoeuvring space is maintained. Further information on access arrangements may be found in [Part G: Refuse and Recycling Storage of this document](#).

Tracking of Vehicles

Table 1 below provides swept paths and type of vehicles which may require tracking. However, applicants are advised to consult with Warwickshire County Council’s Highway Team to determine whether any other vehicle has been identified as suitable for tracking by Warwickshire County Council.

Applicants are advised to hold pre-application discussion with Warwickshire Fire and Rescue Services about proposed access arrangements, particularly for flatted developments. This is to ensure that appropriate access has been made for emergency services vehicles.

Table 1:

Vehicle Type	Swept paths
Mercedes Econ mid steer	11.73m length x 2.49 width
Scania Kub Chassis	12.2m length x 2.51m width
Fire & Rescue (Scania)	8.0m length x 3.0m width – (tracking in line with Building Regulations) –
Multi-Purpose Vehicle (MPV)	4.856m length x 1.86 width
<p>To be tracked with private drives to ensure residents can manoeuvre from their driveway within the private drive without the need to reverse for significant lengths. It will also be necessary where tandem parking is provided within private drives for the aforementioned reason.</p>	

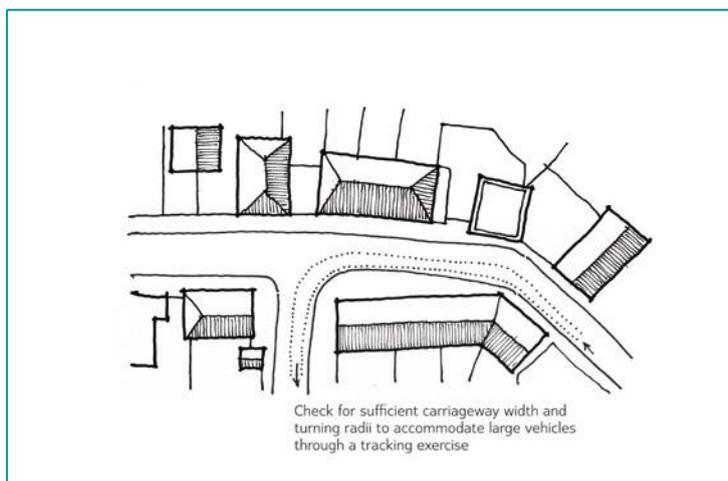


Fig.5 - Tracking for large vehicles.

Junction layouts which feature footpaths and building following a wide swept path, lead to vehicle dominated junctions. This should be avoided.

D4. Parking Design

Policy CS.9 Key Design Principles: Connected Proposals will incorporate effective measures to reduce crime and the fear of crime and to minimise danger from traffic.

Parking Principles

The ultimate outcome of parking design is that it does not dominate the public realm or inconvenience pedestrians, cyclists and other vehicles. The provision, location and type of parking should be considered at the earliest stage and be integrated into the overall design of a development. Sufficient spaces need to be provided in a manner where they are used and inappropriate parking should be designed out as much as possible by using carriageway widths, street furniture and planting.

The level and location of parking provision for all types of vehicles has a significant influence factor on the form and quality of a development. In particular, the way that vehicles are parked can affect a range of factors including:

- Safety on the street;
- Degree of spacing between buildings;
- Visual impact;
- Activity;
- Travel choice of residents;
- Social interaction between residents.

When considering the location and type of parking for a particular street, it is critical that the street hierarchy is taken into consideration and that the desired character of the street type informs the design process; for example a primary route with heavy traffic loads and bus routes should not have flows unacceptably hampered by on street parking. Conversely a secondary or minor street might use on street parking or front parking courts to calm traffic speeds. The standards for access to car parking areas should accord with the guidance set out in the Manual for Streets 2 (2010) or its successor document or Warwickshire County Council's highway design standards.

The Council's parking standards are set out in [Part F: Parking and Travel of the Development Requirements SPD](#).

Developers will be required to demonstrate that the layouts of roads and parking places within the sites are adequate for safe and convenient parking, manoeuvring, loading and unloading of vehicles to fulfil operational requirements of the proposed development. It may be necessary to provide vehicles tracking plots to demonstrate that lorries and larger vehicles can manoeuvre and access parking places.

Parking may be provided by a variety of layouts within new development. They broadly fall into the categories of on-street parking and on-plot parking.

Generally, all car parking should be on-plot. Whilst parking in front 'on street' courts may be acceptable, the use of rear courtyard parking areas is unlikely to be appropriate in the majority of cases. This is due to the problems of accessibility, surveillance, crime and disorder and the creation of unattractive and poorly managed areas.

On Street Parking

Generally, new development should make provision for on-plot parking. Warwickshire County Council Highway should be consulted at the design stage of development proposals for discussion to determine suitable provision.

Unallocated car parking spaces on the street may enable visitors' space to park. However, parking for residents should be mostly accommodated within the curtilage of the dwelling. On street parking provides convenient access to frontages, can contribute to an active street and traffic calming: and keeps most vehicular activity on the public side of buildings.

- Perpendicular and angled parking bays can accommodate more cars than parallel parking, but increase the width of the road and due to limited visibility, are potentially more dangerous unless traffic speeds are appropriately controlled by the street design. Other potential adverse impacts to mitigate include preventing vehicle lights shining into windows at night and ensuring sufficient tree and shrub planting to lessen visual impacts;
- Continuous areas of communal street parking are visually intrusive and need to be broken up or the number of parking spaces restricted to one place;
- The proportion of on-street parking appropriate for a particular scheme will be considered on its own merits, within the local context with regard to the parking standards set in [Part F 'Parking and Travel'](#) of this document and the environmental impact of the proposals;
- Street layouts must be designed to discourage on-pavement parking without the use of bollards, where ever possible to avoid unattractive street clutter;
- The design and layouts should make it clear where on street parking is and is not appropriate.

Parking Squares

Parking perpendicular to the street can be arranged in parking squares. They should be designed with robust material and as attractive public spaces, which are capable of accommodating parked cars. Small squares can add interest and provide parking in a traffic calmed environment. Successful parking squares and on street parking areas usually consists of:

- Appropriate street trees (with protective guards as necessary) and planting;
- surfaces other than tarmac and which are semi-permeable for SuDS assistance;
- well-designed street furniture.

On-Plot Parking

The benefits of this type of parking include:

- greater security and crime reduction;

- better ease of access;
- helps keep pavements clear for users;
- helps prevent on-street congestion.

The negatives of on-plot-parking may include:

- a less efficient use of space than unallocated parking;
- does not contribute to on-street traffic calming;
- when located in front of houses it breaks up the frontage and can be over-dominant;
- can restrict passive surveillance.

To mitigate the negative impacts, it is better for on-plot parking to be placed to the side of the dwelling and where possible, behind its building line to minimize its dominance of the plot, allow for front gardens with planting and to avoid a repetitious layout. The surfacing for private drives should be small unit permeable pavers, or other materials which will allow sustainable drainage and contrast with standard tarmac, raising the environmental quality of the area.

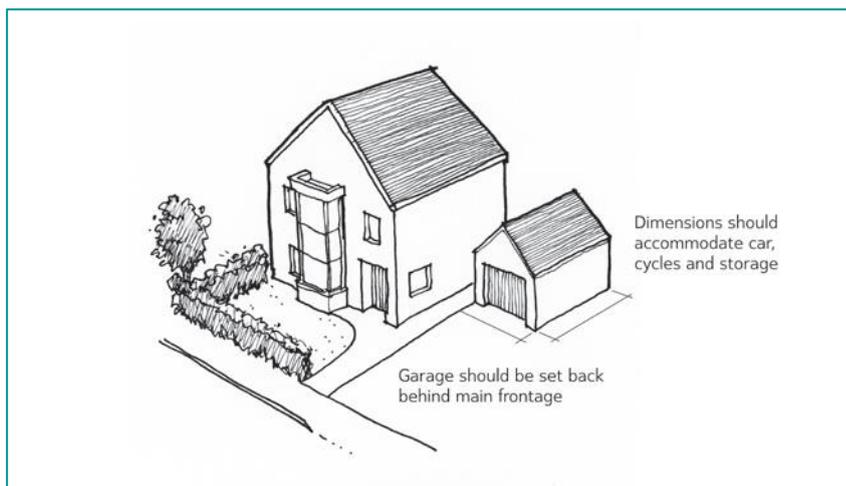


Fig.6 - Shows on-plot parking with a well-designed garage set back to the side of the house and a planted front garden.

Where plot widths are narrow (below 5.5 m) or in the case of terraced houses with no space to the side of the house, the parked car may visually dominate the front of the house. This effect will be magnified if this method is repeated at regular intervals in a street.

As a general rule, no more than three adjoining narrow-fronted properties utilising this approach should be grouped together to reduce the visual impact. Appropriate soft landscaping and boundary treatments should also be employed to provide variety.

Private car spaces and drives visible from the street should be surfaced in small unit permeable pavers, or other materials which will allow sustainable drainage and contrast with standard tarmac, raising the environmental quality of the area.

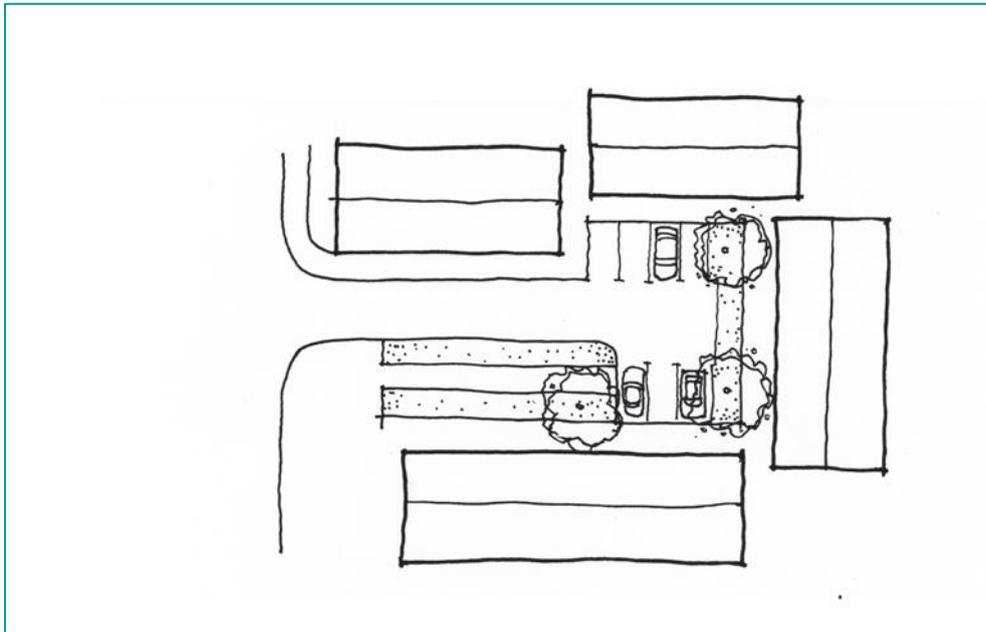


Fig. 7 - Shows an example of off-plot parking to the front of dwellings.

NB. The illustration is for indicative purposes only as car parking arrangements will vary from site to site, depending on the nature of the site.

Size of Parking Spaces

The diagram below shows the minimum dimensions required for parking places and should be read in conjunction with the notes below.

For many years the recommended minimum dimensions for a car parking space has been 4.8m by 2.4m. However, in view of the increasing trend for larger vehicles, the standard is failing to meet current car parking needs. The Table 2 below sets out dimensions for parking bays in various scenarios.

A road of aisle minimum width of 6.0m width is required for car parks where multiple spaces are laid out in perpendicular to the access or aisles. Alternative layouts such as parallel or herringbone parking have different space requirements and may be served by narrower aisle or roads. The aisle widths need to be determined on a site specific basis, with regard for Manual for Streets 2.

<https://www.gov.uk/government/publications/manual-for-streets-2>

Where spaces are bordered by walls, fences or, landscaping (or otherwise restrained) they need to be enlarged above the minimum width by at least 300mm on each restrained side.

Parking spaces on-street and in laybys parallel to the carriageway must be a minimum 6.0m in length and 2.0m wide.

Table 2: Parking Bay Sizes

Circumstance	Width	Length
Where no boundary features nearby	2.4m	4.8m
Where boundary feature to one side	2.7m	4.8m
Where boundary features to both sides	3.0m	4.8m
Where boundary feature to end of bay	2.4m	5.0m
Disability Parking	3.6m	6.0m
On-Street Parallel Parking bay by footway	2.0m	6.0m

Access and Visibility to Parking Places

Sufficient space must be provided to ensure vehicles can easily and safely enter and leave parking spaces and be parked without overhanging the footway or road.

There should also be adequate visibility between the parking space, footpath and road to enable visibility between drivers and other highway users – particularly vulnerable users on the footpath.

Where parking places are perpendicular and adjacent the carriageway they should be offset at least 1.0m from the road edge to enable passing pedestrians and drivers to see a vehicle moving before potentially coming into conflict with it. This arrangement also allows passengers to load or unload the vehicle without standing in the road.

Similarly parallel parking places should be wide enough to enable doors to be at least partially opened before encroaching on the carriageway. Normally, this will be 2m where parking is adjacent to a footway and 2.4m elsewhere.

Garages

The provision of parking in garages provides the most secure form of private car accommodation.

There are several design considerations:

- The position of external garages should take account of local context. Generally, garages should be to the side and rear of dwellings and set behind the building line. To maintain the primacy of the dwelling as the most important feature of the plot garages should not be built in the front of the dwelling or its plot unless there are exceptional circumstances.
- Integral garages should have well designed doors with glazing where appropriate and are best accommodated in wide fronted buildings at least 7m width and at least 2 storeys in height and incorporating ground floor front windows to a habitable room to limit garage door visual dominance and encourage informal surveillance of the street.

Minimum Size of Garages

It is recognised that despite being an important design feature of residential developments, garages are used for a number of purposes, such as general storage.³ It is acknowledged that storage space is important, particularly as many properties do not have much storage space within the dwelling itself. This has led to increased pressure on car parking and parking on residential footpaths, which results a highway safety risk to drivers and pedestrians safety and less attractive residential areas.

Where a garage is intended as an allocated car parking space, additional provision of a minimum of 3 sqm floor area for household and garden storage, along with cycle parking within the garage is normally required. Alternatively, a separate weather proof structure should be suitably designed and sited within the curtilage of the dwelling for garden or cycle storage etc.

Garages will only be acceptable as a car parking space and cycling store if they are at least 7.0m long and a minimum width of 3.5m (3.15 between piers), and have a door width of at least 2.4 metres. These dimensions provide sufficient space to access a car and reasonable amount of space for cycle, garden and household storage. In order to access cycles without the need to remove the car, a personal side door may be necessary towards the rear of the garage with an external access route to the street.

Where the character and density of development allows, a space in front of the garages should be either of sufficient size to accommodate a second car to be parked (6.0m is needed to allow the garage to be opened) or short enough to discourage parking which would overhang the shared surface or footpath.

Where there is alternative convenient covered and secure cycle parking, garages 6.0m in length and 3.5m in width internally with a door at least 2.4m wide will be accepted as a parking space.

Basement, Covered and Under Croft Parking

In appropriate circumstances under croft, basement, multi-level and covered parking can be a useful way of reducing visual intrusion and land take. Due to the proximity of walls and pillars, spaces generally need to be larger than in normal surface car parks to ensure that vehicles can manoeuvre into them with reasonable ease, and doors and boots can be opened. Care also needs to be taken with gradients between levels to avoid vehicles grounding and enable access for people with mobility difficulties. The access width should be at least 5.5m width to accommodate access for service vehicles.

Lifts should be considered if there are multiple levels of parking.

Driveways and Other Residential Parking Places

Residential parking places should provide sufficient space around vehicles to allow for safe and convenient loading and unloading, and enable vehicle maintenance and cleaning without encroachment on the adjacent footpath or property. Whilst Table 2 above sets out standards for parking bays, it is recommended that for optimum

³ URBED 'Space to Park' (November 2013)
<http://urbed.coop/projects/space-park>

accessibility driveways and parking places adjacent to homes should be a useable area not less than 3.5m by 6.0m particularly where spaces abut plot boundaries. Tandem spaces with a garage should be at least 11.5m in length in total. This is to allow for 6m in front of a garage, and 5.5m for a vehicle to rear. Where tandem parking is proposed without a garage, it should be at least 10.5m.

It should be possible to access both sides of parked vehicles and fully open vehicle doors on at least one side to provide convenient access for people with impaired mobility and parents with babies and young children.

There must be sufficient room to enable garage doors to be opened and bins, cycles and mobility scooters to be stored, or removed from adjacent garages or gardens without moving the car. Extra width should be provided where required to allow pedestrian access to the house.

Mobility Difficulties

In residential developments the parking and site layout must permit access to the property for persons with mobility difficulties, for example, people using wheelchairs or mobility scooters, prams and cycles.

In shared parking areas, spaces for disabled people need to be properly marked and meet the Part M of the Buildings Regulations. It is preferable to provide these spaces in unallocated areas, including on-street, as it is not normally possible to identify which properties will be occupied by or visited by disabled people. Spaces for disabled people should be located as close as possible to building entrances.

A disability parking space should measure 2.4m wide by 4.8, plus 1.2 clearance to the side and to the rear of the space. Communal parking of less than 17 spaces should normally provide at least one disability space.

Cycle and Motorcycle Parking

Information on designing for cycles and motorcycles along with the relevant standards is provided in [Part F: Parking](#) of this document.

Electric Charging Points

Information on designing for electric charging points is provided in [Part F: Parking and Travel](#) of this document. Applicants are advised to ensure that proposals should take account of the Warwickshire County Council's Electric Vehicle Infrastructure Strategy 2017 -2026 (November 2017).

Find out more

Department of Transport 'Inclusive Mobility' (2005)

<https://www.gov.uk/government/publications/inclusive-mobility>

Access for blind people in towns (January 2014)

<http://www.theihe.org/new-access-blind-people-towns-guidance-note/>

Department of Transport Local Transport Note 1/11: Shared Space (October 2011)

D5. Blocks and Frontages

Policy CS.9 Key Design Principles: Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality.

Grain

The grain of an area is an expression of the pattern of development. This is best illustrated by 'figure ground' plans. Figure ground plans are 2 dimensional maps of urban space that show the relationship between built and un-developed space.

For a new development to integrate well with its context, it needs to take account of the grain that surrounds it, without necessarily trying to replicate it. It should integrate with existing movement networks and create attractive and continuous streetscapes, knitting in visually and functionally with existing development.

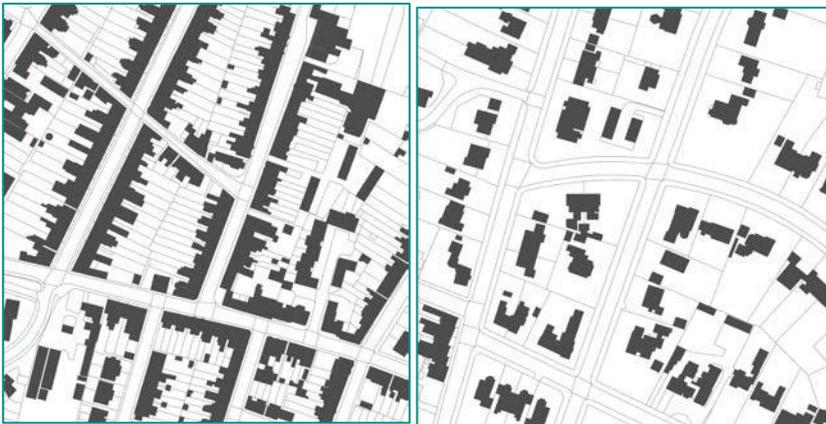


Fig. 8 - Examples of urban grain, showing the high density fine grained development in Old Town, Stratford-upon-Avon through to lower density coarse grained development in the Welcombe Road residential area, Stratford-upon-Avon.

Massing

The massing of a building is defined by the physical volume or bulk of a structure or building and relates to its scale, size and height. The impact of a new building on its neighbours may be exacerbated by issues of overlooking, loss of light and shadowing. Orientation, topography/levels, context and the character of the surrounding area are all matters which must be thoroughly addressed and considered together with scale and massing to achieve a positive outcome.

The size of new buildings needs to respect the setting in which they are built. If the area is covered by a character area appraisal, the local context and key elements such as predominant storey heights will usually be included. A common criticism is that new buildings are perceived to be overbearing or overpowering. Larger scale buildings may however be appropriate for good design reasons such as at key corner plots, at the end of a vista or where they front open spaces.



Fig.9 - Diagram show poor (left) and good (right) examples of massing.

Density

Density can be defined in various ways. However, the Council will expect residential density to be calculated using the number of dwellings per hectare (dph). While development should make efficient use of land, the overriding objective should be to create an attractive development that functions well and is appropriate to its context, irrespective of the numerical density.

Developments that propose relatively high density, for example in excess of 50 dph will need to demonstrate that the increased spatial requirements for associated car parking, bin storage and cycle parking can be provided whilst still providing sufficient quantity and quality of private amenity space, landscaped areas and public open space. In addition, mitigation of surface water runoff from roof space and hard surfacing via Sustainable Drainage Systems (SuDS) should continue to be a primary consideration. Further guidance on SuDS is available Part N Landscaping Biodiversity and Green Infrastructure.

Orientation

The orientation of a building should be informed by the analysis of site constraints and opportunities. This includes orientating buildings, their windows and gardens to maximise opportunities for solar gain or to take advantage of particular views or for surveillance purposes.

Information on solar orientation and cooling and preventing excessive solar gain may be found in [D6 Solar Orientation and Night Cooling](#).

Frontages

The character of the street and development is significantly influenced by the width/depth of private space between the front of the dwelling or building and the edge of the street (including footpath if relevant), and whether the building line is continuous, staggered or broken.

The amount of frontage amenity space or setback from the street to a dwelling should be determined by the existing or proposed character of the street and its degree of urban, suburban, formal or informal nature. The amount of setback must be related to the

street as a whole and the front to front dimensions should be appropriate to the importance of the street within the street hierarchy and settlement. Primary streets will be wider and grander and are likely to have buildings set well back from the street with well-designed and landscaped space between, together with appropriate boundary features.

In all but exceptional cases, the frontage should be no less than 0.5 metres (to allow for opening windows, canopies, steps, planting,) and is unlikely to be more than 6 metres. A minimum 2m setback is the preferred approach for larger homes (4-bed plus) that are likely to accommodate children.

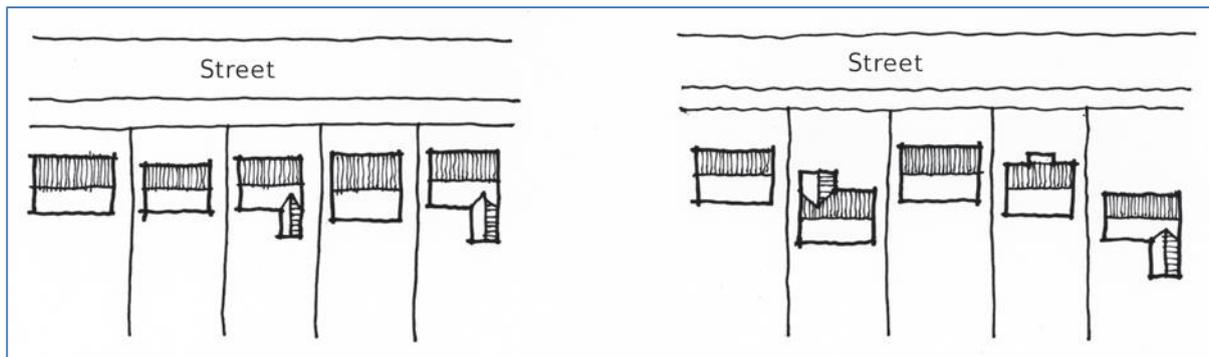


Fig.10 - Examples of good (right) and (left) poor building lines.

Where the development proposes a more urban, higher density approach, proposed setbacks will be generally smaller (0.5-2 metres). Lower density development proposals with a more open and rural character should have greater setbacks, ranging between 3-6 metres.

Development in more urban areas and fronting Primary routes should have more consistent building lines and setbacks, not varying in depth along the length of a street by more than approximately 2 metres. In more suburban, lower density areas, building lines and setbacks can vary more as appropriate to the character of the street that exists or is being created.

Setbacks greater than approximately 5.5 metres will normally allow on plot parking to the front. Where this occurs sufficient planting should be provided to help soften the impact cars may have on the streetscape.

Continuous building frontages (90-100% of a street occupied by building frontages) may be appropriate in urban contexts, while more broken frontages (occupying less than 60% of a street frontage) are more appropriate in less urban contexts, where a more green/rural character is desirable. In both cases the continuity of a building frontage can also help reinforce the street hierarchy contributing to legibility.

In order to ensure an appropriate level of amenity and mitigation from noise and disturbance from parked or passing vehicles a distance of not less than 1.5 metres from the windows of a habitable room to the vehicle should be achieved. In extreme circumstances further mitigation of noise might be required via passive or mechanical ventilation to rooms as an alternative to opening windows.

Active Frontages

Well designed 'active' frontages add interest, life and vitality to the public realm and street. The contribution that active frontages can make to the quality of the built environment and creating sustainable communities for the future is recognised in best practice guidance, including 'By Design: Better Places to Live and the Urban Design Compendium 1.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7664/154277.pdf

<https://www.gov.uk/government/publications/urban-design-compendium>

Active frontages can be achieved using the following principles:

- Have **frequent doors and windows** with few blank walls;
- Use **projections** such as bays, balconies and porches to articulate facades;
- Where appropriate consider making lively internal uses visible from the outside, or spilling onto the street e.g. pavement cafes;
- Use transparent glass for windows, where privacy allows, rather than mirrored or frosted glass;
- Consider **level changes** between the ground building level and pavement, with a gentle ramp or limited number of steps up to a dwelling's front doors where appropriate or raised terraces for pubs or restaurants, for example. A change of up to 450mm is often desirable to give a sense of privacy and surveillance, but only where suitable alternative disabled access is available.

Designing Housing Types

Many developments, particularly by volume house builders, use a limited set of house types. It is essential therefore that the types have regard to their role in the making of streetscapes and the creation of places, rather than adopt a 'one-size-fits-all' plan which assumes a standard suburban context. The design of house types should reconcile place making requirements with those of local distinctiveness and meeting sustainability objectives.

Successful Streets

Successful streets comprise houses which ensure continuity of frontage and appropriate sense of enclosure. They should relate to each other, yet have sufficient variety to allow for individual preferences and a degree of personalisation.

For the most part, traditional designed buildings within Stratford-on-Avon District have a relatively overall simple form, which includes a range of unit types as shown in the illustrations below.

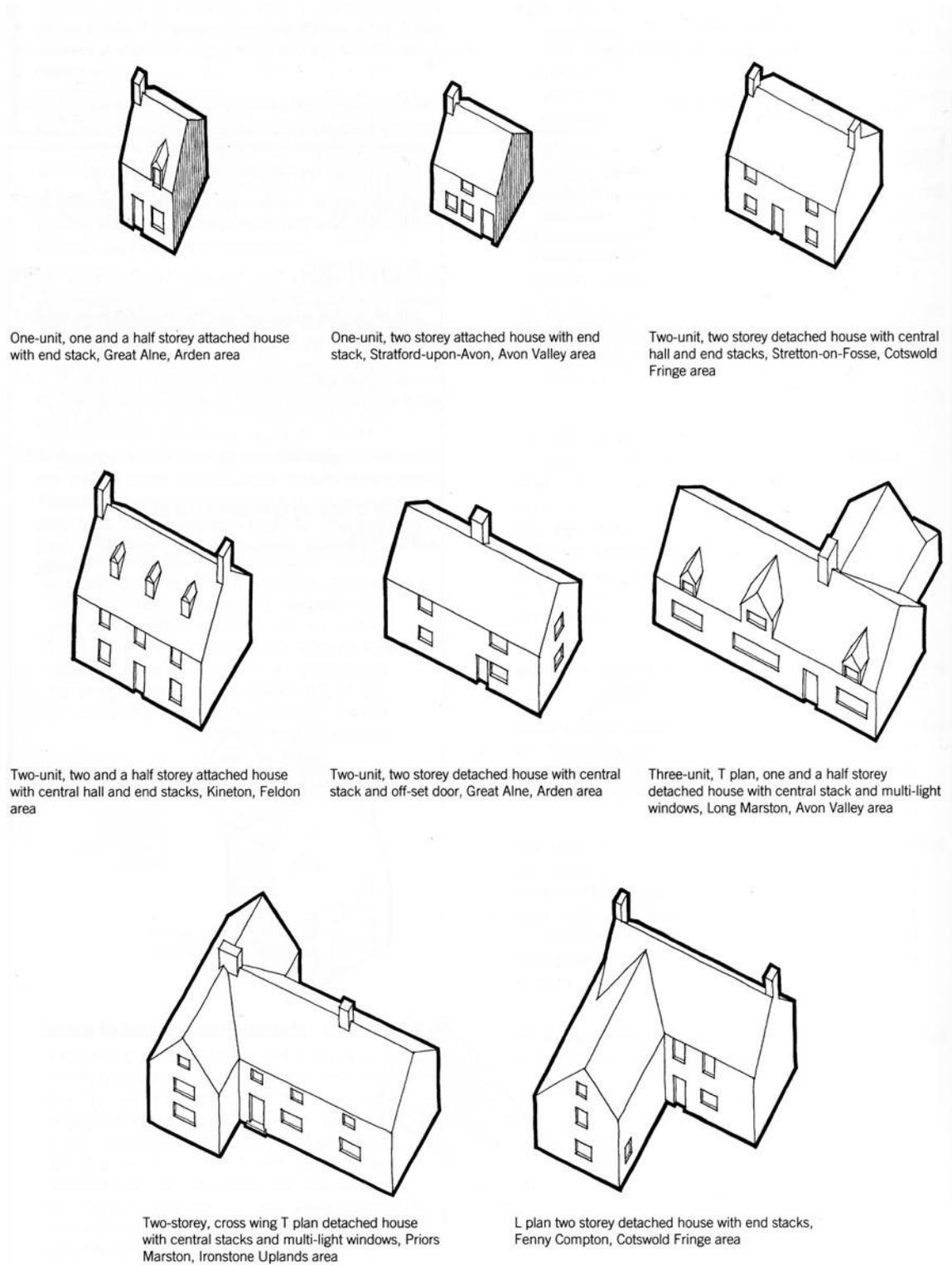


Fig.11 - Illustrates the range of house types found in Stratford-on-Avon District.

House designs do not however have to follow traditional detailing and form in all cases. Contemporary design and innovation with specific and explicit aims is encouraged in appropriate circumstances.

There are two keys elements to creating successful street, including:

- Houses that turn the corner;
- Houses that terminate views.

Houses that turns the corner

Corners are a key element in place-making: they play a pivotal role in moving from one space to another. Without good corners, the townscape is diminished. A well-designed corner will make an important contribution to the character and attractiveness of the place. The corner building is one that is seen in three dimensions and inevitably will become a minor landmark including for persons with dementia (see 'Dementia and Town Planning' RTPPI Practice Advice January 2017). It may therefore be appropriate to have a key building located on a corner or to make a design statement through its height or materials.



Fig. 12 - Photo of a house that 'turns' the corner well, Long Ground, Wellesbourne.

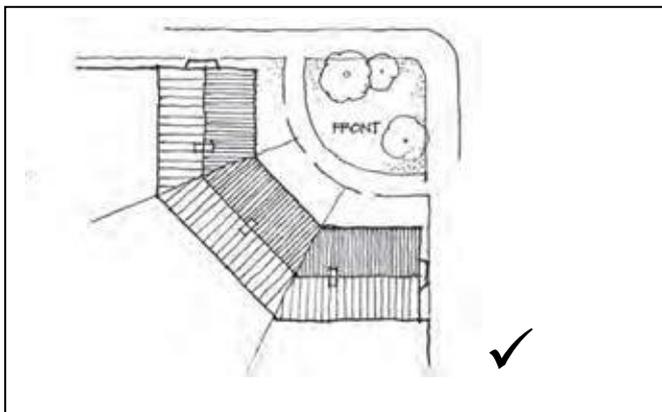


Fig. 13 - 45° concave corner frontage type.

This gives a spacious entry impression to a development. This layout is appropriate for relatively formal situations, providing good rear gardens.

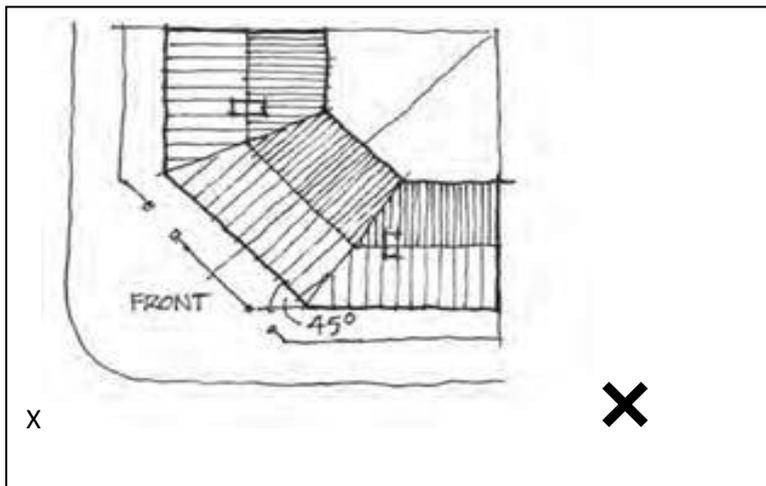


Fig. 14 - An example of poorly designed corner plot.

Corner design solution shown in fig 14 above is poorly designed and should usually be avoided as they result in overshadowing and overlooking in rear gardens, and poor amount of garden space and amenity

Houses that Terminate Views

Classic townscapes comprise a sequence of linked spaces of walkable distances. These spaces are prevented from being endless corridors by curving streets or buildings which terminate long views. Buildings which terminate views at street junctions become an integral part of keeping vehicular speeds low.

In formal places these views are symmetrical and are of a scale which is legible from a greater distance than the street. Thus elements such as gable ends, openings, string courses and other architectural features are given emphasis or the building height or materials are in contrast to adjacent buildings.



Fig. 15 - Shows a house that terminates the view.

In more informal contexts, a building can terminate a view by its location at the head of a T junction: its profile does not have to be symmetrical, but it should dominate the space.

It may also be appropriate to leave the terminal view as an open vista towards open countryside or to have a large stature tree at this point.

Further guidance can be found in [Part E. Architectural Style/Elevational Design](#)

Passive/Natural Surveillance

Passive or natural surveillance is the informal, close observation of people in public areas (such as the street or open space) or semi-public space (such as a shared car park).

It is achieved when there is a good level of overlooking by neighbours of that space. It acts as a deterrent to people wishing to commit anti-social behaviour, which reduces both fear and opportunity for crime.

To achieve effective natural/passive surveillance, it is important that size, shape and position of the windows of habitable rooms allow an unobstructed view of the space.

Flats and non-residential buildings with well-proportioned-balconies and roof terraces looking onto public space can provide better levels of passive surveillance.

Balanced with the need for surveillance, is the desire of residents for privacy in their own homes. Where this issue is not adequately addressed at ground level, blinds and curtains tend to be closed throughout the day and night, negating any passive surveillance benefit.

A mixed use development with well positioned windows can provide public spaces and routes with passive surveillance from non –residential buildings such as offices during the weekday and residential dwellings at other times.

Find out more

Creating safer places to live through design

<https://www.designcouncil.org.uk/sites/default/files/asset/document/creating-safe-places-to-live.pdf>

Secured by Design; Homes 2016

http://www.securedbydesign.com/wp-content/uploads/2017/06/Secured_by_Design_Homes_2016_V2.pdf

D6. Solar Orientation and Night Cooling

Solar Orientation

The layout and design can make the most of sunlight, shelter and natural ventilation to create buildings that are naturally comfortable for their occupants, reducing the need for artificial heating, lighting and cooling.

Passive solar design exploits the free heat and light energy provided by sunlight by sunlight entering buildings through windows and uses air movement for ventilation. This can be extremely effective when combined with heavy construction materials which heat up and cool down slowly, good insulation, and sufficient measures to prevent excessive solar gain in summer.

To fully take advantage of these opportunities requires thinking about factors like sun orientation and potential shading by landscaping or other buildings, when first designing the layout of a site and the design and layout of buildings. This is why we need to make sure the possibilities are thought about at the earliest stages of planning a development. This section gives guidance on how schemes can incorporate the principles of energy efficient and passive solar design.

Benefits of passive solar design:

- By applying simple layout and building design principles, savings of up to 10% on fuel costs can be made;
- Passive solar developments need cost no more than 'conventional' developments;
- Good layout and design results in natural comfortable houses that are attractive to buyers;
- Passive solar design is not dependent on technology and has no ongoing cost implications;
- Designing a building to take advantage of local conditions produces locally distinctive buildings. In previous centuries, traditional buildings were often designed with similar principles in mind.

Site layout principles

Careful orientation is vital for passive solar energy gains. Ideally, the elevation of each building with the largest proportion of glazing should be orientated within 30° of south (solar orientation) with a smaller proportion of glazing on the north elevation.

Inevitably, road layout will largely dictate the arrangement of buildings on a new development, with east-west roads enabling the optimal orientation of buildings for passive solar gain. However, it is not essential for buildings to be orientated due south as variations of up to 30° either way can be used.

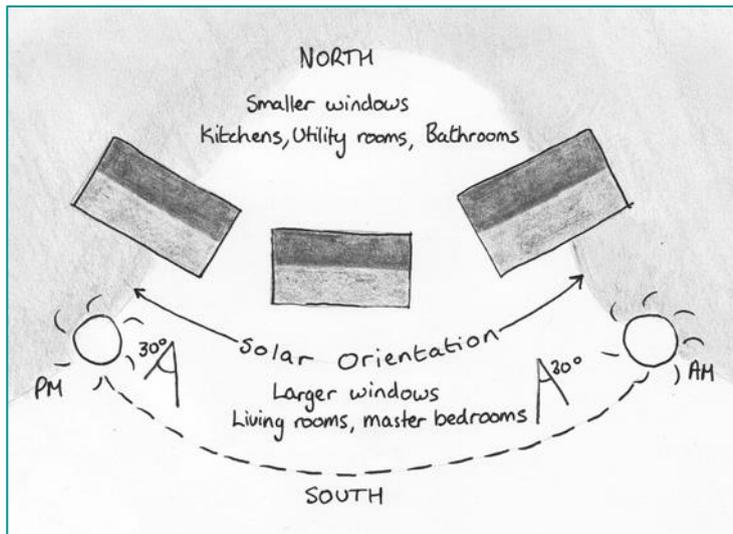


Fig. 16 - Orientation of buildings to maximise passive solar gain.

Over shading by other buildings should be minimised. On a flat site this could be achieved by locating taller buildings to the north of a site, or to the south of road junctions, open spaces or car parks.

Putting higher density and taller buildings to the north can also help to shelter the site from the coldest north winds in winter. Layout should also be informed by the existing contours and landform of the site to make the most of opportunities for shelter and sunlight.

Deep-plan buildings, e.g. offices, tend to be highly energy dependent, with the middle of the building needing electric lighting and ventilation throughout the day. Large buildings should be designed to give all occupants access to natural light and ventilation, either by a more complex form, or with courtyards, light-wells or atria which introduce light and air deep into the building.



Fig. 17 – Over shading by other buildings should be minimised.

Landscape

Trees should be kept an appropriate distance from buildings to allow light to buildings. In cases where trees might grow to overshadow gardens they should be deciduous so that they allow sunlight to pass through the bare branches in winter yet provide shading in summer. Existing and new planting can be used to provide shelter, and to provide shading in summer for amenity areas and car parking.

Shelterbelts, made up of mixed species, can be located to the north of development, or where they will give shelter from the prevailing wind. They should be distanced 3-4 times their mature height from south-facing elevations.

Green space also reduces storm water run-off and helps lower the risk of urban flooding. [Part N: Landscaping, Biodiversity and Green Infrastructure](#) provides further information.

Cooling and prevention excessive solar gain

With predicted increases in summer temperatures, building design will need to ensure there is adequate cooling to prevent uncomfortable internal temperatures. The following are therefore very important measures to provide:

Natural ventilation

At its simplest this takes the form of windows which can be opened by adjustable amounts. Positioning opening windows or air vents on opposite walls draws fresh air through the building.

Night cooling

Providing ventilation that is secure enough to be left open at night is a very effective way to bring down the temperature of a building. This could take the form of windows with a secure open position, or air vents in the wall. Night cooling works best if the building has a high thermal mass which can cool overnight and then restart the process of absorbing heat over the next day.

The use of green walls and roofs are also effective in keeping the buildings cool at night, by providing shading and removing heat from the air through a process of evapotranspiration. See [Part N: Landscaping, Biodiversity and Green Infrastructure](#) for further information.

Adequate external shading on the south-facing windows

External shading from adjustable awnings and shutters, or permanent sun louvres, can block out sun when it is high in the sky in summer, but still allow sun in when it is lower in the sky in winter or early and late in the day. South facing windows actually make this form of shading more effective. Internal shading, e.g. blinds, is less effective for reducing excessive heat gains.

Green space and shading

In urban areas, green spaces provide some respite in extreme heat. Planting can provide shade for amenity areas and car parking in summer.

Passive solar energy houses need not be significantly different in construction or appearance to conventional housing. If it is possible to achieve good solar orientation (see layout guidance above), the following measures should be included.

Glazing

A rule of thumb is to have a conventional amount of glazing but to locate 70% of the glazing on the south elevation.

If windows are too large, heat loss may outweigh solar gain, and occupants' desire for privacy is likely to lead to installation of net curtains or blinds which block out the solar gains.

There should be less glazing on the northern elevation, although a window area of at least 15% of the floor area of each room is recommended.

Internal layout:

Locate well-used rooms requiring warmth and light on the southern side. In a house this will probably be the main living rooms and largest bedrooms.

Locate less well-used rooms, uses requiring heat generating appliances, and rooms that should be cool, on the north side of the building. In a dwelling this could be the kitchen, bathroom, utility room and garage. In a commercial development this could be storage areas, or the location of working machinery which will generate heat as a by-product.

Thermal mass:

Solid heavy walls and floors absorb heat slowly in warm conditions, and give it out slowly again when it is cooler. Traditional stone walls or stone flagged floors provide a valuable thermal mass.

Insulation:

Well insulated walls and roofs make the most of the heat gained through passive solar design.

D7. Public and Private Outdoor Space

Policy CS.9 Key Design Principles: Attractive, Safe, Healthy - Proposals will ensure a good standard of space and amenity for occupiers

Design of External Space

The design of external space (predominantly landscape and streetscape in the public realm, but also private and semi-private garden space) involving trees and other vegetation, sustainable drainage systems and hard materials, is an essential component of achieving successful development. High quality external spaces offer economic, social and environmental benefits. It is important then that the landscape scheme should be addressed during the early stages of designing developments and be integral to the design of the whole of the proposal.

Landscaping

The success of a landscaping Scheme will depend on the way in which it integrates the development proposals with its wider surroundings and the quality of works and their maintenance. Schemes should therefore seek to incorporate as many existing site features as possible, both to retain a sense of continuity in the appearance of the site and to re-use any existing valuable resources. Existing features may include trees, hedgerows, boundary walls or fences, water features, paving or other details particular to the site.

More information and guidance on landscaping can be found in [Part N: Landscaping, Biodiversity and Green Infrastructure](#).

Space Function

It is important to ensure that all areas of land have a clear function (for which it is fit for use) and are clearly demarcated into private areas, or public realm. High quality design open spaces should be positive spaces that people wish to linger in and enjoy.

Where a lack of thought is given, awkward shapes of land can result, often on the periphery of the site and anonymously landscaped. Such spaces have no clear sense of ownership and quickly become neglected, poorly maintained and used for fly tipping.

Site Survey Analysis

The site survey (identifying ground level spot heights, contours and existing features) together with an analysis, should inform the landscape design proposals. Features (including trees, hedges, water bodies etc) and site services to be retained or removed and important views to or from the site should be indicated on plans. The plans should also identify all site constraints and opportunities.

Open Space

Public open space provides a wide range of recreational and social functions, as well as giving urban dwellers their nearest opportunity for interacting with the natural environment beyond their own gardens.

The design should reflect identified user groups based on local requirements and should meet the standards set out in the Core Strategy Policy CS.25. Public open spaces should be designed to improve physical activity for all users, including the vulnerable groups such as elderly and young people and people living with disabilities.

The public open space should be in an easily accessible location with high quality priority links for pedestrians and cyclists.

The Council's requirements for public open space provision are set out in its adopted Core Strategy Policy CS.25 Healthy Communities. Further details about open space provision may found in [Part I Healthy Communities of this document](#).



Fig. 18 - High quality open space, Bancroft Gardens, Stratford-upon-Avon.

Find out more

CABE, The Value of Public Open Space: How high quality parks and public spaces create economic, social and environmental value

<https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-public-space1.pdf>

Fields in Trust Fields in Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard'

<http://www.fieldsintrust.org/guidance>

Sport England, 'Active Design' (October 2015)

<https://www.sportengland.org/facilities-planning/active-design/>

Play Spaces

Open Space provision for play is central to children's physical, mental, social and emotional health and wellbeing. Through play children develop resilience and flexibility, contributing to physical and emotional wellbeing.⁴ Play Spaces should be provided where children can play, where they can feel completely free, where they can safely push at the boundaries, learning and experimenting and where different generations can meet, binding the community together. The provision of opportunities to play as part of new housing development benefits future residents, in terms of providing an attractive environment for all, whilst providing a valuable play resource.

Within Stratford-on-Avon District, we want play spaces to be truly innovative and set new standards for play provision. To achieve this, play areas should be designed using the key design principles set out in Play England's 'Design for Play' (2008) and CABE's Inclusion by Design (2008). This will ensure that our play areas are innovative and inclusive from inception to completion.

Different types of playing spaces should be provided for different age groups, incorporating equipped play areas and areas for casual play and informal activities.

The design of play areas must be an integral part of the design process from the outset.

Considerations include:

- The route between the dwellings and the play space is as safe as possible;
- Nearby roads are as safe as possible;
- Play spaces should be located away from main roads to prevent health risk of traffic pollution and traffic accidents;
- The play space has natural surveillance from nearby dwellings and/or road;
- The site is in an open and welcoming location;
- The site should be on land suited for the type of play opportunity intended;
- The site should be within appropriate walking guideline distances from dwellings for the type of function it provides, for example – LAP 100m, LEAP 400m, NEAP 1,000m MUGA 700m, Pitches 1,200m (See Fields In Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard');
- The site should be sufficiently far from dwellings and include buffer zones to reduce the likelihood of noise and disturbance, for example LAP minimum 5m, LEAP 20m, NEAP 30m, MUGA 30m (See Fields In Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard');
- The site should be integrated as far as possible with other open spaces and amenity areas;
- The site should include seating for parents and carers;
- The site should include play equipment of high quality and must meet Playground Equipment Standard EN1176 or successor standards;
- The site should include impact absorbing surfaces beneath and around play equipment to meet EN Standards 1176 and 1177 (Impact Area and Critical Fall Height) or successor standards;
- The site requires appropriate boundary treatment;

⁴ Mackett, R. et al (2007) 'Children's independent movement in the local environment', Built Environment, 33,4, 454-88.

Draft Development Requirements Supplementary Planning Document (SPD)

- Where appropriate, the site could include an interesting eye catching design or feature;
- Making use of natural elements;
- Providing a wide range of play experiences;
- Ensuring it is accessible for both disabled and non-disabled children;
- Meeting community needs and complimenting nearby play spaces;
- Allowing children of different ages to play together;
- Building in opportunities to experience risk and challenge;
- Ensuring sustainable designs for the space and equipment;
- Providing bins.



Fig. 19 - An example of a play space in Stratford-upon-Avon.

Find out more

National Play Strategy (2008)

<http://www.playengland.org.uk/resource/national-play-policy/>

Stratford-on Avon District Active Community Strategy

<https://www.stratford.gov.uk/doc/205851/name/ED4124%20Stratford%20on%20Avon%20District%20Active%20Communities%20Strategy%202013%202018%20December%202013%20.pdf>

Department of Culture, Media and Sport, Design to Play (2008)

<http://www.playengland.net/wp-content/uploads/2015/09/design-for-play.pdf>

Inclusion by Design (PIP 2008)

<http://www.designcouncil.org.uk/kids-briefing-paper-our-play-our-choice-kids-consultation-disabled-children>

Fields in Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard'

<http://www.fieldsintrust.org/guidance>

An Essential Guide to BS EN 1176 and BS EN 1177

<http://wicksteed.co.uk/wp-content/uploads/2016/10/EN1176-and-EN1177.pdf>

Public/Private Distinction

Private space for houses should be located to the rear, wherever possible, and ideally backing on to similar private garden space with no public access. This arrangement provides property security and allows for relatively tranquil and sheltered spaces.

The street elevation should have windows to habitable rooms and doors, allowing for natural surveillance of the street and the 'defensible space' between the dwelling and street.

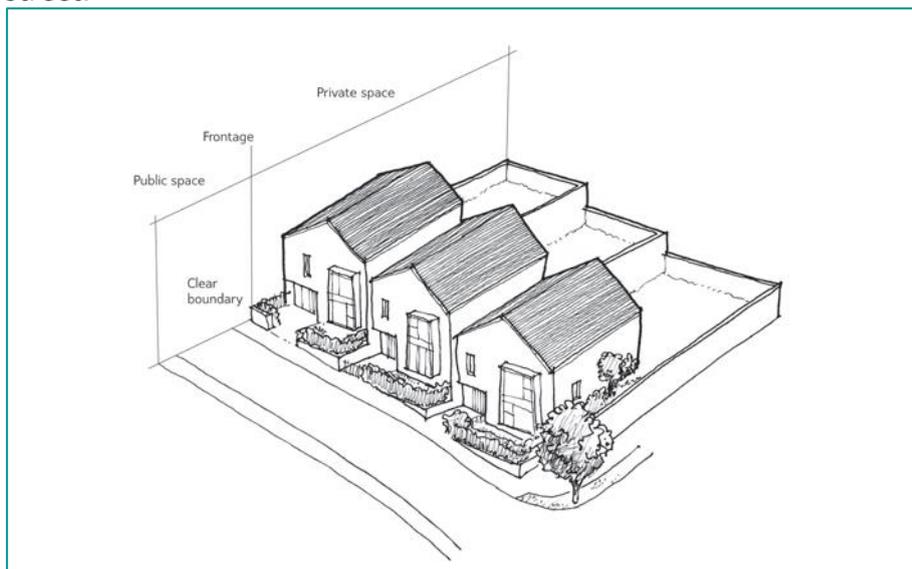


Fig. 20 – An example of well-designed public/private distinction.

Apartment blocks and non-residential buildings also need to clearly identify their fronts and backs. These buildings need to concentrate the main entrance or entrances on the street frontage and sides. The more private communal open space should be away from street views. Service areas should be hidden from the street or its visual impact (of car and cycle parking or a delivery zone, bin storage) be mitigated by good design.

Communal Open Space

For flats, the provision of individual private gardens may not be possible, so private communal open space will be required to provide an appropriate area of shared semi-private space. This can also provide an attractive setting for the building within the local context. The following guidelines apply to the provision of communal open space:

- The amount of private communal space provided for flats should be determined by the local context; however, as a guideline, the provision of 25 square metres of useable space per unit of accommodation would normally provide a functional area of communal open space;
- Communal open space should be allocated in proportion to the number of units in the building and to make this space comfortable and not over-dominated by the mass of a building it should be located and configured appropriately;
- Generally, private communal space for flats should be provided with some form of enclosure and privacy, while including a degree of overlooking by residents. In some instances, a robust boundary treatment may be needed, such as cases where traffic or other noise needs to be reduced;
- The private communal space provided should be suitable for normal domestic activities, such as relaxation, drying washing, BBQs etc and not merely act as a grassed setting for the building;
- Developers of ground floor flats are encouraged to provide private outdoor sitting space directly linked wherever possible. Where direct access to private communal space is provided for ground floor flats, some defensible space should be provided which may include planting, to safeguard the privacy of residents from other users of communal space;
- Appropriate planting for the space should be provided and the arrangements for the management and maintenance of the space should be fully set out;
- Useable amenity space excludes narrow strips of land and excessively shady and noisy areas.

In cases where accommodation for the elderly (including sheltered accommodation) is proposed, the use and purpose of private communal space may need to differ from that of ordinary flatted development. Occupants are likely to be less mobile and have a range of disabilities. In these cases, careful consideration should be given to means of access, levels, hardstanding, the type of planting (such as sensory), shelter and seating areas.

As general guidance, the provision of 20 square metres of private communal space per bedroom for elderly communal accommodation and 25 square metres per unit in other flatted accommodation would provide functional areas of private communal space.

Private Outdoor Space

An important component of good quality residential design is the provision of useable outside private space where residents can take advantage of fresh air and direct access to the natural environment. This is different from semi-private communal space (which is shared by residents).

Whilst acknowledging that external private space can be provided by a variety of means such as back or side gardens, roof terraces and balconies, the amenity value of such spaces is dependent upon a number of factors such as privacy, configurations, size of area, orientation, levels, accessibility, amount of daylight and degree of overshadowing.

Private outdoor space should be easily accessible for all physical abilities, but accessible only to those residents for which it is designed to be used.

The size of the private outdoor space may need to be increased:

- To reflect the local character;
- Where excessive shading renders significant areas of the garden unusable due to neighbouring buildings or other structures, trees, orientation;
- Where significant mature trees are to be retained within the garden space;
- To ensure areas of privacy;
- Where gardens are unusable due to their size, levels or configuration;
- Where parts of gardens are unusable due to excessive traffic or other noise (noise attenuation in the form of acoustic fencing may also be necessary).

The Council welcomes innovative proposals for the provision of private and communal outdoor space such as roof gardens, balconies, gardens integrated within the fabric of individual houses or flats and high quality landscaped grounds, so long as they do not unacceptably harm the amenity of neighbouring occupiers or the character of the area.

Residential Front Gardens

Front gardens are an important contributor to the landscape design of the street and green infrastructure, as well as providing opportunities for social interaction and providing 'defensible space' between the dwelling and street thus aiding security.

In some situations, it may be appropriate for front gardens to not be provided, such as where there is a local tradition of houses fronting directly onto the pavement or in a 'homezone' or mews street. In such circumstances where there is a lack of 'defensible space' the design of streets and dwellings should achieve security by other means.

Residential Rear (or Side) Gardens

Proposals should give careful consideration to the size of the proposed rear or side gardens taking into account local context. As a general guideline, a rear garden length of 10.5 m and width of 5m would provide a reasonably functional area of private outdoor space. However, for other site specific and design reasons (e.g. privacy requirements or overshadowing) gardens may need to be larger.

Table 1 below provides the minimum sizes of private gardens serving different sizes of dwellings. It should be considered as a starting point for discussion with planning officers when designing private gardens for residential development.

Table 1: Indicative minimum garden areas by house type.

House Type	Indicative garden area
Two bedroom houses	40 sqm
Three bedroom houses	50 sqm
Four bedroom houses	62 sqm

Balconies

The installation of balconies on new buildings can offer a positive contribution, by providing outdoor sitting areas, where outward views will not unacceptably affect the neighbouring amenities or character of the area.

To ensure that balconies are properly integrated into buildings and their surroundings, they should be considered early in the design process.

Roof Terraces /Green Roofs

In the interests of making best use of urban land, roof terraces can increase opportunities for private residential, and 'private' communal open space subject to there being no overriding design or privacy concerns affecting the amenity of neighbouring residents and character of the area. Further information about green roofs is available in [Part E: Architectural Style, Construction and Materials](#).

D8. Boundary Treatment

Policy CS.9 Key Design Principles: Attractive and Sensitive Proposals will be of a high quality design and will reflect the context of the locality

- General Principles
- Front boundaries
- Rear and Side boundaries
- Existing boundary treatment.

The nature or type of front boundary treatment is a significant influence in the creation of a certain character for a street and development.

It is a fundamental urban design principle to clearly demarcate public and private space and therefore appropriate boundary treatments are required. Planning applications should be accompanied by details of treatments for all boundaries - front, side and rear. Boundary treatment should be appropriate to position of the boundary in the plot, the street, the settlement and the character area. The choice of proposed feature (in terms of position, shape, size, details of construction and materials) should be based on the range found in similar positions within the settlement where development is to occur.

There are five basic forms of boundary treatment commonly found in the District:

- stone walls;
- brick walls;
- timber fences;
- metal railings;
- hedges.

Front boundaries

Boundaries (particularly front) should be clearly defined, using appropriate boundary markers, such as low walls, fences and hedges. In some cases, it may be appropriate to mark the boundary between public and private space through a change in hard surfacing or through ground cover shrub planting. This may be particularly appropriate in courtyards and mews where the objective is to create a more intimate enclosed space. An appropriate use of materials or planting can ensure that pedestrians and motor vehicles are kept away from ground floor windows, thereby protecting residents' privacy. Boundary treatments should respect the required vehicular and pedestrian visibility splays.

As a general rule, low walls and/or metal railings (less than 1.2m in height) are more appropriate as front boundary treatments in more urban areas along streets higher in the street hierarchy, while soft planting, hedging and timber fencing is more appropriate in rural villages, lower density areas and along secondary and tertiary routes in the street hierarchy which have a softer and greener character.

Side and rear boundaries

The length of side boundaries onto the public realm should be kept to a minimum and rear boundaries onto public realm and the street should be avoided. Where this does occur boundary treatment should be of brick, hedging or other appropriate materials, such as ivy screens which can soften the wall and add to the character of the street. Standard close boarded timber fencing will not be acceptable as it undermines the quality of the public realm.

In rural areas and infill developments in particular, good boundary design can help to integrate new development with an existing environment. Green boundaries which form the interface between open countryside and a built-up area, particularly as seen from major roads or entry routes to settlements are especially significant.

In all locations where rear or side boundaries are visible from the public realm, brick walls rather than close boarded fencing (which is visually unattractive) should be used. Where a boundary interfaces with the open countryside the most likely acceptable treatment will be indigenous hedging or in some circumstances post and rail, metal estate railing, pale and picket fencing. Close boarded fencing adjacent to the countryside is not acceptable. In most cases, walls should incorporate green planting, such as 'ivy screens', so as to add to the character of the countryside. An example of ivy screens which may appropriate is shown below.



Fig. 20 - An ivy wall – (Picture courtesy of Best4hedging).

Existing boundary treatment

Existing hedgerow or tree boundaries are particularly important and the presumption shall be that they are retained, protected during construction works (including root protection zones), reinforced by new planting and managed via a management and maintenance plan.

Boundary treatments vary across Stratford-on-Avon District. The photos below show some examples of frontage and boundary features from various settlements. It should be noted that where the property is a listed building pre- application advice on the appropriate boundary treatment should be sought.



Fig 21 - An example of a dwarf wall with railings.



Fig. 22 - An example of a half round copings wall.



Fig. 23 - An example of estate railings.

Part E:

Architectural Style, Construction and Materials

Contents

E1	Introduction
E2	General Principles
E3	Timber Frame Construction
E4	Brick Construction
E5	Stone Construction
E6	All Forms of Construction – Windows & Doors
E7	All Forms of Construction – Roofing
E8	All Forms of Construction – Porches & Canopies
E9	Modular Homes
E10	Green Walls and Roofs

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.15 Distribution of Development
- CS.20 Existing Housing Stock and Buildings

<https://www.stratford.gov.uk/corestrategy>

E1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

Good design is indivisible from good planning and the principles in this section will relate to applications for the smallest house extension right through to mixed-use schemes for hundreds of homes. The design principles set out in this guidance help ensure the appropriate use of materials and methods of construction, reflecting and enhancing local distinctiveness. It should be read in conjunction with other parts of the SPD, in particular:

[Part B: How to Achieve Good Design](#)

[Part D: Design Principles](#)

[Part K: Shopfronts](#)

[Part L: Agricultural Buildings](#)

[Part N: Landscaping, Biodiversity and Green Infrastructure](#)

This part of the Development Requirements SPD sets out a number of design principles that should be followed when designing new development. Cross reference is made from each design principle to the 9 key design criteria set out in Core Strategy Policy CS.9 demonstrating how the design principle contributes to the achievement of good design.

E2. General Principles

There is a diversity of architectural styles, designs and materials across our district and whilst most of our settlements are characterised by a variety of architectural styles, they also have an intrinsic character based on traditional styles, details and materials for that area. The majority of ordinary houses in the district are simple in detail. Simplicity in detail should be interpreted as the degree of elaboration, rather than quality or style.

There are four broad principles that should apply to details and materials in Stratford-on-Avon:

1. Details should be simple;
2. Within appropriate limits, there should be a variety of details from house to house;
3. The range of details should be based on what is appropriate to the settlement and the position in the settlement;
4. The limits should be based on what is appropriate.

Within the District there are three predominant types of traditional construction:

- timber frame;
- brick;
- stone.

There are four predominant types of traditional roof material found within the District:

- plain tile;
- Welsh slate;
- straw thatch;
- stone tile.

The typical associations of roof materials with the three main construction types are:

- with timber frame: thatch and clay tile roofs;
- with brick: clay tile and slate roofs;
- with stone: thatch, stone tile, clay tile and slate roofs.



Fig.1 - Photo of close studded timber framed house with rendered infill panels in Long Itchington, Feldon area.



Fig. 2 - Photo of a brick house with rubbed brick flat arch window heads in Henley-in-Arden, Arden area.



Fig. 3 - A house built in Cotswold Limestone, Compton Scorpion.

The character map of the District identifies the areas in which each construction type is commonly found. Distinct sets of details have developed for each material and, in the case of stone, for the main types of stone found in the District. Further information on the district's character areas may be found in [Part B: Achieving Good Design](#).

- Blue Lias;
- White Lias;
- Cotswold;
- Hornton Marlstone (aka Ironstone).

Some of the variations in details are illustrated in the examples below:



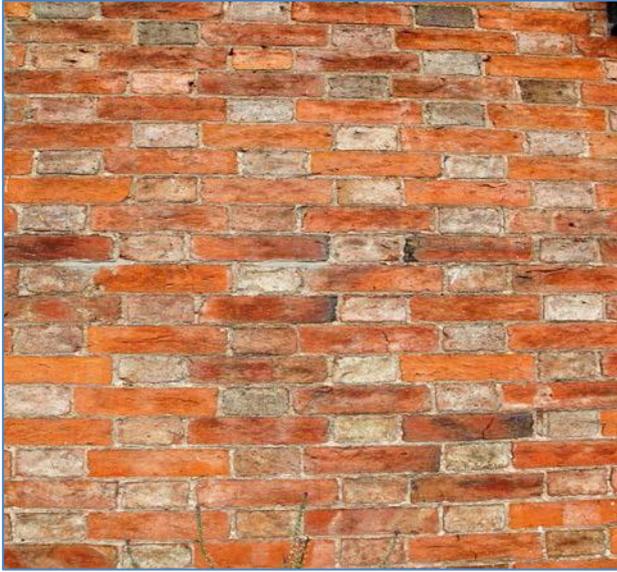
Blue Lias



Hornton Stone wall

Cotswold stone

Cotswold stone varies in colour depending on the location. It is recommended that expert advice is sought when selecting the appropriate stone for future development proposals.



Brick (with Flemish Bond pattern using buff brick for the 'header' and orange for the 'stretcher')



Slate tile



Plain clay tiles

Other materials

Modern timber or steel construction is encouraged, with a cladding appropriate to the settlement.

Render

Caution should be exercised in the use of render. The acceptability of render is dependent on the character of the specific village and location within it. The type of render, roughcast or smooth and its colour need careful consideration to fit with the context of the building. Partial render of single dwellings will not normally be appropriate but the mass of larger buildings can often be successfully broken up by a series of rhythmic changes of the materials. It may be appropriate to use fully rendered buildings as a design statement on key corner plots or to frame terminal vistas.

Mixing materials

Extreme caution should be exercised in combining different external materials in the same building. In general, there should be one principal external material for the walls with complimentary secondary materials for design features. The mass of larger buildings can often be successfully broken up by a series of rhythmic changes of the materials.

Vents and service boxes

All vents and service boxes to be included in a proposed building should be indicated on the submitted drawings. All such items should be as inconspicuous as possible.

E3. Timber Frame Construction

Traditional structural timber framing is encouraged in the appropriate locations within the appropriate settlements. Modern structural timber framing is also encouraged, using cladding appropriate to the location. Mock timber framing will not normally be acceptable.

E4. Brick Construction

The characteristic brick colour in the District varies from an almost pink buff to a fairly strong terra cotta orange. Claret and other darker reds, browns, ochre or beige buffs, greys and blues are unlikely to be acceptable unless for good design reasons.

Use of contrasting detail brick is not common in the District and should be done with restraint. Detailing is most often done with the same brick as the main wall, as is the case in the examples shown here. If contrasting bricks are used, the difference in colour and tone should be minimal. An example found relatively frequently in the District is Flemish bond walls with buff headers. Another example is the use of finer quality bricks for gauged brick arches. Specials of blue brick are sometimes used for window cills. Plinths on brick walls are almost never found in the District and should not be used.



Fig. 4 - Gauged brick flat arches on a house in Henley-in-Arden, Arden area. The openings are vertically aligned and the second floor windows are smaller than the first floor windows.



Fig. 5 - A window with a segmental arch head in Alcester, Arden area. Note the arch is made up of headers on edge, a detail very characteristic of brick areas within the District.



Fig. 6 - Cottages with windows set just below the top plate in Welford-on-Avon, Avon Valley area. The casement windows shown are flush closing as opposed to 'storm proof'.



Fig 7 - Render used to create the effect of stone lintels in Wellesbourne, Avon Valley area. The windows have stone cills and sliding sash frames.

Window and door openings in brick constructions

In most cases openings should be vertically aligned, with openings over openings. Vertical alignment is particularly important on small facades. On smaller houses and cottages, first floor windows are often set just below the eaves line with only the top plate or several courses of bricks over the opening. Most window openings are vertically oriented but there is considerable variation including square and some horizontally oriented. The most common horizontally oriented opening is a three-light casement with vertical lights divided by mullions. The proportions of the lights are often about 3:2, height-to-width.

As a general rule, window and door openings must have visible means of support for the material above. The most common traditional solutions found in the District are segmental arches, flat arches or stone lintels. In some cases, flat arches or lintels are rendered or stuccoed to look like stone.

E5. Stone Construction

Walls

There are four main building stones found in Stratford-on-Avon District: Cotswold Limestone, Hornton Marlstone, Blue Lias and White Lias. The terms used to describe the source beds of these building stones are Oolitic Limestone ('Cotswold'), Marlstone Rock Bed ('Hornton' or 'Ironstone') and Langport Member Limestone ('White Lias'). The bed for Blue Lias is called simply Blue Lias. All these stones are members of the same family (Jurassic and Triassic Limestones) but due to their specific characteristics, they tend to be cut and laid in somewhat different ways.

In general, the most common method of building with all four stones is coursed, squared rubble, usually with quoins. In virtually all cases there is variation in the course depth, the quoins are larger than the rubble making up the wall and the coursing runs through to the joints between quoins.

The principal difference between methods of laying is generally due to the size of individual stones. The size depends on nature of the stone. Blue Lias is one of the most variable, both in colour and size of rubble. This leads in some cases to a distinctive pattern of wall, with alternating courses of larger, blue and smaller yellow-grey stones, often without quoins.

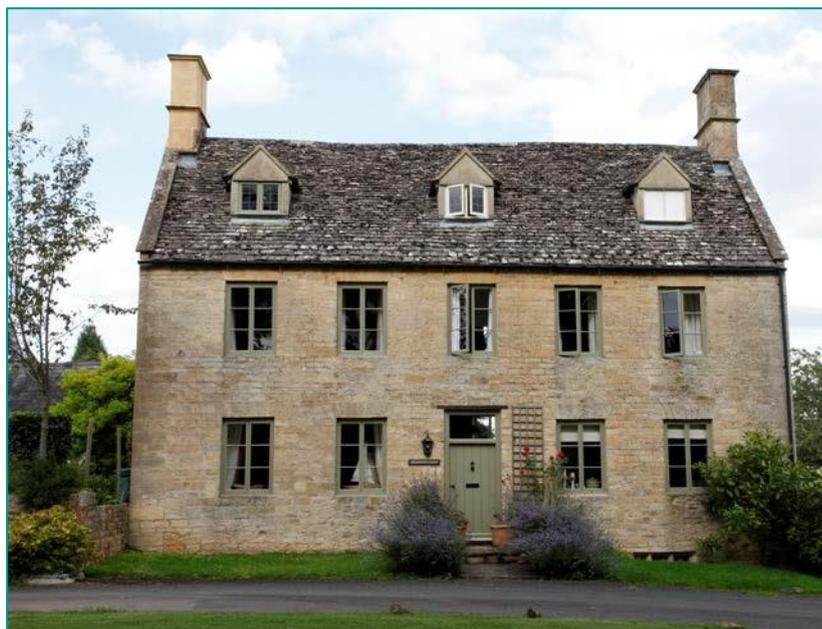


Fig 8 – A Cotswold stone house.

Cotswold and Hornton Stones are also quite variable in colour. Some Cotswold stones have high iron content and can, in colour, look similar to 'Hornton Ironstone'. There is, however, a distinct difference in the structure of the stone and therefore in the way it weathers. Cotswold Limestone is Oolitic and considerably harder. Marlstone is a Liassic stone and quite soft. Care must be taken, therefore, in the selection of stone. Most villages are predominantly one stone or the other but attention should be paid to

differences within villages. While there may be one predominant wall material, in some cases there are distinct areas within villages with different predominant materials. Established patterns of mixing types of stone in one building may be followed. In some areas, for example, Blue Lias is used for the body of the wall and Hornton Stone for dressings.

Window and door openings in stone construction

Because stone and brick are similar building materials - small squared units bound together with mortar - similar details are used with both. Thus, as with brick, in most cases of stone construction, openings should be vertically aligned with void over void. Vertical alignment is particularly important on small facades. On smaller houses and cottages, first floor windows are often set just below the eaves line with only the top plate or several courses of stone over the opening. Most window openings are vertically oriented but there is considerable variation including square and some horizontally oriented. In horizontally oriented openings, individual lights are vertically oriented and divided by mullions. The proportions of the lights are often about 3:2, height-to-width. Probably the most common horizontally oriented opening is a three-light casement.



Fig. 9 - A Hornton stone farmhouse with a three light window, stone mullioned window. The window has flush head, jambs and cill with a label or hood mould above the head.

As a general rule, window and door openings must have visible means of support for the material above. The most common traditional solutions found in the District are segmental arches, flat arches or lintels in squared rubble or dressed stone as well as oak lintels.

E6. All Forms of Construction – Windows & Doors

Cills

A range of cills are found in the District and preferred forms include stone, stone tile and plain clay tile. In the case of brick, special bricks such as single cant on edge or plinth stretchers are preferable. Wood may also be used but only of sufficient size and combining a stub cill and sub-cill. Projecting integral cills are unlikely to be acceptable.

Window frames and door leaves

The window frame should normally be set back from the face of the building to give a shadow line. The presence and design of glazing bars or lead comes should be suited to the opening size, the position of the window in the building and the overall form of the house. If casements are proposed, they should normally be traditional or modern flush closing as opposed to 'storm proof' designs which have projecting external flanges.

The type of door proposed should suit the building type and the position of the door within the building. Simple vertical plank doors are generally suited to smaller 'cottage' type buildings and moulded panel doors to larger houses. Glazing on doors should follow the same pattern as the windows.

E7. All Forms of Construction – Roofing

Verges, eaves and ridges

The most common verge detail is trim with a tile or slate under cloak. Barge boards and boxed eaves should be avoided as should decorative ridge tiles. Stone-coped gable parapets are normally only used in stone construction.



Fig. 10 - Examples of 'wet verge' using mortar to secure the roof tiles

Chimneys

Chimneys are most commonly located at the main ridge. Very frequently they are found on the gable ends in which case they are most often flush, with an internal breast. Most are rectangular in plan, oriented at right angles to the ridge. Virtually all chimneys have a cap, corbelled weathering and chimney pots.



Fig. 11 - Examples of chimney in traditional and new dwellings.

Dormers

Caution should be exercised in the use of dormers. In many villages they are not common features. In cases where they are appropriate, the number should be limited to avoid clutter. The position of the dormer within the roof should be either just above the eaves (between the top plate and lower purlin), mid-way up the roof (between purlins or above a single purlin) or, exceptionally, with the cill of the dormer below the eaves level. In the latter case, care must be taken with the position of rainwater pipes. In all cases the dormer ridge should be well below the main roof ridge.



The dormer should be smaller in height and width than the window openings below and, as far as possible, should be vertically aligned with them. Cheek walls should be as narrow as possible and faced in either lead or render as should the gable. The eaves of the dormer roof should be below or at the same level as the window head, not above. Simple gabled dormers are the most common. Hipped dormers are acceptable in some settlements. Flat roofed dormers with cornice moulding may be acceptable on buildings in a Classical idiom.

Large dormer windows, particularly large flat roof dormers, may possibly be acceptable where out of public views on rear roof slopes, outside of conservation areas.

Rooflights

Like dormers, rooflights should be smaller in height and width than the window openings below and, as far as possible should be vertically aligned with them. Ideally they should be set flush with the roof surface.

Other roof extensions

Other roof extensions should normally fit in with existing roof lines. Depending on the architectural style of the original building, a pitched, hipped or gabled roof will almost always be more appropriate than a flat roof. A bat survey will usually be required if the proposal involves substantial work to roof spaces. Where a roof ridge needs to be raised in order to allow increased headroom in the roof space, careful consideration should be given to its impact on the Streetscene and neighbours. Where a roof is raised, its pitch should reflect the original, or the roofs of nearby buildings, as appropriate.

E8. All Forms of Construction - Porches & Canopies

Canopies and porches are not characteristic of many of the building types in the District though in many cases they have been added. Care should therefore be taken in applying them to new designs. One of the most common types of canopy is a simple double pitch or lean-to roof on brackets. Less commonly the canopy is supported on posts. Another common type is a flat, moulded projection on brackets. Cheek walls and fully enclosed porches are rarely found and should be avoided as should hipped roofs. Porch roofs should not normally be linked to bay windows or projecting garage roofs as this is not a traditional design feature in most areas of the District. Porch roofs should, where tiled, have small sized tiles.



Fig. 12 - A flat canopy on brackets.



Fig. 13 - Lean to canopies with brackets, Welford-on-Avon, Avon Valley. The roof material is inappropriate in this case as smaller roof tiles are needed.



Fig. 14 - Double pitched canopy.



Fig. 15 - Double pitched canopy, Cotswold area.

E9. Modular Homes

What are modular homes?

Modular homes are homes that are built away from the site and then assembled on-site. They are also referred to as Off-Site Manufactured Housing (OSM) or prefabricated (prefab) buildings. This is an umbrella term for a system of housing building that relies on individual components being manufactured in the factory, transported to a site and mostly or entirely completed and assembled on site. The homes can be manufactured in the factory at the same time as the site preparation; foundations and utilities connections are carried out.

Manufactured Homes such as Mobile Homes and Caravans which are placed on the ground rather than having permanent foundations are not however the same as modular homes.

Modular housing was once prevalent in the 1950s and 60s and is now soaring in popularity due to improvements in modern techniques. They are becoming increasingly popular in larger development schemes in the UK such as hotels, student accommodation, hospitals and flats; modular buildings are now becoming the preferred choice for self-builders too.

Benefits

The time taken to build these types of homes is considerably shorter than a traditional built home. This is because the foundations can be laid and other preparatory work carried out, whilst the 'shell' of the home is being manufactured in the factory. There are also less issues of delays for sourcing materials or delays due to bad weather during construction.

Modular homes are considered to be a modern, more energy efficient and cost saving alternative to traditional building styles.

The Council encourages the development of modular homes, subject to complying with the design principles set out in [Part D](#). The external appearance or cladding of a modular home will require careful consideration to ensure that it reflects and harmonises with the existing character and appearance of the surrounding area. Applicants are advised to hold discussions with the relevant case officer about the proposed external appearance /cladding of the building early on in the planning application process.

Find out more

Planning Portal Self-build homes

https://www.planningportal.co.uk/info/200130/common_projects/49/self-build_homes/2

E10. Green Roofs and Walls

Green walls and roofs are simply walls and roofs that have been planted either completely or partially by vegetation. They can be incorporated onto new and existing buildings. They provide a wide range of significant benefits, including:

- **Biodiversity** – green roofs and walls provide valuable wildlife habitats and can significantly enhance biodiversity, supporting a variety of plants as well as providing nesting and foraging habitats for invertebrates. They can play a useful role in connecting existing habitats and supporting rare and protected species;
- **Aesthetic and amenity value** – through incorporation of colourful foliage, flowering plants or accessible amenity areas. However, provision of amenity space (e.g. for food production and relaxation) on green roofs must be balanced against provision of space for wildlife;
- **Sustainable drainage** – green roofs can form a key part of SUDs. They reduce the quantity of runoff by holding water and encouraging its release through evaporation. They also improve the quality of run-off by filtering contaminants;
- **Thermal efficiency/insulation** – green roofs and, to a lesser extent green walls, can help to insulate buildings, reducing energy demand and associated carbon emissions;
- **Reducing the 'urban heat island' effect** – providing green roof and wall cover can help to lower surface temperatures and cool dense urban areas;
- **Managing air quality** – vegetation on roofs and walls can help to improve air quality through absorption of carbon dioxide, some air pollutants and dust;
- **Reduce noise levels** – green walls and roofs can help to dampen noise levels;
- **Cost savings** – green roofs and walls can increase the life expectancy of a roof or wall by protecting the building fabric from temperature variations, UV radiation and other climatic factors. The other benefits described here can also provide further cost savings;
- **Enhanced sales or rental value** - green roofs and walls may enhance the sale or rental value of a development by increasing the aesthetic appeal of a property, reducing energy costs and demonstrating sustainable design and social responsibility.

Green roofs can be fitted to any flat or gently sloping roofs. Green roofs types vary from extensive to intensive types, depending on the depth of substrate (growing medium) and the type of plants that are supported.

The main types of green roofs are:

Intensive roofs – these roofs are designed to allow access for people. They are likely to have deep substrates that can support trees and shrubs, as well as providing accessible areas. These roofs require higher levels of maintenance.

Extensive roofs – incorporate lightweight substrates which support a range of species. They range from shallow sedum mats, which do not offer significant biodiversity or water holding benefits, to deeper substrates which can support valuable habitats.

The Council's preferred specification is biodiversity based extensive substrate green roof with a substrate of depth of 80-150mm. These roofs support a greater range of plant species and in turn wildlife species and have greater water holding benefits (green roofs can attenuate up to 60% of runoff).

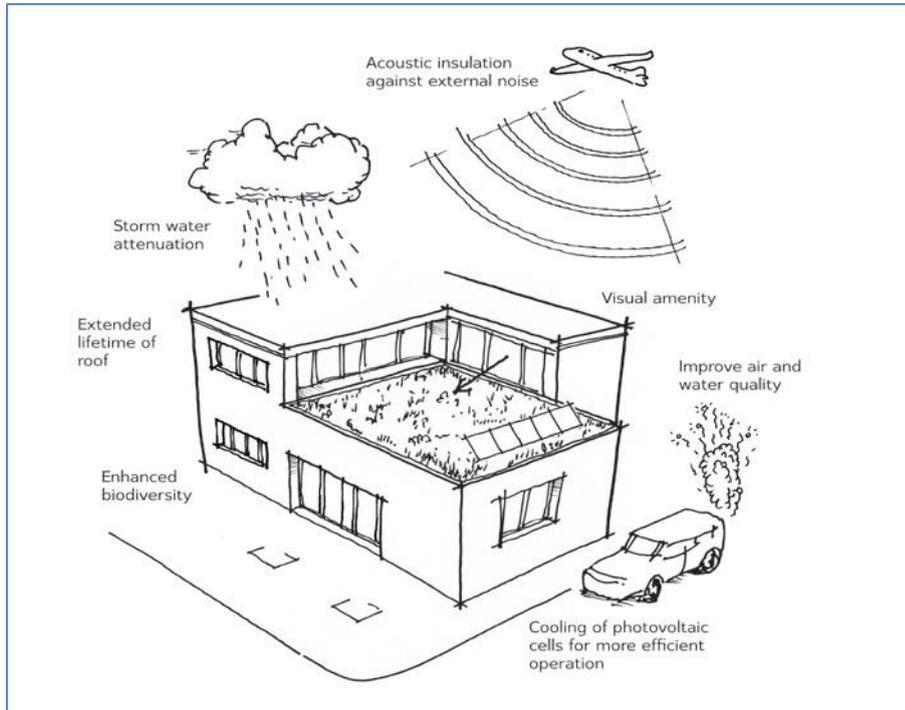


Fig. 16 - Shows the numerous benefits of green roofs.

Design considerations

It is important that green roofs form an integral part of the design of new buildings and are designed in from an early stage because the increased loading associated with thicker substrates may have implications for structural design. Loadings will vary for different types of green roof, for example starting at 80-150kg/m² for extensive substrate based roofs.

Locational factors such as shading from surrounding trees should also be considered at the start of the design process to ensure the roof specification and planting schedule are appropriate to the context and any related management requirements are considered

Green walls

Green walls generally involve the use of climbing plants to create a living cladding system.

The two principle types are:

Climbing wall plants – these can grow directly on a wall (especially those of brick and stone where the porous surface allows them to attach more easily) or be supported by trellises or steel cables against a wall. Commonly used species for wall-greening are ivy, Russian-vine and Virginia-creeper.



Fig. 17 - Living/Green Wall in Bell Court Stratford-upon-Avon.

Container systems - plants are grown in large irrigated containers at height which allow them to grow/hang down.

While simple green walls using climbing plants have been widely used for centuries, more extensive green wall systems are developing all the time. Innovative systems now available include walls constructed from trays of plants that have been pre-grown off-site and slotted together on a steel frame, then connected up to an internal irrigation system.

The most suitable approach to creating a green wall for any particular development or site is likely to depend on the prioritisation of functions it is intended to perform (e.g. biodiversity, amenity, sound insulation) and the possibilities that the specific space affords. For further details on the variety of green wall systems and design options available and what might be most suitable, see further information below.

Find out more

Living Roofs and Walls: Technical Report: Supporting London Plan Policy:
<https://www.london.gov.uk/sites/default/files/living-roofs.pdf>

Independent resource on green roofs founded by Dusty Gedge:
<http://livingroofs.org/>

Draft Development Requirements Supplementary Planning Document (SPD)

Part F:

Parking and Travel

Contents

F1	Introduction
F2	Parking
F3	Parking Standards: Residential
F4	Parking Standards: Non-residential
F5	Motorcycle Parking
F6	Cycle Parking
F7	Electric Vehicle Charging Points
F8	Transport Assessments
F9	Travel Plans

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.2 Climate Change and Sustainable Construction
- CS.9 Design and Distinctiveness
- CS.26 Transport and Communications

F1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice on how applicants can ensure that issues of adequate parking and safe travel are achieved in new development. It should be read in conjunction with other parts of the SPD, in particular [Part C: Design Principles](#).

Key words or terms which appear throughout the document are included in the Glossary.

F2. Parking

The NPPF (para.39) makes it clear that in setting local parking standards planning authorities should take into account local circumstances such as the accessibility of the development, its type, mix and use, and the availability of public transport.

The demand for and the management of parking are growing problems in the District, particularly in the town of Stratford-upon-Avon. This is due to high levels of car ownership and usage. There is no doubt that different user groups, individuals, and different types of development have different parking needs. The definition of parking standards should therefore reflect these varied needs.

The car parking standards should be taken as a starting point by applicants and the proposed scheme will be assessed accordingly. Applicants should explain how the standards have been applied to their individual proposal and, where appropriate, how and why they have deviated from them.

The Council's car parking standards reflects the rural nature of Stratford-on-Avon District, where private car travel is necessary between many of its smaller settlements and the small market towns and Stratford-upon-Avon. In addition to this, the limited availability of public transport has led to a greater reliance of the private motor for residents and businesses in order to carry out day-to day necessities, such as travelling to work, shopping and visits to GPs and hospital.

Exceptions

For non-residential schemes within or very close to the centres of Stratford-upon-Avon and the 8 Main Rural Centres, a smaller number, a smaller number of spaces than specified in the standards may be appropriate given the availability of off-street parking, greater scope to use public transport and potentially lower than average levels of car ownership, as the propensity to travel by private car could be less. The standards will however be applied on a case-by-case basis.

In circumstances where it is not possible to provide sufficient parking on site, the applicant should discuss the matter with the case officer to see if there is sufficient provision nearby that can be used without detriment to other occupiers/users or whether the demand for parking can be reduced through some form of management.

For schemes involving the redevelopment or reuse of an existing building, for example conversion of a large house into separate flats, the need for additional car and cycle parking will be assessed on a case-by-case basis.

In certain locations there may be cases where car-free development can be considered acceptable in principle. These may include:

- extension, alteration or re-use of an existing building with no access to parking;
- reversion of a previously converted property to its original residential use, including flats above shops;
- where arrangements are made to share an existing car park within the vicinity of the site which can reasonably accommodate the parking demand generated by the development.

In all instances applicants will be required to demonstrate why a car-free development represents the best available option.

Parking Design

[Part D](#) of the Development Requirements SPD provides guidance on the design approach to parking, including sizes of parking spaces.

Whilst the contribution of on-street parking to meeting the standards is not generally supported, there may be circumstances where wider than usual roads can be provided within a scheme to adequately accommodate parked vehicles and passing traffic without compromising the design integrity of the scheme as a whole. Applicants should discuss proposals with both Stratford-on-Avon District Council as the Planning Authority and Warwickshire County Council as the Highway Authority.

Domestic Garages

Where domestic garage/car ports meet the minimum sizes set out in [Part D](#), they can contribute to meeting the parking standards set out below. In such cases, the Council may impose planning conditions preventing their future loss under the permitted development regime.

F3. Parking Standards: Residential

The residential parking standards apply to all developments involving the provision of 1 or more dwelling units (gross). Provision should normally be made within the curtilage of properties, in shared parking areas, or a combination of the two. The standards apply equally to both market and affordable housing as there is little evidence that the level of vehicle ownership differs between such tenures, particularly in respect of the proportion of households with one car.

The standards will be used as a guide, having regard to the size of the dwelling that is to be created, the likely parking demand arising, the impact upon highway safety and the level of provision that already exists on site.

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The District Council will apply the following principles in respect of parking standards:

- (a) The number of spaces derived from applying the standards should be rounded up to the next whole number.
- (b) Where a development incorporates two or more uses to which different standards are applicable, the standards appropriate for each use should be applied in a proportionate manner.
- (c) Shared use provision may be appropriate if this would not cause conflict, for example where uses operate at different times of the day or days in the week.
- (d) Staff members will be calculated on a Full Time Equivalent (FTE) basis, eg. two part-time job sharing staff equals 1 FTE member of staff.
- (e) Tandem parking spaces should not be used in shared circumstances as they can be inconvenient and may deter the full use of off-street parking provision.

There is a clear distinction between the provision of allocated parking spaces and those that are unallocated. The former are specifically for the use of occupiers of dwellings and are either provided within an individual curtilage or as identified spaces in parking courts. Non-allocated spaces are additional to this and intended to provide scope for visitors. These can be provided within the dwelling curtilage, on-street if the design of the road is appropriate, or in shared parking courts. By their nature, it would not be practicable to apply non-allocated parking standards to scheme involving extensions to dwellings.

It is not possible to identify parking standards for every potential type of residential development/use. Where a development/use does not have an ascribed standard the likely parking requirements will be assessed taking into account the nature of the intended use, location of the site and other relevant factors.

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Table 1: Residential Development				
Type of development	Threshold/ Criteria	No. of allocated spaces	No. of unallocated spaces	Cycle parking standards
Residential, including extensions resulting in associated increase in number of bedrooms [NB. Includes holiday homes]	1 bedroom dwelling (or 1 bedroom extension if insufficient provision on- street)	1 space	0.4 space per original dwelling	1-2 bedroom dwellings – 1 space
	2/3 bedroom dwelling (or 2/3 bedroom extension if insufficient provision on-street)	2 spaces		3-4 bedroom dwellings – 2 spaces
	4+ bedroom dwelling (or 4+ bedroom extension if insufficient provision on-street)	3 spaces		5+ bedroom dwellings – 3 spaces
				Visitor parking to be provided in larger developments of over 25 dwellings
Sheltered/Extra Care or similar for active elderly	Residents	1 space per unit		1 space per 5 units
	Non-resident staff	1 space per 2 staff		1 space per 5 staff
	Visitors	1 space per 10 units		1 space per 10 units
Nursing homes or similar accommodation for frail elderly	Warden	1 space per resident warden		1 space per 5 staff
	Non-resident staff	1 space per 2 staff		
	Visitors	1 space per 5 units		1 space per 10 bedrooms

F4. Parking Standards: Non-Residential

The non-residential parking standards apply to all developments that result in the creation of non-residential floorspace. This includes the extension of existing non-residential premises and changes of use.

Stratford-on-Avon District Council will apply the following principles in respect of parking standards:

- (a) The number of spaces derived from applying the standards should be rounded up to the next whole number.
- (b) The amount of floorspace proposed should be calculated on the gross floor area of the development (measured externally).
- (c) Where a development incorporates two or more uses to which different standards are applicable, the standards appropriate for each use should be applied in a proportionate manner.
- (d) Shared use provision may be appropriate if this would not cause conflict, for example where uses operate at different times of the day or days in the week.
- (e) Staff members will be calculated on a Full Time Equivalent (FTE) basis, eg. two part-time job sharing staff equals 1 FTE member of staff.
- (f) Tandem parking spaces should not be used as they can be inconvenient and may deter the full use of off-street parking provision.

Where mixed-use schemes for residential and commercial developments are proposed, the parking requirements for each element should be calculated individually. Where appropriate, the Council will consider the shared use of parking between residential and commercial elements, e.g. the use of business car parking facilities by residential developments during evenings and weekends.

Most new Class A developments tend to be through changes of use in existing town and local centres. As such, existing on-street and off-street parking might be available. The nature and extent of existing provision will be assessed for each individual scheme to determine whether this is sufficient and would not cause harm to the amenity of the area or to highway safety.

Many community facilities (Class D1 and D2), eg. museum, library, community hall, cinemas and leisure centres, tend to be provided in town or local centres where existing on-street and off-street parking is often available in the vicinity. The nature and extent of existing provision will be assessed for each individual scheme to determine whether it is sufficient and would not cause harm to the amenity of the area or to highway safety.

It is not possible to identify parking standards for every type of potential development/use. Where a development/use does not have an ascribed standard the likely parking requirements will be assessed taking into account the nature of the intended use, location of the site and other relevant factors.

Table 2: Non-Residential Development

Type of development	Threshold/ Criteria	No. of allocated spaces	Cycle parking standards
Food Retail (Class A1)	Up to 500 sqm floorspace	1 space per 15 sq. m	Customers & staff – 1 space per 100 sq. m up to 1000 sq. m; thereafter 1 space per 200 sq. m
	Additional floorspace (500+ sqm)	1 space per 10 sq. m	
Non- Food Retail (Class A1)	All floorspace	1 space per 20 sq. m	Customers & staff – 1 space per 100 sq. m up to 1000 sq. m; thereafter 1 space per 200 sq. m
Garden Centres (Class A1)	Indoor and outdoor display areas	1 space per 50 sq. m	Customers & staff – 1 space per 100 sq. m up to 1000 sq. m; thereafter 1 space per 200 sq. m
Financial and professional services (Class A2)	All floorspace	1 space per 20 sq. m	1 space per 100 sq. m to include visitor parking
Food and drink (including restaurants, cafes, pubs, hot food takeaways)(Classes A3, A4 and A5)	All floorspace	1 space per 5 sq. m of the indoor customer area	Customers & staff – 1 space per 50 sq. m of the indoor customer area
Offices (B1a)	Up to 1000 sq. m floorspace	1 space per 20 sq. m	1 space per 250 sq. m
	Additional floorspace (1000+ sq. m)	1 space per 30 sq. m	1 space per 250 sq. m
Research and development (Class B1b)	Up to 1000 sq. m floorspace	1 space per 30 sq. m	1 space per 250 sq. m
	Additional floorspace (1000+ sq. m)	1 space per 40 sq. m	

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Type of development	Threshold/ Criteria	No. of allocated spaces	Cycle parking standards
Light Industrial (Class B1c)	Up to 1000 sqm floorspace	1 space per 30 sq. m	1 space per 250 sq. m
	Additional floor space (1000+ sq. m)	1 space per 40 sq. m	1 space per 250 sq. m
General Industrial (Class B2)	Up to 1000 sqm floorspace	1 space per 30 sq. m	1 space per 500 sq. m
	Additional floor space (1000+ sq. m)	1 space per 40 sq. m	
Storage and Distribution (Class B8)	Up to 1000 sqm floorspace or open storage area	1 space per 50 sq. m	1 space per 1000 sq. m
	Additional floorspace or open storage area (1000+ sqm)	1 space per 80 sq. m	
Hotels and Guest Houses (Class C1)	Guests	1 space per guest bedroom	Guests – 1 spaces per 5 bedrooms
	Resident staff	1 space per resident staff bedroom	1 space per 5 staff
	Non-resident staff	1 space per 2 staff	
Non-residential Institutions (Class D1) – clinics and surgeries, including vets	Staff & Visitors	3 spaces per consulting room	1 space per consulting room for staff and visitors
Non-residential Institutions (Class D1) – Day Nurseries and crèches	Staff & Visitors	1 space per 1 staff plus sufficient space for dropping off and collecting children (Assessed on a case by case basis)	Staff – 1 space per 5 staff Visitors – 1 space per 10 car parking spaces?

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Type of development	Threshold/ Criteria	No. of allocated spaces	Cycle parking standards
Non-residential Institutions (Class D1) – Education establishments	Staff & Pupils	1 space per 2 staff	1 space per 20 pupils aged between 5 and 11 (i.e. Primary Schools) 1 space per 5 pupils aged over 11 (i.e. Secondary Schools, Sixth Forms, Colleges etc.) Staff – 1 space per 5 staff
Assembly (Class D2) – cinemas, concert halls, conference centres	Staff & Visitors	1 space per 3 seats	Visitors – 1 space per 100 sq. m of public area Staff – 1 space per 5 staff
Leisure (Class D2) – sports centres, swimming pools	Staff & Visitors	1 space per 20 sq. m	
Leisure (Class D2) – outdoor sport	Staff & Visitors	1 space per 100 sq. m	
Vehicle service stations	Staff & Customers	2 spaces per 50 sq. m	1 space per 5 staff
Car showrooms	Staff & Customers	2 spaces per 100 sq. m including outdoor display areas	1 space per 5 staff

F5. Motorcycle Parking

Motorcyclists prefer to park close to their destination, in places where they can secure their machine. Designated motorcycle parking facilities that fail to meet these requirements will probably be overlooked in favour of informal spaces that are considered more suitable by owners. Motorcycles are prone to theft as they can be readily lifted into another vehicle. Security should therefore be a key consideration when providing parking facilities for motorcycles. Physical security need not be difficult or expensive to provide. Fixed features, such as rails, hoops or posts designed to provide a simple locking point to secure a motorcycle should be provided.

In planning for motorcycle parking, in most situations motorcycles will be able to use car parking spaces, but in some situations it will be appropriate to provide designated motorcycle parking areas, particularly:

- where there is a high density of development and where car parking is likely to be intensively used; and
- where demand for motorcycle parking is expected to be significant.

F6. Cycle Parking

Cycling is recognised for the contribution it can make as a sustainable and healthy form of transport and is a growing pursuit. To support this, measures should be incorporated into development schemes that make the choice to cycle more convenient and safer. However, whilst there is a growing understanding of good principles for cycle parking in the public realm, little thought has been given to what should be done where most journeys begin and end, i.e. at home. Consequently having good quality cycle parking within residential development can be a positive selling point for developers.

The appropriate amount of provision will vary depending on the type of development. Greater consideration should be given to the provision of cycle storage in new residential development. Each dwelling should provide for an appropriate level of cycle parking within its plot or be part of an appropriate shared parking provision. Shared cycle parking needs to be secure, covered, have good surveillance and be designed and located to be convenient to use.

Cycle parking needs to be designed early on in the process, as space needed to accommodate cycles can be significant. The importance of well thought out design is critical. Cycle parking facilities will be underused if it is difficult to manoeuvre cycles into the designated space or the location is inconvenient. This in turn leads to cycles being left attached to railings or street furniture with associated visual harm, highway impediments and risk of theft or damage.

It is imperative that cycle parking forms an integral part of any full or reserved matters planning application, rather than treating it as a secondary issue to be resolved by condition. Full details of matters such as the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be provided.

Design, Layout and Siting of Cycle Parking

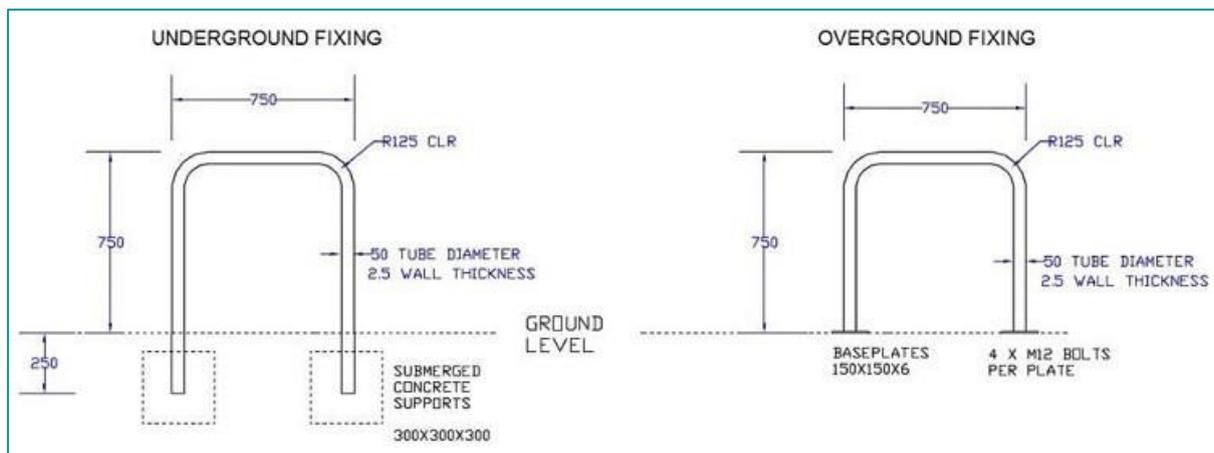
The following key considerations for cycle parking are outlined below:

<ul style="list-style-type: none"> • Conveniently sited 	<ul style="list-style-type: none"> • All cycle parking should be positioned in a manner that encourages the use of a cycle as first choice for short trips.
<ul style="list-style-type: none"> • Accessible and easy to use 	<ul style="list-style-type: none"> • All parking facilities should be easy to get to, with no inconvenient detours, steep slopes or narrow access ways.
<ul style="list-style-type: none"> • Safe and Secure 	<ul style="list-style-type: none"> • Facilities should always be secure and give cyclists the confidence that their cycle will still be there when they return.
<ul style="list-style-type: none"> • Covered 	<ul style="list-style-type: none"> • Parking provided for residents should always be covered and, where appropriate, this should also apply to visitor parking.
<ul style="list-style-type: none"> • Fit for purpose 	<ul style="list-style-type: none"> • The recommended choice of rack is the 'Sheffield' type stand due to its practical and durable design. (see below)
<ul style="list-style-type: none"> • Well managed and well maintained 	<ul style="list-style-type: none"> • Shared residential cycle parking in flats and apartments should be the subject of a funded maintenance regime.
<ul style="list-style-type: none"> • Attractive 	<ul style="list-style-type: none"> • The design of cycle parking facilities should be in keeping with their surroundings.

Stands

The use of butterfly racks or similar which only grip the wheel are not considered appropriate as they are less secure, do not support the bike, can damage it and cause a trip hazard to pedestrians.

The Sheffield type stand will be required as a minimum. This is the most common, simple and reliable design of stand, constructed from a single tube with two right angle bends. The addition of a horizontal bar approximately 500mm above ground level is recommended as it makes it easier to secure children's cycles and 'step through' cycles and reduces the likelihood of cycles slipping down the stand if properly locked.



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The minimum spacing between Sheffield stands should be 1000mm. This distance is always measured from the centre line and at right angles to the longitudinal axis of the stand, even when stands are at an angle to a wall or kerb line. When used in the public realm they should be sited towards the front of the buildings. The first and last stands in a row should be fitted with a tapping rail for the benefit of blind and partially sighted people. Stands should always be fixed at right angles to any slope. This overcomes any tendency for the parked cycles to roll downhill.

If unavoidable, where cycle parking is provided to the rear or sides of buildings, the access way should preferably be 1500mm wide or a minimum of 1200mm over a distance of no more than 10 metres and surveillance should be maximised.

Cycle parking for residents and employees should be provided in a secure, covered and lockable enclosure, preferably within the footprint of the building. To promote ease of use and cycling as the preferred modal choice, parking facilities should usually be at the front of the building, either in a specially constructed cycle shed or an easily accessible shed or garage. The former should be designed with careful consideration in terms of its setting and urban design.

When provided within the footprint of the building or as a freestanding shed/garage, cycle parking should be accessed by means of a door (secured by mortice lock) at least 1000mm wide and be at least 2000mm deep.

With regard to flats, apartments and employment sites, cycle parking (whether provided internally or externally), should be sited within 20m of the relevant entrance of the building and in all cases closer than the nearest non-disabled car parking space. It should be well lit, create a sense of personal safety, and included in any premises' CCTV surveillance system. External cycle parking should be overlooked by the windows of buildings and not hidden by landscaping or planting. In all cases, secure compounds must not have unsecured apertures large enough for anyone to climb in or a cycle to be passed through.

The preferred solution is for the cycle parking to be within the building footprint with an individual cage for each dwelling or a rack space for each cycle. Cycle parking provided outside of the building should be within a lit, covered enclosure, again with cages or racks. If the parking area has open access, the enclosure should be lockable.

Parking areas should preferably be housed internally on the ground floor. As a general rule, it is not recommended that parking for cycles should be accommodated within individual apartments above ground floor level. Where lifts are provided for the use of cyclists these should be sufficiently large to accommodate their cycles, i.e. at least 2m deep and preferably 2m wide with an overall door aperture of 1.2m.

The cycling parking standards set out in Tables 1 and 2 will be applied, unless specific circumstances are applicable to a particular type or location of proposed development:

Find out more

Cyclenation, Making Space for Cycling, 2014

<http://www.makingspaceforcycling.org/>

Sustrans, Cycle Parking, November 2014

<http://www.sustrans.org.uk/sites/default/files/images/files/Route-Design-Resources/Cycle-Parking-31-10-14.pdf>

F7. Electric Vehicle Charging Points

The UK Climate Change Act and its Carbon Budgets requires an ambitious shift in transport technology towards ultra-low carbon alternatives. Electric vehicles have no emissions (carbon dioxide, nitrogen dioxide and particulates) at the point of use and the 'wheel to wheel' carbon dioxide emissions are 30-40 per cent lower than comparable petrol or diesel fuelled vehicles.¹ The Government has therefore identified the low emission and ultra-low emission vehicles (ULEVs) as playing a vital part in its plans for modern transport systems (public and private) that promote economic growth and deliver on climate change targets. It presents the opportunity to decarbonise road transport and enable mobility and stimulate a greener economy and provide sustainable development.

The Government also recognises the importance that low emissions vehicles play as one of the measures to reduce air pollution and subsequently improve air quality and noise. The negative impacts of air pollution on people's health and wellbeing, and on the natural environment are well documented by up to date research.² National and European legislation requires local authorities to monitor air quality within their areas and Stratford-on Avon District Council has identified two Air Quality Management Areas (AQMAs) in the district, namely Stratford-upon-Avon and Studley.

A key theme of the NPPF is that development should enable future occupiers to make more environment friendly transport choices. In particular, paragraph 35 of the NPPF states that development should be designed where practical to incorporate facilities for charging and plug-in and other low emission vehicles.

The use of electric vehicles is an important measure in reducing emissions locally and consequently the provision of infrastructure which promotes the use of electric vehicles is essential. The uptake in electric vehicles has steadily increased with a forecast of 1 million ULEVs by 2022 (DfT) and it is therefore important that planning encourages its continued growth and responds to the future demands. National data highlights the increased level of growth in the electric vehicles market nationally since 2011, as shown in Fig.1 below.

Furthermore, it is considered that in rural areas where frequent public transport is not always available and walking and cycling are not practical options, the private car is the only realistic alternative for many communities; low emission vehicles have the potential to contribute towards low carbon transport and improved air quality.

¹ Driving the future today: a strategy for ultra-low emission vehicles in the UK (OLEV 2013)

² Every breathe that we take: The lifelong impact of air pollution (Royal College of Physicians & Royal College of Paediatrics and Child Health,2016)

<https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

The UKREATE Project (DEFRA &NERC, 2010) <http://ukreate.defra.gov.uk/Background.htm>

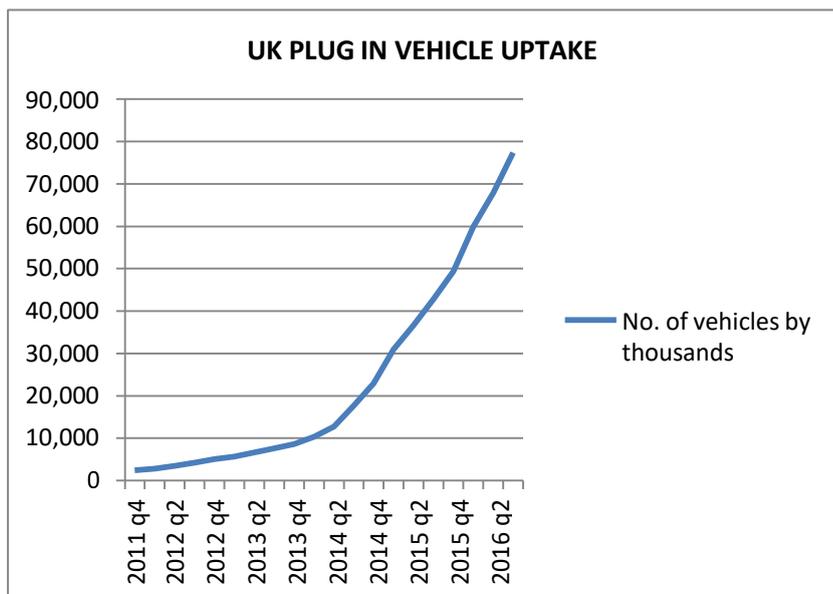


Fig. 1 - UK plug-in Vehicle Uptake (Office of Low Emission Vehicles).

Stratford-on-Avon District Council is committed to helping people travel in a more sustainable way. To promote a greater role for plug-in vehicles, the District Council will expect development proposals to provide for the use of electric vehicles.

Electric vehicles can be charged on-street or off street, using different types of charging points. On-street charging points are post mounted or street light (footway) mounted and off street charging points in external car parks (usually surface level) or within the curtilage of a dwelling can be post or wall mounted. It may be appropriate in certain circumstances to only require the provision of cabling for electricity supply rather than the 'above ground' charging point equipment. A minimum 7Kw supply will be required, although higher voltage cabling may be required where large scale charging is envisaged. To understand how provision for charging may be achieved in development, Table 3 sets out what infrastructure should be provided in new development as a minimum. The Council will review the level of provisions for Electric Vehicle Charging Points (EVCP) as and when necessary to reflect the uptake of electric vehicles.

Table 3: Provision of charging points for electric vehicles in development (including conversions)	
Residential	Minimum 7Kw electricity cabling to the charging point(s). 1 electric vehicle charging point (ECVP) per dwelling with a garage or driveway. 1 charging point per 10 spaces of communal parking.
All other development	Minimum 7Kw electricity cabling to the charging point(s). 1 charging point per 10 spaces of parking.
Notes	(a) If less than 10 spaces = 1EVCP, between 11-20 spaces = 2 ECVP etc.) (b) To prepare for increased demand in future years, appropriate electricity capacity and cable provision should be included and 'future proofed' in scheme design and development in agreement with the local authority. (c) Phased provision of EVCPs may be acceptable in certain circumstances.

Draft Development Requirements Supplementary Planning Document (SPD)

In addition to the standards set out in Table 3, charging points for mobility scooters and electric bikes (e-bikes) should be provided in new developments in a convenient location at ground floor level. This particularly applies to flatted developments and elderly persons housing where it may be difficult for occupants to charge scooters within the property itself.

Where on-street parking is proposed, ECVPs may be provided through a community hub setup, where multiple rapid charge points are provided locally for the community.

Details of EVCPs must accompany Full and Reserved Matters planning applications. Outline planning applications will need to include a commitment to provide details of EVCPs at reserve matters stage.

Layout and Design Considerations

When considering the layout of the electric vehicle charging infrastructure, the following considerations should be taken into account.

- Where provided the width of electric vehicles charging bays should be a minimum of 2.8 metres;
- EVCPs should be protected from collision and should be positioned to avoid becoming a trip hazard or an obstruction;
- Infrastructure should be designed to minimise street clutter, such as using existing street lighting to house ECVPs, where possible. Alternatively underground cabling with a minimum 7Kw electricity supply should be provided to EVCP points and the use of walkway ducting may be considered an acceptable option;
- Developers should work with the Distribution Network Operators e.g Western Power Distribution to ensure that an adequate electrical capacity to power EVCPs is provided.

Find out more

Government gears up for zero emission future with plans for UK charging infrastructure (Department of Transport Oct 2016)

<https://www.gov.uk/government/news/government-gears-up-for-zero-emission-future-with-plans-for-uk-charging-infrastructure>

Making the Connection: The Plug-in Vehicle Infrastructure Strategy (Office of Low Emission Vehicles June 2011)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3986/plug-in-vehicle-infrastructure-strategy.pdf

Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen (Department of Transport, 2011)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3986/plug-in-vehicle-infrastructure-strategy.pdf

Guidance for implementation of electric vehicle charging infrastructure (Transport for London, 2010)

[http://app.thco.co.uk/WLA/wt.nsf/Files/WTA-3/\\$FILE/EVCP-guidance-version-1-Apr10\[1\].pdf](http://app.thco.co.uk/WLA/wt.nsf/Files/WTA-3/$FILE/EVCP-guidance-version-1-Apr10[1].pdf)

F8. Transport Assessments

The effect of traffic that is likely to be generated by new development will, in certain circumstances, need to be comprehensively examined to allow the determination of planning applications.

Transport Assessments (TA) should be submitted alongside a planning application for the following types and sizes of development (floor areas are gross floorspace measured externally):

- Residential Development comprising 25 or more units (or 0.5 hectare in area in the case of outline applications where housing numbers are not known);
- Retail development of more than 1000 square metres (or 0.5 hectare in area in the case of outline applications where floorspace is unknown);
- Industrial development in classes B1 or B2, of more than 2000 square metres of floorspace (or 1 hectare in area in the case of outline applications where floorspace is unknown);
- Storage and Distribution development in Class B8 of more than 2000 square metres of floorspace and open storage space (combined) (or 1 hectare in area in the case of outline applications where floorspace/storage space is unknown);
- Other development of more than 2000 square metres (or 1 hectare in area in the case of outline applications where floorspace is unknown).

However, in certain circumstances a TA may be required for smaller scale developments of this nature or other forms of development, eg. education, health. This may be due to the scale or type of traffic movements likely to be generated and/or the specific conditions that prevail on the road network.

Where a TA is not required there may instead be a need for a Transport Statement or an Access Assessment. Potential applicants should consult with Warwickshire County Council (the Highway Authority) to agree on the existing traffic/transport conditions near the development site and the need for a formal TA or other traffic/transport document to be prepared.

Find out more

The Planning Practice Guidance provides advice on the content of Transport Assessments:

<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

F9. Travel Plans

The NPPF promotes Travel Plans as a means of reducing car usage and increasing the use of public transport, walking and cycling. The Council will require the submission of a comprehensive Travel Plan on all major non-residential developments (i.e. comprising 10,000 sq. m or more or a site area of 2 hectares or more). A Travel Plan will also be sought on other schemes where the achievement of a modal shift is considered to be particularly necessary. In the case of residential development, a Travel Plan is no longer sought by the County Council. However, a financial contribution towards the provision of Sustainable Travel Packs for the residents of new dwellings will be required for schemes of 10 dwellings or more.

Travel Plans should deliver a range of measures and incentives to facilitate the use of alternative modes of transport. These measures should be based on a thorough understanding of the actual or projected travel movements of employees, visitors and students (in relation to educational establishments), according to the nature of the scheme. Clear targets should be set to allow the Travel Plan to be monitored and reviewed. In the event that agreed, tangible targets contained in the Plan are not met, enforcement action will be considered by the Council.

In recent years, there has been growing awareness of the importance of 'soft' measures in influencing people's travel behaviour away from car use towards more sustainable modes of transport. The term 'Smarter Choices' is widely used to describe a range of measures which seek to encourage more people to choose sustainable travel by improving information, opportunities and the attractiveness of alternative modes. These include:

- Workplace and School Travel Plans;
- Personalised travel planning;
- Travel awareness campaigns;
- Public transport information and marketing;
- Car clubs;
- Car sharing schemes.

Both the District and County Councils will encourage 'Smarter-Choices' through the development process. They will expect promoters of larger-scale development schemes in particular to consider how to incorporate such measures.

In specific cases the applicant will be expected to provide funding for improvements to bus infrastructure and services, including their frequency, between the development site and settlements that support a wider range of facilities and jobs. Financial contributions towards improvements for walking and cycling facilities may also be appropriate in certain circumstances.

Find out more

The Planning Practice Guidance provides advice on the content of Travel Plans:

<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

Part: G

Refuse and Recycling Storage

Contents

- G1 Introduction
- G2 Pre-application Advice
- G3 Storage requirements for waste collection systems
- G4 Residential Waste/Recycling: Internal Storage Capacity
- G5 Residential Waste/Recycling: External Storage Capacity
- G6 Design Considerations: Single Properties
- G7 Design Considerations: Communal Properties
- G8 Access Arrangements
- G9 Composting

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.2 Climate Change and Sustainable Construction
- CS.9 Design and Distinctiveness

G1. Introduction

This section provides guidance about the refuse and recycling requirements for development. Whilst new development proposals should comply with the waste requirements in Building Regulations Part H6, this section provides some local guidance. It includes details on storage and collection requirements for residential development, including single dwellings and high density developments, together with guidance on refuse and recycling design and access issues to be considered prior to submitting a planning application. It is intended that the guide is referred to by planning officers and developers when agreeing a design and layout of a proposal development, to ensure that refuse and recycling is addressed at an early stage.

The Council is committed to reducing waste that goes to landfill and to increase the amount of waste that is recycled or composted. Currently, 59.1% of collected household waste is recycled or composted (2013/14 figures), placing us as the 9th best Council for recycling and composting rate in the country.

Further information about the Council's refuse and recycling collection policy is available from the link below:

<https://www.stratford.gov.uk/waste-recycling/what-we-collect.cfm>

G2. Pre-application Advice

Before submitting a planning application, contact the Council's Streetscene team for advice on collection and storage arrangements:

streetscene@stratford-dc.gov.uk

When a planning application is submitted, the Council will expect details of the proposed storage space for waste and recyclable materials to be specified and agreed. Planning permission will not be granted before this is agreed.

The following specifications must be submitted:

- Estimated volumes and types of waste produced;
- Size and location of waste and recycling stores and recycling stores and how recyclable material and other waste will be delivered to the stores;
- Equipment used to contain waste;
- Proposed collection points and the method for transferring waste to this location;
- Justification for the design of the proposed waste management systems set out in the Design and Access Statement.

G3. Storage requirements for waste collection systems

Developers should provide adequate off street storage space for wheeled bins to serve all residential development, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene is acknowledged and there is a duty to protect and enhance the character and appearance of these areas.

G4. Residential Waste/Recycling: Internal Storage Capacity

Kitchens in new residential dwellings should be designed to accommodate the internal storage capacity of 35 to 40 litres. Adequate provision for waste storage in kitchens is a particular consideration for residents in flats. Satisfactory arrangement of internal storage for waste is fundamental to ensuring that residents have sufficient space to segregate waste where it is generated and it is expected that developers will provide containers for use inside the dwellings.

G5. Residential Waste/Recycling: External Storage Capacity

Refuse and recycling provision can be accommodated in the form of storage space integral to the design of the property, dedicated space externally or in a communal storage area, depending on the type of residential development.

Refuse and recycling facilities for single dwellings (three bins systems)

This system is applicable for the majority of new residential development, with the exception of high density housing development, such as flats and terraced dwellings. Each dwelling will require an adequate area of hard standing with the private garden space, large enough to accommodate the following:

- One standard 240ltr wheeled bin for residual;
- One standard 240ltr wheeled bin for dry recycling;
- One standard 240ltr wheeled bin for food/garden waste.

In situations where three standard wheeled bins cannot be accommodated with the private garden space of each dwelling, sufficient space must be provided in the form of communal store to accommodate three standard (240ltr) wheeled bins from each dwelling. Sufficient space should be left for residents to access their bins easily, and for the bins to be able to be removed individually from the store for presentation at the back of footway for collection. Where bins are covered, sufficient height should be allowed to open and close the bin lids easily. It is not acceptable for refuse collectors to service wheeled bins from private paths or lanes.

Table G.1 below provides a guide to the specifications for external container sizes for single dwellings and high density developments. The requirements should be reflected in the design of development and will be secured by the Council through planning conditions.

Table G1: Recommended External Storage Capacities (Residential)			
Residential	Aggregated Capacity Provision		Guidance Notes
Single Houses	720 litres		Capacities detailed are maximum capacity 'footprints'. Developers should ensure that sufficient space is provided for the appropriate external storage containers.
Low-rise (to 4 floors) with communal gardens	For each 1 room unit	320 litres	
	For each 2 room unit	420 litres	
	For each 3 room unit	520 litres	
	For each 4 room unit	620 litres	
	For each 5 room unit	720 litres	
			The developers should consult with the Council on the relevant capacity splits (i.e. between recycling, residual and compostable waste) and the types of containers required.
Low-rise (to 4 floors) without communal gardens	For each 1 room unit	240 litres	It should be noted that the guidance may change over time as Local Authorities work towards meeting national waste targets.
	For each 2 room unit	340	
	For each 3 room unit	440	
	For each 4 room unit	540	
	For each 5 room unit	640	
High-rise (above 4 floors) – further information and advice is available from the Council's Streetscene department.			

The recommended external storage capacities for various types of residential development detailed in the table 1 are based on alternate weekly collection. Where reference is made to a 1 room unit, 2 room unit etc., all living rooms (.i.e. sitting room and dining room, bedrooms) are counted. The bathroom and kitchen are not included.

Communal refuse and recycling facilities

For flats/apartments, capacity is unlikely to be provided on an individual residential basis. Capacity calculated for each unit should be combined to give a total. This should then be converted to the required number of communal bins. Where this calculation results in a fraction, it should be rounded up or down as appropriate.

For example: A developer has constructed a low rise (4 floors) development of 16 flats without a communal garden. 8 of the flats are 2 room units and 8 are 3 room units. The developer has also sought guidance from the Council's Street Scene team to determine the breakdown of waste; .i.e. recycling, composting and residual waste. Based on consultation with the Council, the waste capacity was calculated as follows:

$$(8 \times 340 \text{ litres}) + (8 \times 440 \text{ litres}) = 6240 \text{ litres total capacity.}$$

In terms of external storage containers this may equate to:

- 3 x 1100 litre bins for residual waste;
- 4 x 660 litres for recyclables;
- 1 x 360 litres for compostables.

Developers must ensure that external containers are available for use for each property, prior to occupation and prior to the commencement of the Council's waste collection.

G6. Design Considerations: Single Properties

The location of bin storage needs to be accessible, but it must not detract from the visual amenity of the street scene. Bin storage areas must not be located in front of built residential form as they have a poor negative visual impact on the street and character of the area.

Wherever possible, external storage should be provided in rear gardens that have convenient rear access. Routes must be provided that are wide enough and sufficiently direct and safe for residents to use. The layout should enable the bins to be moved easily for collection; .i.e. kerbside or communal collection point. Residents should not be required to move waste through the property for collection.

Proposals should seek to design out the opportunity for inconsiderate bin storage by future residents/occupiers.

G7. Design Considerations: Communal Properties

The proposed design of waste storage compounds and systems will need to be considered as part of the development proposal. Where waste storage compounds are proposed, the developer should make adequate arrangements for the management and maintenance to the satisfaction of the Local Planning Authority.

Waste management facilities should be designed to comply with the Code of Practice BS5906 (2005).

<https://www.thenbs.com/PublicationIndex/documents/details?Pub=BSI&DocID=277542>

Communal bin storage should be designed so that it does not dominate the frontage areas or take visual priority over the built form.

The design of new facilities should ensure such that sufficient space is provided for the safe storage of waste and recyclables. Storage areas must be within 10 metres of an access point for collection vehicles in accordance with BS5905:2005.

For large developments several binstores/areas may be appropriate. In each store/area there must be sufficient room for access to each individual bin, to be opened from the front and space to lift waste/recycling and place in bin. Collectors must be able to safely pull the bin from the bin store, requiring a flush threshold and dropped kerbs to the carriageway.

Consideration needs to be made for the provision of "Keep Clear" markings in front of bin stores and at the designated vehicle access/loading point to prevent cars parking and inaccessibility for collections. Storage areas should be conveniently located with easy access for residents. Residents should not have to take their waste and recycling more than 30 metres to a bin storage area, or take their waste receptacles more than 25 metres to a collection point (usually the kerbside) in accordance with the Building Regulations Approved Document H Guidance.

All bin stores should have a solid floor that is inclined slightly towards a drain. This principle is important as refuse bins can sometimes leak liquids, which would otherwise pool on the floor and could cause an odour problem and/or health risk.

Proposals should seek to design out anti-social behaviour and fly tipping. The siting and design of communal bin stores should have regard to the impact of noise and smell on the occupiers of neighbouring properties. Rubbing strips on doors and walls can reduce noise and prevent damage. Bin stores must be sufficiently enclosed, including the roof space, to prevent unauthorised use. Bin store doors and alley widths should be at least 2m wide to allow for safe manoeuvring and transfer of the collection containers to the vehicle. Appropriate lighting should be provided with consideration given to timer switches or sensors.

Consideration should be given to proximity of water supply to enable regular cleaning.

Appropriate signage should be displayed clearly identifying bin storage areas. A sign identifying and providing contact details for the appropriate management company/landlord must be positioned in each bin storage area.

G8. Access Arrangements

Collection of wheeled bins

Residents or collection crews will not be expected to move wheeled bins a greater distance than 30m or to move wheeled bins over surfaces that hinder their smooth passage; for example, steps, rumble strips or gravel. It should be noted that the Council's refuse vehicles will generally only travel along roads that have been constructed to HCC adoptable standards. There must be a clear passage from bin storage area to collection point/vehicle with no obstruction, such as parking bays, bollards, railings, or other street furniture.

Waste collection crews and caretakers should not have to move:

- 2 wheelie bins more than 15 metres;
- 4 wheelie bins more than 10 metres.

Road design to accommodate refuse vehicles

Wherever possible, road layouts should be designed so that refuse collection vehicles do not have to reverse or use turning heads. If reversing is unavoidable, and can be undertaken safely, then the distance should not exceed 12m. Where a proposed cul-de-sacs is longer than 12m, turning spaces must be provided to accommodate the largest vehicles in use. Applicants should ensure that the road design complies with the Department of Transport, 'Manual for Streets 2'.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Further information about the design of road layout for emergency and services vehicles is also available in the [Part D Design Principles Section – D3: Access](#).

Collection vehicle dimensions: waste/recycling collection vehicle

A typical waste collection vehicle has the following specifications

Gross vehicle weight (GVW)	26 tonnes
Overall length	11metres
Overall width (including wing mirrors)	2.9 metres
Operating height	4.4 metres

There needs to be enough clear space around the vehicle to allow efficient operation. A minimum working area of 4 metres in length should be available where the containers are emptied.

G9. Composting

In residential development with rear gardens, developers are encouraged to include composting facilities. Composting diverts food and garden waste from collection services and creates compost for local residents. Traditionally, composting was seen as something only very keen gardeners did. However, in recent years, it is recognised that composting has many associated environmental benefits, including:

- Reducing the amount of waste going to landfill;
- Preventing the need for polluting bonfires;
- Reducing the need to water gardens;
- Reducing the need to use chemical fertilisers and pesticides;
- Replaces depleting reserves of peat bogs.

For further information about composting, contact Warwickshire County Council's Waste Management Team www.warwickshire.gov.uk/composting.

Find out more

Warwickshire Waste Partnership: Municipal Waste Strategy

<https://apps.warwickshire.gov.uk/api/documents/WCCC-684-63>

Stratford-on-Avon District Council Refuse and Recycling Collection Service

<https://www.stratford.gov.uk/waste-recycling/refuse-and-recycling.cfm>

Part H:

District Heating Networks

Contents

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This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.2 Climate Change and Sustainable Construction
- CS.3 Sustainable Energy

<https://www.stratford.gov.uk/corestrategy>

H1. Introduction

This section of the SPD provides further information and guidance on the installation of, and connection to district heating networks within development as required by Policies CS.2 and CS.3 in Stratford-on-Avon District Council's Core Strategy. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant permission. The guidance in this SPD is also consistent with national planning policies in the NPPF.

H2. What is district heating?

District heating (also known as heat networks) comprises a network of subterranean insulated pipes which distribute heating and/or cooling in the form of hot or chilled water, from the local energy centre, such as a biomass boiler, and deliver this directly to homes and businesses. This means that households and businesses do not need to generate their own heat or use centralised energy sources, such as individual gas boilers, as a primary heating source. District heating can reduce carbon emissions, improve air quality and benefit residents and businesses through cheaper heating and greater security of supply. When a district heating network incorporates Combined Heat and Power (CHP), it can also supply electricity at reduced cost.

District heating networks can connect to all buildings in areas where they are viable, irrespective of building size or type. They can supply existing and new buildings, ranging from residential dwellings to commercial offices, industrial sites and public buildings. A more diverse mix of uses is preferable as this provides a diversity of heat demands at different times of the day and year, allowing for the energy centre to be sized to meet the baseload heat demand. This provides additional efficiency compared with individual gas boiler systems, as these are sized to meet peak demand and therefore operate below their rated efficiency.

District heating networks vary in size and length, sometimes delivering heat across a few hundred metres within a small housing development, or alternatively delivering heat across several kilometres to supply entire communities and employment areas. A district heating network can be easily extended by adding additional heat customers or heat sources as the scheme develops.

District heating networks are a well-established technology and widely used in European countries, such as Denmark, and are increasingly becoming widespread in the UK.

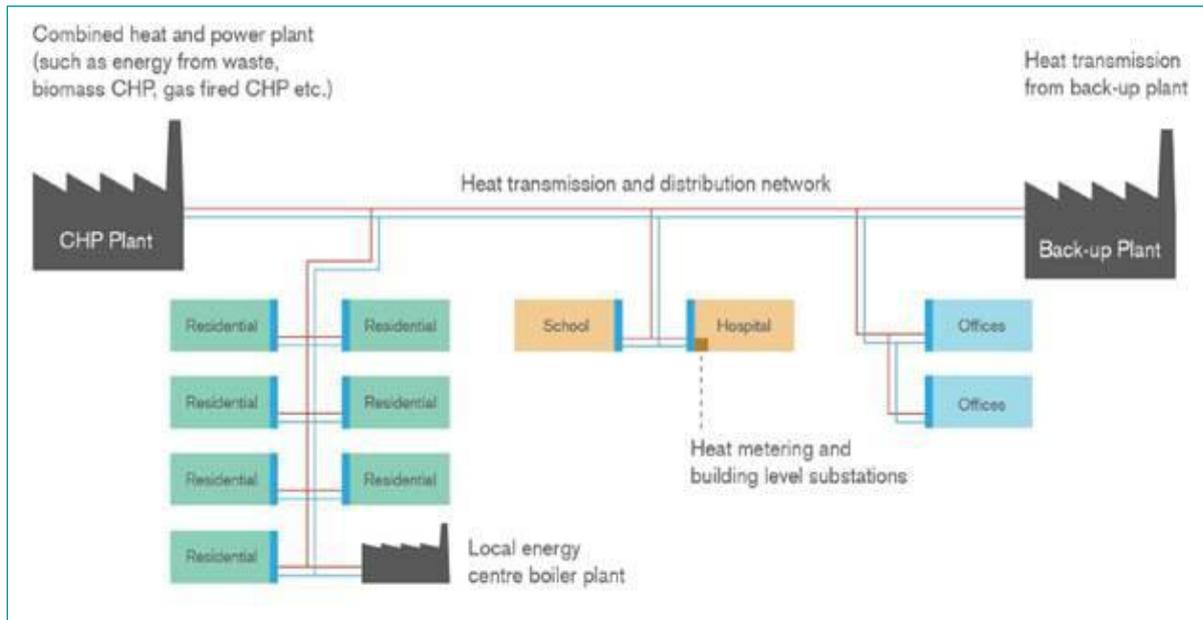


Fig. 1 - An example of DH network (courtesy of GLA District Heating Manual for London).

A district heating system is made up of the 3 primary components:

- Generation:** The energy centre comprises a central plant room which typically includes the primary heat generation equipment, back up and peaking plant, thermal storage and ancillary equipment such as pumps. The energy centre can be a standalone building of its own, or the equipment can be incorporated into the plant rooms of other buildings, depending on space availability. There are a wide range of heat sources that can be used, including; renewable heat technologies such as water and ground source heat pumps, solar thermal and biomass, waste heat recovery and Combined Heat and Power using fuels such as natural gas or biofuels. One of the key advantages of a heat network is that it is technology agnostic. This means that it can use a variety of fuels, including those which are available locally, and be optimised to allow for the integration of multiple generation sources at different stages during the life of the network. The heat generation plant typically has a lifetime of 15-20 years.
- Distribution:** A network of subterranean pipes which distribute the heat. They range in size according to the scale of the scheme and the point in the network. Pipes can be steel or plastic, and are normally pre-insulated to a high level so heat losses are minimised. The pipework typically has a lifetime of 50-60 years.
- Retail:** In order to supply the heat from the network to the connected buildings, there is a heat interface between the network and the heat consumer. This can be a building thermal substation supplying the whole building or individual heat interface units, similar in size to an individual gas boiler, supplying each dwelling.

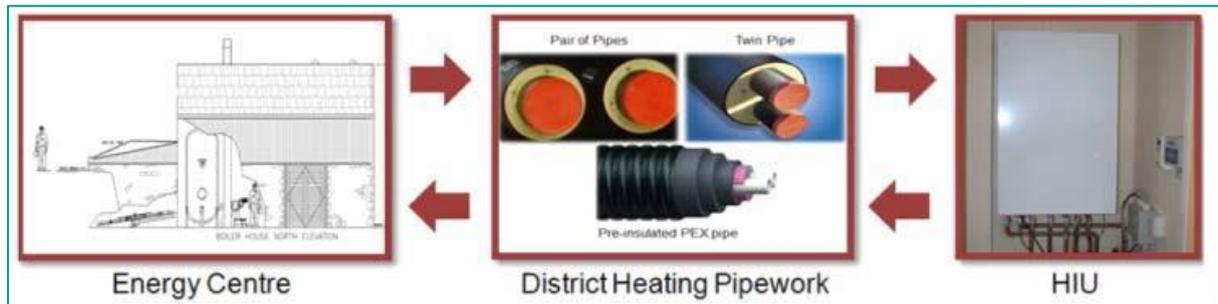


Fig. 2 - Key component parts of district heating systems.

H3. Benefits of connecting to district heating

The decarbonisation of our heat supply is identified as a crucial part of the country's transition to a thriving low carbon economy. The Government's heat strategy, *'The Future of Heating: A Strategic Framework for Low Carbon Heating in the UK'* (DECC 2012) recognises the role of heat networks in contributing towards this outcome.¹ The Committee on Climate Change have projected that district heating networks could provide 20% of heat demand in the UK by 2050, compared to the current 2%.² In order to support this transition, the Department for Business Energy and Industrial Strategy (BEIS) recently launched the £320m Heat Networks Investment Project (HNIP), a capital investment programme which is expected to support up to 200 projects by 2021, and to leverage £2bn of wider investment.

District heating schemes offer a range of benefits compared to using conventional heating methods for consumers, building owners and developers. When they are well designed and operated, district heating schemes can offer clear advantages in total energy system efficiency and associated economic and carbon reduction benefits.

Benefits to developers

There are a number of potential benefits for developers connecting to a heat network:

- *Reduced capital costs* – the cost of network installation and plant is usually covered by the organisation developing the heat network – usually either a private Energy Saving Company (ESCo) or a local authority. This means that the developer doesn't have to bear the cost of installing heat generation plant for the site.
- *Reduced cost of compliance* - connection to a heat network can offer developers a more cost effective route to compliance with Building Regulations and Core Strategy Policies CS2 and CS3, and may even be the factor that enables developments to go ahead.

¹ Department of Energy and Climate Change, *The Future of Heating: Meeting the Challenge* (March 2013) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/190149/16_04-DECC-The_Future_of_Heating_Accessible-10.pdf

² Committee on Climate Change, *Next steps for UK heat policy*, (October 2016) <https://www.theccc.org.uk/wp-content/uploads/2016/10/Next-steps-for-UK-heat-policy-Committee-on-Climate-Change-October-2016.pdf>

- *Space saving and design flexibility* – connection to a heat network removes the need for building level plant rooms and creates additional space which translates to increased development profitability. Where residential developments are proposed to use individual gas boilers, these are replaced by much smaller Heat Interface Units (HIUs). There is also no need to locate flues on outside walls, giving increased flexibility in terms of internal layout.
- *Reduced cost for local grid upgrades* - developers will normally have to negotiate a significant fee to be paid to the local distribution network operator e.g Western Power, in order to make sure the local grid can supply electricity needed at the development. This is particularly true where electric heating is proposed. Connection to a heat network can offer an alternative to electric heating and, where electricity and heat are generated, remove or reduce the payment due to the distribution network operator.
- *Increasing the attractiveness of development* - The development can be marketed with eco-credentials and lower lifetime operational costs. Evidence indicates that the total operational costs of heat networks can be lower than individual heating options, offering the potential for reduced heat costs and offset labour, maintenance and replacements costs.³ Developers often need to pre-allocate space to commercial occupants. Increasingly, companies are seeking to push compliance with corporate environmental targets onto developers. A heat network should be able to offer a lower-carbon option, thus increasing the attractiveness of commercial space.
- *Long-term revenue generation opportunity* – increasingly, developers are choosing to invest in heat network infrastructure themselves, often in partnership with a private ESCo. This investment opportunity offers the potential for revenue generation for developers with a long-term interest in the site.

Benefits to heat consumers

There are a number of potential benefits for consumers who are connected to a heat network:

- *Energy cost reduction* - the ability to generate heat more efficiently means that district heating networks can provide heat at a lower cost compared with alternative solutions. This can contribute to reducing fuel poverty and helping consumers achieve affordable warmth.
- *Convenience* - consumers do not need to worry about the maintenance of heating plant or investment in replacement plant once it reaches the end of its life, as would be the case with individual boiler systems. This responsibility and cost sits with the network operator.
- *Reliability* - district heating networks are reliable infrastructure, and systems usually incorporate back up capacity to ensure that heat is always available.
- *Tenant comfort* - hot water district heating networks provide heating that is easily controlled, particularly when compared to older heating systems or electric heating.
- *Carbon reduction* - consumers connected to district heating networks can demonstrate a lower environmental impact through carbon reduction. This can be

³ Department of Energy & Climate Change, Assessment of the Costs, Performance and Characteristics of UK Heat Networks, (2015).

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/424254/heat_networks.pdf

an important factor for eco-conscious residential consumers or commercial consumers with corporate carbon targets.

H4. Core Strategy Approach

Policy support for district heating schemes is set out in the Council's Adopted Core Strategy Policies CS.2 'Climate Change and Sustainable Construction' and CS.3 'Sustainable Energy'. <https://www.stratford.gov.uk/corestrategy>

Within the identified district heating priority areas (see [Section H6](#)), the Core Strategy requires that new development should provide infrastructure for district heating, and will be expected to connect to an existing network, where and when this is available, unless it can be demonstrated that it would render the development unviable. Where it is demonstrated to the satisfaction of the District Council that it would not be viable to provide district heating infrastructure, then as a minimum, development will be required to include future-proofing measures, so that the site might be connected to a heat network at future date. This approach builds in resilience, allowing for easy adaptation to changes in technology.

Development proposals in all other areas will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it can be demonstrated that doing so would render the development unviable.

Policies for district heating

Policy CS.2 'Climate Change and Sustainable Construction' provides an overarching policy support for the promotion of decentralised and low carbon energy schemes, as one of the strategic measures to mitigate the impacts of climate change. In addition, Section B of the policy promotes the use of an energy hierarchy which encourages the achievement of carbon dioxide emissions reductions, and promotes both energy efficient and decentralised energy supply:

The Council will promote 'an energy hierarchy' in seeking to achieve carbon emissions reduction as follows;

1. Reduce energy demand through energy efficiency measures;
2. Supply energy efficiently, giving priority to decentralised energy supply; and
3. Provide energy from renewable or low carbon sources.

The aim of an energy hierarchy is to ensure that the selection of energy systems is prioritised towards the most sustainable energy sources.

Furthermore, the Council is committed to reducing fuel poverty, and whilst it recognises that energy savings can be achieved through Building Regulations, the Council considers that planning has a key role in achieving the fuel poverty reduction targets through the use of efficient decentralised and low carbon energy, and by ensuring that new development uses landform, layout and building orientation to minimise CO₂ emissions.

Policy CS.3 'Sustainable Energy' provides strong policy support for the implementation of district heating schemes, and outlines where a development is required to connect to an existing network, or where it is to be designed and futureproofed to connect to planned or future network.

H5. District Heating Requirements

The development of low and zero carbon district heating schemes is strongly supported and encouraged. New development will be required to adhere to the policy requirements to connect to district heating or include future proofing measures unless it has been demonstrated that it is not feasible or viable to do so.

All new developments are required to connect to district heating networks where they exist, or incorporate the necessary infrastructure for connection to future networks, unless it can be clearly demonstrated that doing so is not feasible or that utilising a different energy supply would be more sustainable. Proposals for developments within the district heating priority areas, as defined by the Stratford-on-Avon Heat Mapping and Master Planning Study (HMMP) 2016 and District Heating Priority Areas Map, and all sufficiently large or intensive developments must demonstrate that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy:

1. Connection to existing district heating networks;
2. Site wide renewable district heating networks,
3. Site wide gas-fired district heating networks;
4. Renewable communal heating;
5. Gas fired communal heating;
6. Individual dwelling renewable heating;
7. Individual dwelling heating, with the exception of electric heating.

Sufficiently large or intensive developments are defined as any of the following:

- (a) residential only developments of at least 50 dwellings per hectare and/or at least 300 dwellings;
- (b) residential only developments of 50 dwellings or more that are located near a significant source of heat;
- (c) All mixed-use developments.

A significant source of heat is considered to be a site with a high demand for heat, which would enhance the viability of a district heating network if it is connected: for example a swimming pool or a hospital. It could also consist of a site which offers the potential for the cost-effective recovery of waste heat, such as an energy intensive industry.

The hierarchical approach set out above enables a reasoned method by which to make the most appropriate choice and to ensure that the solutions are appraised logically. Electric heating is excluded from the hierarchy as it would be very likely to render connection to a future district heating network unviable, given the costs involved in carrying out structural alterations to retrofit the building(s) to a communal wet system. Electric heating is also more expensive option for customers to heat their homes.

All district heating networks must be of a scale and operated to maximise the potential for carbon reduction. They should be designed and operated energy efficiently, with the selection of optimum operating temperatures and measures to minimise heat losses. Developments that do not connect to or implement district heating networks or communal heating networks should be connection ready.

Key Design Considerations

Where development is required to provide infrastructure for connection to an area wide district network, at a high level, it should include the following:

- A centralised or communal, wet heating system which makes use of efficient, low temperature heat emitters such as underfloor heating where possible;
- Safeguarded pipe routes and pipework to connect the site to the district heating network;
- Optimised operating system temperatures to ensure compatibility with the district heating network.

Sufficient space for a substation/Heat Interface Units (HIUs) Table 1 below provides an indicative space requirement to provide heat substations within a building:

Table 1: Indicative space requirements

Heating capacity (kW)	Approximate building size (m ²)	Space required to heating equipment
30	1000-1500	2
200	10000-15000	4
400	20000-30000	5
800	40000-60000	6

The consideration of the consumer needs is central to the good design of district heating networks. The design of a network should consider the consumer connections and the consumer heat demands for space heating and domestic hot water, and any industrial heat use that may be connected. From this starting point, the consumer connections of a system will determine temperature levels, temperature difference, pressure levels and the load profiles for the entire system.

H6. District Heating Priority Areas

The Council commissioned consultants to undertake a Heat Mapping and Energy Masterplanning (HMMP) study which identified and evaluated opportunities for the development of district heating networks within Stratford-on-Avon District. This study informed the approach set out in Core Strategy Policy CS.3 and provided evidence for the identification of District Heating Priority Areas across the district. Following the mapping and assessment of planned and existing energy demands across the District, the study concluded that area-wide district heating networks are viable within the identified District Heating Priority Areas. For five specific District Heating Priority Areas, the study provided an initial techno-economic assessment and indicative pipe routes for potential future district heating networks within these areas.

In addition to the areas identified with the Stratford-on-Avon District Heating Priority Areas Map, district heating priority areas include the following:

1. Stratford-upon-Avon Canal Quarter Regeneration Zone (see fig 3);
2. Stratford-upon-Avon Town Centre Network (see fig 3);
3. Bridgeway, Stratford-upon-Avon Network (see fig 3);
4. Alcester Road, Stratford-upon-Avon Network (see fig 4);
5. Gaydon Lighthorne Heath Village Hub (see fig 5).

The Council's HMMP is available using the link below:

<https://www.stratford.gov.uk/techevidence>

Maps showing the identified District Heating Priority Areas (DHPAs)

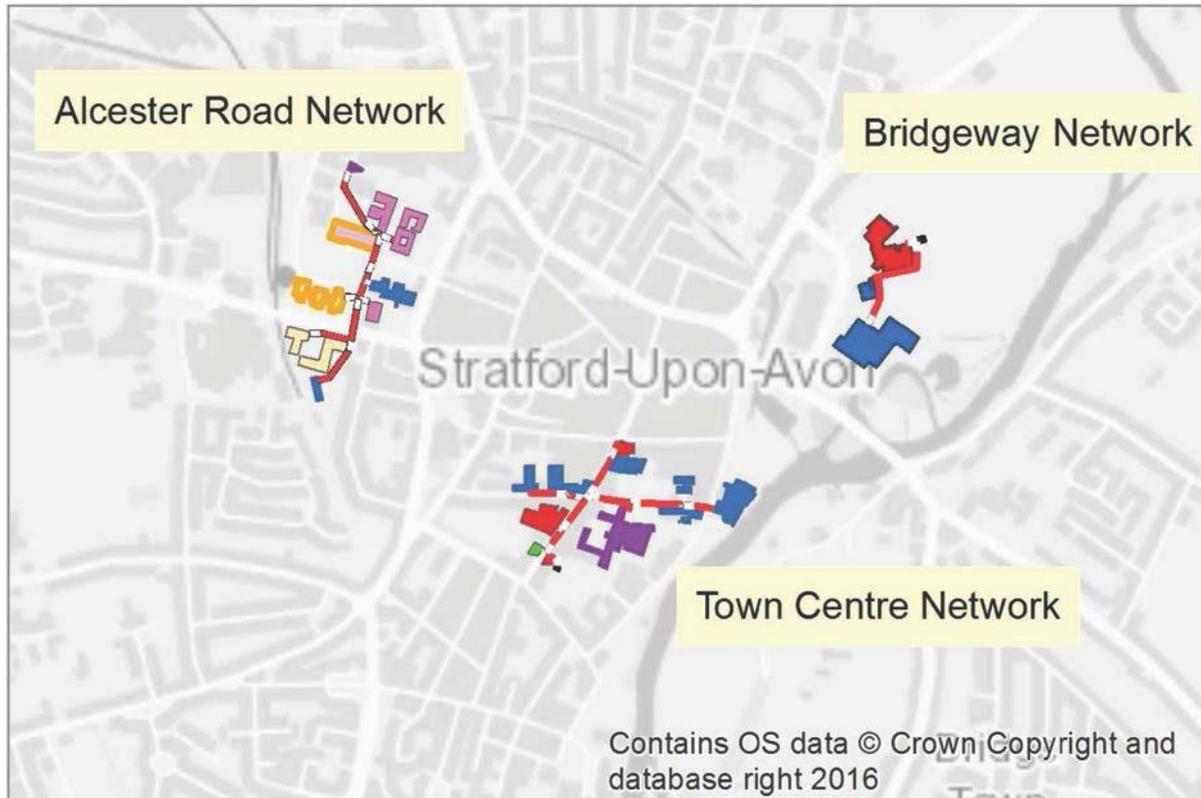


Fig. 3 - Stratford-upon-Avon District Heating Priority Area (excluding the Canal Quarter).

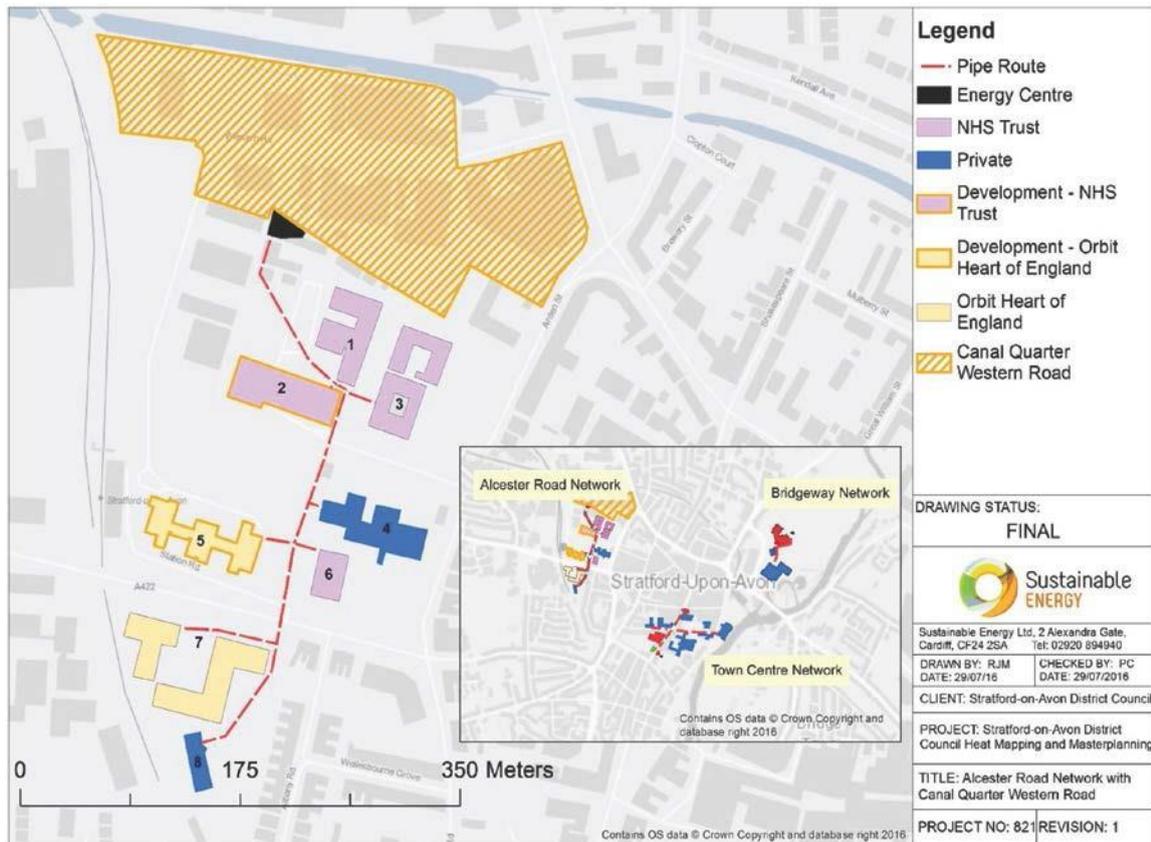


Fig. 4 - Part of the Canal Quarter DH Priority Area (Western Road and Alcester Road). N.B. It should be noted that all of the Canal Quarter has been identified as a district heating priority area.

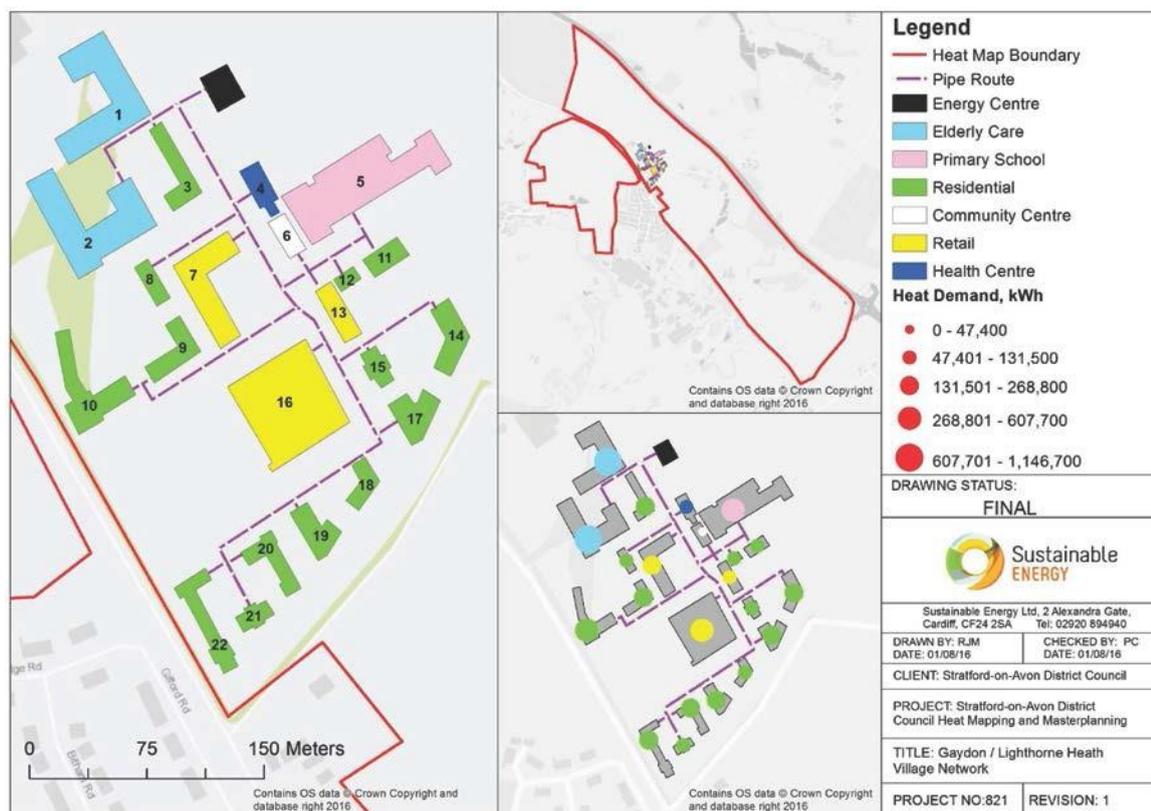


Fig. 5 - District Heating Priority Area at Gaydon Lighthorne Heath.

H7. Energy Statements

Applications for development within district heating priority areas, and/or those defined as sufficiently large or intensive developments should be accompanied by an energy statement. The energy statement should demonstrate and quantify how the development will comply with the heating and cooling hierarchy outlined in [Section H6](#). Stratford-on-Avon District Council will work proactively with applicants on major developments to ensure these requirements can be met.

Assessments of district heating network feasibility should:

- Be compliant with the Chartered Institute of Building CIBSE Heat Networks Code of Practice for the UK;
- be accompanied by viability (cost and financial implications) and feasibility (engineering and practical constraints) assessments;
- Include baseline energy consumption and carbon emissions calculations for regulated and unregulated energy use;
- Assess the potential to connect both residential and non-residential buildings to a heat network;
- Assess whether there are opportunities for heat offtake from nearby sites;
- Compare the economics of a heat network solution against a "business-as-usual" scenario (e.g. individual gas boilers);
- Present Internal Rate of Return, Capital Expenditure, and cost and carbon savings as outputs.

When assessing the proposals, officers will consider the following:

- The size of the development and the heat load and energy demands;
- The distance of the proposal from district heating network;
- The presence of physical constraints, such as main roads and railway lines;
- The cost of connection and the impact this has on financial viability;
- What efforts the applicant has made to secure agreements to create a new network through connection with nearby buildings or estates;
- The distance from the development of planned district heating networks;
- The proximity of any public sector buildings with communal heating systems, especially uses such as swimming pools, hospitals and large housing estates;
- Land use mix of proposed development;
- Land use mix and density of surrounding built environment.

H8. Technical Specifications

Technical specifications are set out below for development proposals either connecting to existing or planned networks, or being futureproofed for connection to a future network.

The connection of buildings to district heating schemes requires careful consideration to ensure that it is compatible in design and operation for connection to a DH network. If a building is not correctly constructed, then the network operator will be unable to connect it without costly remedial work, or it may be connected and adversely affect the operation, technical and financial performance of the network. It is therefore imperative that networks are designed, constructed, operated and maintained in accordance with the Chartered Institute of Building Services Engineers (CIBSE)/Association for

Decentralised Energy (ADE) Heat Networks Code of Practice for the UK, 2016 or subsequent versions.

Technical Specifications Requirements

All buildings connecting to an existing or planned district heating network, or those required to be 'connection ready' must adhere to the relevant guidelines set out in the CIBSE Heat Networks Code of Practice for the UK. In particular, the Council or their representatives will monitor compliance with the following CIBSE Heat Network Code of Practice objectives laid out in Chapter 3 - Design:

- Objective 3.3 – to select suitable building interfaces, direct or indirect connection;
- Objective 3.4 – to design or modify suitable space heating and domestic hot water services systems; and
- Objective 3.9- to achieve an efficient heat distribution system within a multi-residential building and to reduce the risk of overheating.

Proposals should, as a minimum, meet the following requirements:

- All buildings must use a centralised, communal wet heating system which makes use of efficient, low temperature heat emitters such as underfloor heating where possible, rather than individual gas boilers or electric heating;
- Heat in the building should operate at an appropriate temperature for future connection to a heat network. The targeted difference between flow and return temperatures on the primary heat network under peak demand conditions shall be greater than 30°C for supply to new buildings and greater than 25°C for existing buildings. Objective 2.4 of the CIBSE Heat Networks Code of Practice for the UK outlines the preferred temperature design for varying heating systems in further detail;
- Plant rooms should be situated to consider the potential future pipe routes and sufficient space must be safeguarded for building/ network interface equipment (such as heat exchangers);
- The developer must identify, with the support of the Council or their representatives, and safeguard a pipe route to allow connection between the building and the highway or identified network route, which should remain accessible for future installation;
- The developer must not in any other way compromise or prevent the potential connection of the building to a planned network.

Applicants should refer to the Building Engineering Services Association; Early Design Building Connections Guidance' to ensure buildings are appropriately connected, using the following link below:

<https://www.thenbs.com/PublicationIndex/documents/details?Pub=BESA&DocID=317602>

H9. S106 Agreements

Where connection to an existing or planned district heating network is feasible and viable or where a development is required to be constructed as 'connection ready', a commitment to connect may be secured through a legal agreement.

S106 Agreements to ensure connection to Existing or Planned networks

All development proposals will be required to contribute towards to the development of district heating networks, including by connecting to networks where they exist or are planned in the vicinity, unless it can be demonstrated that it is either not feasible or viable. In circumstances where the development will connect to an existing or planned district heating network, the Council will use S106 agreements to ensure that the connection takes place. Proposals should meet the requirements outlined in Section H8 Technical Specifications.

Developments located within District Heating Priority Areas and all sufficiently large or intensive developments are required to be designed to be able to connect to district heating networks; and unless a feasibility assessment demonstrates this is not feasible or viable:

- if located within 500 metres of an existing district heating network will be required to connect and meet associated charges;
- if located within 500 metres of a planned district heating network (likely to be operational within 3 years of planning permission, will be required to provide a means to connect and meet associated charges;
- if connection is possible, are required to detail a preferred energy strategy and an alternative energy strategy within their Energy Statements; and
- if connection is not possible, should develop and/or connect to a Shared Heating Network (developers will be obliged to look at neighbouring buildings to assess the applicability of expanding a site wide communal energy network beyond the site to a local neighbourhood).

S106 Agreements to ensure that buildings are 'connection ready'

In circumstances where the development is located within a district heating priority area, or where the development is sufficiently large or intensive, the Council may use S106 Agreements to ensure that developments are futureproofed for the subsequent connection to a district heating network. Proposals should meet the requirements outlined in Section H8 Technical Specifications.

H10. Pre-application discussions

Each development site will have its own unique set of circumstances and opportunities that will affect the ability either to provide or connect to a district heating. It is therefore essential that discussions regarding district heating connection are commenced with the local planning authority as soon as possible. Applicants are strongly advised to seek pre-application advice from the District Council. For more information on this service can be found by either emailing planning.applications@stratford-dc.gov.uk or telephoning 01789 260304 or visiting the Council's website.

<https://www.stratford.gov.uk/preapplicationadvice>.

The following topics in respect of the provision of district heating might be discussed at the pre-application meeting:

- Potential of the development for district heating;
- Local Policy Requirements;
- Planning application boundary (this should be drawn to include all local supply pipework required for the connection outside the public highway);

- Specification of district heating connection/apparatus;
- The expected location and timing of the connection to the network; and
- Information to be submitted.

The Council's validation list should be referred to when submitting information for a planning application. Where proposals include district heating connection or future proofing measures, the following information might reasonably be requested, in addition to that already required for the development:

- Plans showing the pipe route and connection point to the wider network;
- High level technical specifications;
- Date of implementation and connection;
- Details of financial contributions;
- Feasibility and viability Assessment; and
- Energy statement demonstrating carbon and energy savings.

Other Consents

In addition to securing planning permission, you may wish to consider obtaining other consents before work can start.

These include the following:

- Environmental Permitting Regulations (EPR);
- Works within Air Quality Management Area may require additional approval under the Clean Air Act (1993);
- Works within the highway may require a Street Works Licence under Section 50 of the New Roads and Street Works Act (NRSWA) 1991.

Find out more

CIBSE & ADE, 'Heat Networks: The Code of Practice in the UK: Raising the standards for heat supply, (CP1) 2015

<http://www.cibse.org/knowledge/knowledge-items/detail?id=a0q200000090MYHAA2>

CIBSE, HPA, GSHPA Surface Water Source Heat Pumps: Code of Practice for the UK (CP2) 2016

<http://www.cibse.org/Knowledge/knowledge-items/detail?id=a0q200000090NmPAAU>

Department of Business Enterprise and Industrial Strategy, Heat Networks Investment Project, 2016.

<https://www.gov.uk/guidance/heat-networks-delivery-support>

Part: I

Healthy Communities

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This part the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.25 Healthy Communities
- CS.26 Transport and Communications
- CS.27 Developer Contributions

I1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice on healthy communities, which includes guidance open space provision, air quality, biodiversity and green infrastructure.

I2. Healthy Communities

Sustainable development in our district includes the creation of healthy communities. The links between planning and health are well established and the built and natural environment recognised as major determinants of health and wellbeing.¹

The Council will expect healthy communities to be created by ensuring that development proposals incorporate the following considerations:

- Design of urban form and the public realm;
- Accessibility;
- Inclusive environments;
- Warm and safe accommodation;
- Healthy, sustainable and liveable environments;
- Attractive and pleasant work places;
- Age and dementia friendly environments.

Design of the built environment and public realm

The design of the built environment can have a profound effect on the physical and mental wellbeing and how people perceive their environments. The location, density and mix of land uses can result in wide – reaching implications on how individuals carry out their daily lives; it can affect the user experience of access to and provision of key community facilities, such as shops and services, employment opportunities and open space provision. The way in which buildings and areas are connected through street layout, footpaths and cycle paths and open space can have an impact on physical and mental health and the amount of physical activity people can undertake. For example, developments which incorporate well-connected, attractive safe and legible streets, footpath and cycle paths can encourage more people to walk and cycle, promote physical activity and opportunities for social interaction and help to reduce the frequency of car use. [Part C: Design Principles](#) of this document provides further guidance on design.

High quality public realm is also essential to both mental and physical health. The public realm should be designed to encourage and promote physical exercise and mental wellbeing. This can include the overall quality of public spaces, street layout and connectivity, green infrastructure /landscaping and traffic calming measures. The urban

¹ Marmot M et al (2010) Marmot Review, Fair Society Healthy Lives
Stratford-on-Avon District Council – March 2018

form plays a critical role in influencing physical activity, particularly through providing opportunities for walking and cycling and physical exercise.

Accessibility

Accessibility is a crucial factor in the creation of healthy sustainable communities. Development should ensure that there is good access for all to recreation opportunities and facilities and services. For example, creating a safe and direct route to a local playground may encourage families to walk or cycle to the park, and a 'step-free' flat routes and pathways can open up facilities for residents requiring wheel-chair access.

Inclusive Environments

Healthy communities are more inclusive places. Development should be designed so that barriers are not created that result in undue effort and separation from the built and natural environment. Everyone should be able to participate equally, confidently and independently in everyday activities, which are important contributors to overall health and wellbeing. This is particularly important when addressing needs of the elderly.

Age friendly and dementia friendly environments

There are presently 11.8 million people aged 65 or over in the UK. It is predicted that by 2030, the number of people aged 60 or over is expected to pass the 20 million mark.

Stratford-on-Avon District reflects this national trend with an ageing population, with approximately 25% of its population being aged 65 or over.

Older People require supportive and enabling living environments to compensate for the physical and social changes that are associated with ageing. The changing needs may include reduced mobility, prevalence of physical disability and chronic diseases, as well as potential greater stress from isolation².

Providing older people with the opportunities to remain physically active, it is more likely to assist them in living independently. Regular physical activity is shown to increase immunity and resistance to illnesses. However, research has shown that physical activity levels decline drastically with age³. The Age UK (2017) Report that 12.04% or 1.2 million people aged 65 and over in the England feel lonely, whilst 12% reported feeling cut off from society.

The built environment can reduce these risks by enabling social interaction and connecting people with places and other people. The provision of green and open spaces and walkable neighbourhoods can also encourage and facilitate increased physical activity and social integration for older people. It is essential that these spaces and routes are safe, well-maintained and accessible. They should also be well lit and evenly surfaced. Where there are some changes to ground levels, the transition should be gradual. Where steps are unavoidable, railings should be provided. Accessible public transport links with bus stops located within easy walking distance from homes is vital to maintain older people's independent life styles.

The majority of people would prefer to remain in their own homes as they grow older, and where possible, make changes to their homes to meet their changing need.

² Saurabh Ram Bihar Lal Shrivastava et al (2013) Health –care of the Elderly: Determinants, Needs and Services, International Journal of Prevention Medicine 2013 Oct;4(10):1224-1225.

³ British Heart Foundation (2015)

HAPPI Design Principles

The Council will expect that housing built for independent living for older people as set out in Part N. Specialised Housing must be built to Housing our Ageing Population Panel for Innovation (HAPPI) design principles. Residential Care Homes and Nursing Homes should aspire to meet the HAPPI Standards.

The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and are able to adapt over time to meet changing needs.

They include the following design issues:

- Space and flexibility;
- Daylight in the home and in shared spaces;
- Balconies and outdoor space;
- Adaptability and 'care ready' design;
- Positive use of circulation space;
- Shared facilities and 'hubs';
- Plants, trees, and the natural environment;
- Energy efficiency and sustainable design;
- Storage for belongings and bicycles;
- External shared surfaces and 'home zones'.

Find out more

Housing our Ageing Population Panel for Innovation (HAPPI)

<https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

Designing dementia friendly communities

Dementia is the term for a group of diseases affecting the brain. Dementia affects cognitive, sensory, social, emotional and physical functions. As a result people may experience problems with thought processing and concentration, as well as how they perceive and interact with the external environment.

There are currently 850,000 people living with dementia in the UK. This figure is projected to increase to over 1.1 million by 2021 and 2 million by 2051.⁴

Dementia is recognised as one of the most significant public health priorities in Warwickshire, with its far reaching effects on people living with dementia, their carers, family, friends, communities, businesses, health, social care and voluntary services and the economy. It is estimated that by 2025, over 11,000 people aged 65 or over will be living dementia in Warwickshire. By 2020, approximately one fifth (18%) of those aged over 80 in Warwickshire are predicted to have dementia.

⁴ Dementia UK Second Edition, Alzheimer's Society, 2014
Stratford-on-Avon District Council – March 2018

Dementia costs society an estimated £26 billion a year, more than the costs of care for people with cancer, heart disease and stroke. In the next 30 years, the predicted costs are expected to treble.⁵

A high quality designed environment benefits everyone and plays an important role in addressing some of the limitations, constraints and feelings of isolation which people living with dementia experience.

The outdoor environment can be perceived as unsafe and unfamiliar by many people living with dementia, which leads a tendency to remain at home more and subsequent increased feelings of isolation. The provision of:

- well-lit;
- safe;
- segregated and walkable routes;
- connecting local green spaces and essential amenities.

These could enhance chances to continue the lives as part of the community. For example, being able to walk to a park could offer opportunities for quiet and relaxing time spent amongst other people.

It is important that pathways contain seating areas located in strategic places, to allow people living with dementia time to reflect on their location and destination. Where possible, seating should be:

- located under street trees to provide shading in hot weather; and
- street furniture should be kept to a simple design so that it is not mistaken for a different object.

Dementia affects people's perception of their surroundings and different surfaces. Paving and tarmac should:

- be plain and non-reflective;
- contrast with walls in terms of colour and texture;
- avoid dark areas which may appear as a hole in the ground; and
- avoid reflective/glaring or shining surfaces which may appear as water or as slippery surfaces.

People living with dementia may feel confused when large amounts of information are presented to them at the same time. They generally function better amongst simple and familiar objects in the environment. Signage should be designed using a tonal contrast of colours with a simple and clear font.

Find out more

Royal Town Planning Institute (RTPI), Dementia and Town Planning: Creating better environments for people living with dementia (January 2017).

http://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

⁵ Department for Health, 'Prime Minister's Challenge on Dementia 2020' Feb 2015.
Stratford-on-Avon District Council – March 2018

13. Open Space Provision

What is Open Space?

The definition of open space, which includes all open space of public value, is wide ranging and includes formal sports pitches, play areas and informal recreation areas within the development, linear corridors, natural green areas, allotments and country parks. It is a fundamental part in the creation of healthy communities, offering health and recreation benefits to people living and working nearby. In addition, it offers ecological improvement and contributes towards green infrastructure, as well as being an important part in the landscape and setting of the built form and is a key component in achieving sustainable development.

Stratford-on-Avon District's Vision for Open Space

The Council's Open Space, Sport and Recreation Assessment Update (2014) and the Council's emerging Playing Pitch Strategy and Sports Facilities Strategy 2016-2035 outline the Council's vision for open space in our district and it is set out below:

To encourage the development of a well-connected and integrated network of open spaces, sporting and recreational facilities that make the best possible contribution towards a broad range of policy objectives, including:

- Biodiversity and wildlife;
- Culture and heritage;
- The local economy, including tourism;
- Community, health and wellbeing;
- Climate change adaptation and mitigation.

14. High Quality Open Space Provision and Creating Active Communities

The provision of high quality multi-functional open space is considered an essential component in the creation of healthy communities. There is growing evidence which demonstrates the significant benefits that access to high quality open spaces play in improving both the physical and mental health and the general well-being of local communities.⁶ Physical activity has been shown to improve outcomes in the reduction of mental illness and to improve wellbeing. Research has shown that it also has a significant role to play in the prevention of ill-health.⁷ High quality green spaces are also shown to provide potential economic benefits for an area through including reducing costs on the public health service, urban regeneration and encouraging inward investment. The provision of high quality open space in our district will therefore contribute towards the delivery of wider strategic public health and corporate objectives.

⁶ World Health Organisation, 'Urban green spaces and health: A review of evidence' (2016) http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

⁷ Houses of Parliament, 'Green Space and Health' (2016) <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

Active Communities

To ensure that open spaces are designed to a high quality standard, applicants should have regard to [Part D Design Principles: External Space](#). High quality open spaces are multifunctional and should contribute towards achieving the Council's vision for open space as set out in the Active Communities Strategy.

Stratford-on-Avon District Active Communities Strategy (2013-2018)

The Council is currently reviewing its Active Communities Strategy (2013-2018). The strategy is a comprehensive and broad strategic document that links the corporate objectives of Stratford-on-Avon District Council with the current National and Local Health and Wellbeing Agenda. The strategy seeks to ensure effective planning and co-ordination of opportunities for participation in sport and physical activity. The document sets out why sport and physical activities are important to leading healthy lifestyles for individual and communities. It strives to improve the standards of local communities' facilities, sports clubs, to develop sports coaches and increase volunteering and to ensure that opportunities are open and inclusive to all.

15. Policy Approach

The Council's policy approach to open space and recreation facilities provision for residential development proposals is set out in Core Strategy Policy CS.25 'Healthy Communities'. It should however be noted that the Adoption and Introduction of the Community Infrastructure Levy (CIL) from 1 February 2018 results in changes to the way open space is provided and paid for. The CIL Regulation 123 list appended to the CIL Charging Schedule sets out the types of open space that will be provided via CIL receipts. The Table below provides further clarification of what types of open space are to be normally provided on site to serve the new development and secured via S106 Agreement and which are strategic open spaces for the District funded via CIL receipts. The intention of policy CS.25 is to move away from the highly prescriptive piecemeal approach towards open space provision. This allows for a more imaginative solutions, which may be adapted to site specific circumstances reflecting local needs and meeting broader environmental and health objectives.

16. Open Space Typologies

The table below sets out the types of open space that the Council will seek to secure and cross references the names given to the open spaces within Policy CS.25 of the Core Strategy and the 'Open Space, Sport and Recreation Assessment Update' (2014) produced by Arup (the 'Arup Update') and in the CIL Charging Schedule Regulation 123 List. The table also highlights whether a particular type of open space will normally be secured on-site to serve the proposed development via a s106 Agreement or whether it is strategic open space that will be provided in the District via CIL payments.

Table 1:

Type of Open Space	CS.25 Name	Arup Update Name	Normal Delivery
Non-strategic Local Parks, local public gardens, amenity greenspace for informal recreation spaces, communal green spaces in and around housing, and village greens	Parks & Gardens and Amenity Greenspace	Parks & Gardens and Amenity Greenspace (See Arup Update Chapter 4)	On-site via S106 Agreement
Publicly accessible places where human control and activities are not so intensive so that natural processes of habitat creation and plant growth are allowed to predominate	Unrestricted Natural Accessible Greenspace	Natural and Semi-Natural Greenspace (See Arup Update Chapter 5)	CIL payment – Reg. 123 List “Natural and Semi-Natural Accessible Greenspace Investment/Provision” (Except GLH/LMA where a S106 is applicable)
Areas for play and social interaction involving children and young people, including Local Areas of Play (LAP), Local Equipped Areas of Play (LEAP), Neighbourhood Equipped Areas of Play (NEAP), Multi-use Games Areas (MUGA's), ball courts, skateboard areas, BMX tracks & teenage shelters	Children and Young People's Equipped Play Facilities	Provision for Children and Young People (See Arup Update Chapter 6)	On-site via S106 Agreement
Areas for outdoor sport and physical recreation primarily through formal sports pitches	Outdoor Sport	Outdoor Sport (See Arup Update Chapter 7)	CIL payment – Reg. 123 List “Off-site Outdoor Sport Investment/Provision” (Except GLH/LMA where a S106 is applicable)
Allotments and Community Gardens/Orchards	Allotments and Community Gardens	Allotments and Community Orchards (See Arup Update Chapter 9)	CIL payment – Reg. 123 List “Allotments and Community Orchards Investment/Provision” (Except GLH/LMA where a S106 is applicable)

Type of Open Space	CS.25 Name	Arup Update Name	Normal Delivery
Indoor Sports	Not referenced	Indoor Sport (See Arup Update Chapter 8)	CIL payment – Reg. 123 List “Off-site Indoor Sport Investment/Provision” (Except GLH/LMA where a S106 is applicable)
Strategic Parks and Civic Spaces	Not referenced	Other Spaces (See Arup Update Chapter 10)	CIL payment – Reg. 123 List “Strategic Parks and Civic Spaces Investment/Provision” (Except GLH/LMA where a S106 is applicable)

NOTE: The policy approach has been informed by the Open Space, Sport and Recreation Assessment: Update to the PPG17 2011 Study (September 2014) and the emerging Playing Pitch and Sports Facilities Strategy 2016-2035. The former document comprises part of the Core Strategy evidence base and is available to view using the following link:

<https://www.stratford.gov.uk/techevidence>

17. Open Space Provision for New Residential Developments

Policy CS.25, relating to Parks & Gardens and Amenity Greenspace and to Children and Young People’s Equipped Play Facilities, will be applied to all proposals for residential development, where it is considered to be justified by the scale of development. This will include all development proposals for 10 or more dwellings.

Open space provision should be designed as an integral part of the development. Large residential sites will have a critical mass of population that generates wide ranging demands and should provide Parks & Gardens and Amenity Greenspace and Children and Young People’s Equipped Play Facilities on-site. It is important therefore that open space provision is given appropriate consideration at the early stages of the planning application.

In certain circumstances it might be appropriate to secure a financial contribution for some or all of the Parks & Gardens and Amenity Greenspace and Children and Young People’s Equipped Play Facilities open space to be provided off-site. Both will be secured via S106 Obligations.

Open space provision requirements for other (non-residential) types of development

Open space should also be provided in association for other types of development, but the type and amount required will be determined on a case by case basis and guided by specific circumstances. This includes commercial developments and nursing homes, although provision for children and young people’s equipment would not be sought.

18. Calculating On-site and Off-site Provision of Open Space

The location and form of the provision will be assessed on a case by case basis. Where provision is to be accommodated on-site calculations will be carried out to establish the amount and if needed, any payable maintenance sum.

As highlighted above some circumstances may arise where site constraints do not allow for on-site provision of Parks & Gardens, Amenity Greenspace and Children & Young People's Play Facilities, but it could be provided off site within a reasonable distance from the development site (off site provision is defined as land not included within the planning application red line boundary). Negotiations between the case officer and applicant will facilitate consideration of off-site provision on a case by case basis.

The calculation of on-site and off-site provision will be based on the following methodology and as set out in the steps below.

Parks & Gardens and Amenity Greenspace = 1.15ha per 1,000 people.

Children and Young People's Play Facilities = 0.25ha per 1,000 people.

Note: GLH and LMA open space requirements are dealt with differently to the rest of the District.

1. Set out the composition of the scheme and calculate the number of residents generated by the development

Dwelling Type	Average Occupancy	No. of units	No. of residents
1 bed flat(not required to provide Children's POS)	1	0	0
2 bed flat	1.2	0	0
2 bed house	2	35	70
3 bed house	2.6	45	117
4+ bed house	3.1	20	62
Total Residents	249		

2. Calculate the amount of Open Space required by the proposed scheme in accordance with the standards in the Core Strategy Policy CS.25

The Open Space standards are set out in the Core Strategy Policy CS.25 and derived from the Open Space, Sport and Recreation Assessment (2014).

Type of Open Space	Sqm/1000 population	No. of additional residents	Required Provision(sqm)
Parks & Gardens and Amenity Space	11,500	249	2863.5
Children's and Young People Equipped Play Facilities	2500	249	622.5

3. If the Open Space is being transferred to the District Council to maintain then calculate the maintenance costs

In some cases the Open Space will be transferred to a Parish or Town Council to manage and maintain and in such circumstances the Parish/Town should negotiate with the developer an appropriate sum to cover this. Where Open Space is being transferred to the District Council a calculation will be carried out by the case officer to secure an appropriate commuted sum for future management and maintenance.

4. Where on-site provision is not possible calculate the amount of financial contribution for off-site provision

Payments in lieu of on-site provision of Parks & Gardens, Amenity Greenspace and Children & Young People's Play Facilities are only allowed in exceptional circumstances where fully justified on a case by case basis. The Council will calculate the off-site contribution based on whether new provision is being made or whether existing facilities should be upgraded and maintained. For each type of open space, the required provision (sqm) will be multiplied by the cost of providing off-site provision and its ongoing maintenance.

19. Maintenance Costs

Where the District Council decides to adopt open space provision, maintenance costs for open space will be based over a 20 year period, whilst maintenance costs for play equipment will be based over a 40 year period.

In circumstances in which the Council does not adopt open space, developers should ensure that appropriate maintenance is provided through a management company. The maintenance costs for open space are factored into the overall costs of provision.

110. Pre Application Advice

Discussions between developers and officers of the District Council should take place as early as possible in the planning process, preferably at the pre-application stage. This is in order to establish the scale of provision required and the responsibility for future maintenance.

<https://www.stratford.gov.uk/planning-regeneration/pre-application-advice.cfm>

Applicants should ensure that sufficient information is included in the application to enable its proper assessment. Information should include the type, size and number of all dwellings/buildings proposed.

111. Developer Obligations and Contributions

S106 Agreements will be used in relation to Parks & Gardens, Amenity Greenspace and Children & Young People's Play Facilities to secure obligations to address such matters as:-

- on-site provision;
- transfer arrangements (as necessary);

- management and maintenance arrangements;
- off-site financial contributions to provide new open space or upgrade existing facilities; and
- commuted sum payments for future maintenance requirements.

This will be determined on a case by case basis with reference to the Council's evidence base relating to open space and sports facilities provision, including the emerging Playing Pitch Strategy and the Sports Facility Strategy. Further information on developer contributions is available in [Part J: Planning Obligations of the SPD](#).

Open space in the form of Natural Accessible Greenspace or Outdoor Sport or Allotments & Community Gardens is identified as a strategic need in the Council's Regulation 123 List will be funded through CIL. The Council's Community Infrastructure Levy and Regulation 123 List are available on the Council's website.

I12. Air Quality

Poor air quality is a major influence on public health, causing particular problems for those with respiratory illnesses and cardio-respiratory conditions. Whilst air quality in Stratford-on-Avon District is generally good, there are localised air quality problems caused by road transport and traffic congestion, where levels of Nitrogen Dioxide (NO₂) are the key concern. Two Air Quality Management Areas (AQMA) have been declared within Stratford-on-Avon, the first in Studley and the second in Stratford-upon-Avon town in response to high levels of nitrogen dioxide. Whilst pollution levels have generally improved since their declaration, further improvements in air quality remain important to deliver benefits to all.

Stratford-on-Avon District Council's Vision for Air Quality

To encourage well designed sustainable development that reduces emissions and exposure to pollution, and contributes to better air quality management. Core Strategy Policies AS.1 (A.14) and AS.8 (A.5) reflect this vision.

www.stratford.gov.uk/corestrategy

Warwickshire Local Transport Plan 2011-2026

The Warwickshire Local Transport Plan provides a comprehensive area strategy for the Stratford-on-Avon District with particular emphasis on encouraging modal shift to a greater use of more sustainable forms of transport. The strategy seeks to deliver transport improvement across the district, reducing the environmental impact of traffic as well as reducing the dominance of vehicular traffic in Stratford-upon-Avon town centre and improving air quality within existing AQMAs.

I13. Air Quality Assessments for new developments

Core Strategy Policy CS.26 (D) will be applied to all proposals for new development, where it is considered justified by the scale of the development. An air quality assessment will be required where there is a risk of significant air quality effect either from a new development causing an air quality impact, or by creating exposure to high concentrations for new residents.

As a minimum an Air Quality Assessment will be required if the following criteria are met:

1. 10 or more residential units, or a site area of more than 0.5ha;
OR
2. For all other uses - More than 1000 sqm floor space or a site area of more than 1ha.
AND IF ANY OF THE FOLLOWING APPLY
3. A change in Light Duty Vehicle (LDV)* flows on local roads with relevant receptors, of:
 - more than 100 Average Annual Daily Traffic *(AADT) within or adjacent to an Air Quality Management Area (AQMA);
 - more than 500 Average Annual Daily Traffic (AADT) elsewhere.
4. A change in Heavy Duty Vehicle (HDV) ** flows on local roads with relevant receptors of:
 - more than 25 AADT within or adjacent to an AQMA;
 - more than 100 AADT elsewhere.
5. Realignment of existing roads by more than 5m, changing the proximity of receptors to traffic lanes.
6. Change to a highway junction near to relevant receptors.
7. A new or alteration to a bus station where bus flows will change by:
 - more than 25 AADT within or adjacent to an AQMA;
 - more than 100 AADT elsewhere.
8. New underground car park with an extraction system within 20m of a relevant receptor, coupled with more than 100 traffic movements per day (in and out).
9. Substantial combustion process where there is a risk of impacts on relevant receptors.

* Light Duty Vehicle includes cars and vans less than 3.5t gross vehicle weight.

* Heavy Duty Vehicle includes good vehicles and buses more than 3.5t gross vehicle weight.

The content and assessment methodology of Air Quality Assessments for developments is not prescribed and needs agreement with the Council's Environmental Health Department before work is undertaken. The Council recommends that Air Quality Assessment should be submitted at the same as the planning application. Guidance is available in the IAQM publication: Land-Use Planning and Development Control: Planning for Air Quality: (2017) and DEFRA Technical Guidance LAQM.TG (09):

<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

Mitigation against unacceptable air quality impacts arising directly from the traffic of that development will need to be addressed by the submission of a Transport Statement or Transport Assessment and will be secured via planning condition, S106 or S278 obligation as appropriate. In addition, contributions towards strategic transport improvements and mitigation against impacts will be collected through the Community Infrastructure Levy as applicable.

Find out more:

Further information regarding CIL, including the rates, where they apply, and how they should be paid can be found on the Council's website at:

www.stratford.gov.uk/CIL

The Infrastructure Delivery Plan and Schedule of Infrastructure Projects can be found on the Council's Core Strategy page under "Adoption Documents":

<https://www.stratford.gov.uk/corestrategy>

I14. High Quality Development Incorporating Good Practice Design

It is beyond dispute that air quality is a major influence on public health and so improving air quality will deliver real benefits. The provision of well-designed development is considered an essential component in improving air quality and creating healthy communities. All developments that have not been screened out at the assessment stage should incorporate good practice design and thereby contribute towards the delivery of wider strategic public health objectives. [Part B](#), [Part C](#) and [Part D](#) of this SPD provide further guidance on achieving high quality design proposals in our District.

New development should not contravene any measures set out in the Council's Air Quality Action Plan or any Air Quality Strategy and should be designed to minimise air quality impacts and public exposure to pollution sources. Development should aim to include measures to encourage sustainable means of transport.

Consideration will be given to whether additional measures are required to offset emissions or whether a financial contribution is required, based upon the nature and scale of the development and the level of concern about local air quality. The value assigned to emissions will be based on the 'damage cost approach' used by DEFRA. Proposed mitigation measures should clearly demonstrate their effectiveness.

Part J:

Planning Conditions and Section 106 Planning Obligations

Contents

J1	Introduction
J2	What are Planning Conditions?
J3	How do I deal with Planning Conditions?
J4	What are s106 Planning Obligations?
J5	What is the Community Infrastructure Levy (CIL)?
J6	Relationship between s106 and CIL
J7	Negotiating s106 Planning Obligations
J8	Aspects of s106 Planning Obligations
J9	S106 Viability Assessments
J10	Publication of Information

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.27 Developer Contributions

J1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice on the use of Planning Conditions and Planning Obligations, known as Section 106 Agreements; two tools the Council can use to ensure that development is acceptable in planning terms. It should be read in conjunction with other parts of the SPD, in particular:

- [Part F: Parking and Travel](#)
- [Part H: District Heating](#)
- [Part I: Healthy Communities](#)
- [Part M: Meeting Housing Needs](#)

In the past, S106 agreements have been used to provide necessary infrastructure. However, following adoption of the Council's Community Infrastructure Levy (CIL) in December 2017, the use of s106 planning obligations will be limited as most new infrastructure will be funded through CIL; a £ per square metre charge that will be applied to specific types of new developments, particularly housing and retail. **More information and guidance about Community Infrastructure Levy can be found on the Council's website at www.stratford.gov.uk/cil.**

Stratford-on-Avon District Council expects all eligible development to contribute towards site specific and broader infrastructure through a combination of the following mechanism including:

- Planning conditions (development and project specific);
- Planning obligations through Section 106 Agreements (development and project specific);
- Community Infrastructure Levy (District wide).

Key words or terms which appear throughout the document are included in the Glossary.

J2. What are Planning Conditions?

Planning conditions are requirements attached to a planning permission for actions that are needed in order to make a development acceptable in planning terms. They differ from s106 planning obligations as they cannot be used to secure financial contributions. Planning conditions can cover requirements such as to:

- Undertake archaeological investigations;
- Undertake appropriate flood risk solutions;
- Implement necessary local site-related improvements;
- Install privacy glass in windows to protect the amenity of neighbours;
- Restrict the use or occupation of development in some way;
- Control when construction works can be carried out.

In many cases, planning conditions require actions to be undertaken prior to starting work on development.

J3. How do I deal with planning conditions?

Most planning conditions require the Council to confirm that the requirements have been met. This is done by submitting an application for 'discharge of conditions' that the Council can then approve. If planning conditions are not discharged, the Council may take enforcement action. Applicants can also appeal against the imposition of planning conditions through the planning appeals procedure.

Find out more:

Contact the Council's Planning Service for more information regarding planning conditions:

Email: planning.applications@stratford-dc.gov.uk

Phone: 01789 260004

How to appeal against planning conditions:

<https://www.gov.uk/government/organisations/planning-inspectorate>

J4. What are s106 Planning Obligations?

S106 Planning obligations¹ are legal agreements between Local Planning Authorities and developers/landowners, usually negotiated in the context of planning applications. Their purpose is to make unacceptable development acceptable in planning terms. They are tied to the land and are linked to specific planning permissions and as such, are registered as a land charge and will form part of the planning register, which is available for public inspection. They are enforceable against the original developer and anyone who subsequently acquires an interest in the land.

The appropriate use of s106 planning obligations is reflected in paragraph 204² of the National Planning Policy Framework (NPPF) which states that they should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Following the adoption of the Council's Community Infrastructure Levy (CIL) in December 2017, the use of s106 planning obligations will be limited as most new infrastructure will be funded through CIL (see below).

¹ Town and Country Planning Act 1990
<https://www.legislation.gov.uk/ukpga/1990/8/section/106>

² National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

J5. What is the Community Infrastructure Levy?

The Community Infrastructure Levy, known as CIL, is a charge on specified forms of new development and is applied on a £ per square metre basis. CIL will generate funding to deliver a range of District wide and local infrastructure projects that support residential development and economic growth, providing certainty for future development and benefiting local communities. CIL is intended to help fund infrastructure across the District, rather than solely relating to a specific development. The infrastructure projects the Council will spend CIL on are set out in the Infrastructure Delivery Plan (IDP).

CIL is a fixed charge and is not individually negotiated like a Section 106 agreement. The rate payable varies depending on the type of development and its location. Parish Councils will receive 15% of CIL receipts from development in their area, increasing to 25% if they have a 'made' Neighbourhood Plan.

Find out more:

Further information regarding CIL, including the rates, where they apply, and how they should be paid can be found on the Council's website at:

www.stratford.gov.uk/cil

Further information on the Infrastructure Delivery Plan can be found on the Core Strategy page of the Council's website under "adoption documents" at:

www.stratford.gov.uk/corestrategy

J6. Relationship between s106 and CIL

The introduction of the Community Infrastructure Levy (CIL) has restricted the use of s106 planning obligations. The Council cannot 'double charge' developers for infrastructure. The Council is also no longer able to 'pool' more than five separate planning obligations for a particular project.

The provision of affordable housing currently lies outside of the remit of CIL and will continue to be secured mainly through s106 Agreements as well as some exception sites. S106 Agreements and planning conditions will also continue to be used for local infrastructure requirements on development sites, such as site specific highway improvements, provision of local public open space, connection to utility services (as required by legislation), habitat protection, access footpaths and roads, and archaeological remains. The principle is that all eligible developments must pay towards CIL, as well as any site specific requirement to be secured through s106 Agreements.

Large-scale major developments usually also necessitate the provision of their own development specific infrastructure, which are dealt with more suitably through a Section 106 agreement, in addition to the CIL charge. It is advisable for a large scale development to come forward in its entirety at outline application stage, in order for the scheme to be considered as a whole. Outline applications will need to identify phases of development, so that each one can be considered as a separate development and enable CIL to be paid against each phase.

J7. Negotiating s106 Planning Obligations

The District Council will negotiate financial or other contributions for site related infrastructure improvements to assist in the mitigation of any adverse impacts, so that development may be made acceptable in planning terms. Highway works are usually dealt with as Section 278 Agreements (under the Highways Act 1980). Developers will also have to comply with any conditions applied to planning permission.

Role of the District Council

As the Local Planning Authority, Stratford-on-Avon District Council has a fundamental legal role and responsibility in implementing the developer contributions process. In particular, the process needs to ensure that a balance is maintained between development-related and competing community infrastructure needs of the District. It is the Council's role to lead Planning Obligation (S106) negotiations, to notify developers of their CIL liabilities, and to ensure that funds provided by developers are spent as planned, in conjunction with the agreed requirements of other authorities and implementation agencies, including other Council service departments.

Pre-application Advice

Applicants are strongly encouraged to seek early pre-application advice with planning officers to agree planning obligations and understand their CIL liabilities prior to submitting planning applications. This approach:

- Ensures that developers are aware of the scale of likely contributions required for a proposed development at the earliest opportunity;
- Assists in determining project viability;
- Provides greater clarity and certainty to the process; and
- Minimises the timescales involved in determining affected planning applications.

Securing s106 planning Obligations

S106 legal agreements may be:

- Unconditional or subject to conditions;
- Positive, requiring the developer to do something specific;
- Negative, restricting the developer from doing something; and
- Related to specific financial payments based on a formula and often referred to as a commuted sum.

S106 Planning obligations can be secured through:

- In-kind and financial contributions (e.g. the provision of land, facilities, or funds that enable the delivery of development related infrastructure and community needs);
- One-off payments, phased payments, and commuted payments (e.g. funds provided to be invested to enable land and facilities to be maintained to agreed specifications over a period of time);
- Pooled contributions (e.g. towards the cost of a large-scale project, such as improvements to the road network, to be delivered at a later date), subject to the restrictions on pooling imposed by the CIL Regulations.

Timing of implementation is an important factor, especially in the following circumstances:

- If a planning obligation specifies a timescale within which the developer is required to undertake certain actions;
- If the planning permission refers to the phasing of development, the planning obligation may be linked to this phasing arrangement;
- If the planning obligation provides for a commuted sum to be paid to the Local Planning Authority the money must be spent within a specified period;
- If money raised through a planning obligation is not spent within the agreed period, the developer could be reimbursed with the outstanding amount, together with any interest accrued.

Agreeing s106 Planning Obligations

The procedure for agreeing s106 planning obligations can be summarised as follows:

1. As part of the Pre-Application process, if entered into, the case officer will identify for the developer the likely Planning Obligations Heads of Terms within the Pre-Application Report.
2. After the planning application is validated and the draft 'Heads of Terms' are identified, the Council's Legal Services Team are instructed to prepare a draft s106 Agreement if the Local Planning Authority is minded to approve the application. At this stage the Legal Services Team will require an undertaking for legal fees and proof of ownership title before the initial draft of the s106 Agreement can be produced.
3. On production of the initial draft s106 Agreement this will be circulated to the developer, normally via their acting solicitor for comment and review. Once the developer and the Council have agreed terms, the final s106 Agreement will be signed and sealed, and planning permission will then be granted. Details of the s106 Agreement will be registered on the Council's Land Charges Register.
4. The s106 Agreement and its relevant triggers are monitored through to satisfactory discharge by the Council.

Find out more:

Further information regarding the Council's pre-application advice service can be found on the Council's website at:

<https://www.stratford.gov.uk/planning-regeneration/pre-application-advice.cfm>

J8. Aspects of s106 Planning Obligations

Consideration should also be given to the following:

Legal Information

Developers will need to produce satisfactory proof of title for their particular site and all persons with an interest in the development site including, owners, mortgagees, tenants and option holders must be party to the agreement. The developer will also be expected

to pay the Council's legal costs and will need to provide a solicitor's undertaking that the costs will be paid.

Local Land Charges

S106 planning obligations have to be registered as local land charges. Applicants will therefore need to produce the title to the site and third parties, such as mortgagees, may have to be party to agreements.

Inflation

All developer contributions payments will be index linked to a relevant index, which at present comprises the BCIS Price Adjustment Formulae Indices for all highways related obligations and the Retail Price Index for all other obligations.

Late Interest Payments

In the event of a delay in making any payment required under a s106 Agreement, interest shall be payable at a rate above the base lending rate set at that point and will be applied for the period from the date that the relevant payment falls due to the date of actual payment.

Triggers for S106 Planning Obligations

S106 planning obligations are normally triggered on commencement of development, i.e. the date on which works to begin the development start, as defined by the carrying out of a material operation (section 56 of the 1990 Town and Country Planning Act). This may be earlier or later, e.g. first occupation, or for significant major development it may be phased through the development process.

Varying a s106 Planning Obligation

Applicants can seek to vary a s106 planning obligation. This can only be done through a formal 'deed of variation'.

J9. S106 Viability Assessments

In the event of anticipated viability issues, the developer is advised to contact the Council's Planning Agreements Officer at an early stage to discuss ways of addressing the requirements for s106 planning obligations and to see if any exemptions can be made.

The Council will test the viability by seeking other enhancements by various means of cash-flow improvements, for example, deferring contribution payments. If, following an investigation of the alternative options, there is still a viability concern then the Council will expect the submission of a viability appraisal. The viability appraisal is an 'open book' assessment which should include information covering at least the following issues:

- Existing use values;
- Proposed use values (sales and rental);
- Demolition and construction costs;
- Finance and marketing costs;
- Assumed yield;
- Abnormal site costs;
- Development phasing/timetable.

If the Council alters the planning obligation sought on viability grounds, a clause will be built into the s106 Agreement which requires a review of the viability situation unless the development is completed within a defined timeframe.

J10. Publication of Information

It is important that the negotiation of s106 planning obligations and subsequent expenditure of any contributions received from developers in a transparent and accountable way. The Council will maintain an ongoing overview of progress with the implementation of site specific and community infrastructure projects.

Because s106 Planning Obligations form part of the planning permission, which is a public document, the s106 information will be placed on the public Planning Register together with the planning decision notice. This information will usually be made available on the Council's website.

In respect of information relating to the viability assessments of s106 Planning Obligations, if a viability assessment is submitted in relation to a valid planning application, then the Council will treat the submission as a public document. If it is submitted as part of the pre-application process the Council endeavours to keep all pre-application enquiries confidential. However, the Council cannot guarantee this and the applicant is advised to provide a clear justification when the application is submitted why they consider the information is confidential.

Part K:

Shopfront Design, Signage and Security

Contents

- K1 Introduction
- K2 General considerations
- K3 Shopfront design
- K4 Signs and advertisements
- K5 Shopfront Security

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness

K1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice on how applicants can ensure that issues of shopfront design, signage and shopfront security are achieved in new development.

Key words or terms which appear throughout the document, are included in the Glossary.

K2. General design considerations

The character and appearance of buildings and streets can be affected to a surprising degree by shopfront design, signs and advertisements. Ill-considered and overly intrusive designs can have a very detrimental effect. Unfortunately, changes in retail methods which have favoured larger shop units and widespread use of relatively cheaper materials and standardisation of shopfront design have led to a gradual decline in shopfront design. For example, the introduction of plate glass into simple buildings that originally had small windows and pitched roofs has significantly detracted from the character of the townscape.

In addition, national multiples' desire to standardise style through a corporate image does not always benefit the overall shopping environment. The District Council will expect corporate advertising to be adapted to fit buildings and townscape, particularly on listed buildings and in conservation areas.

Poorly designed and positioned signage can also have a detrimental effect on the character of the townscape. For example, where too many signs and shopfronts rival for the attention of a limited number of passers-by, the situation can lead to an escalation in the desire to grab attention. The next new sign has to be bigger and brighter than the last in order to stand out. The escalation tends to create a kind of visual noise that drowns out of all the signs. This leads to an over-intensive and often visually disruptive environment. Such an environment is generally at odds with the overall character of most settlements in the District. The result can also be degradation in the quality and attractiveness of the street as a place for trading and commercial activity. The aim should therefore be for new shopfronts and signage to enhance buildings and townscapes and improve on the previous shopfront or signage that it is replacing.

The overriding principle for the design of shopfronts and the design and placement of advertisements should be restraint.

Signs and shopfronts should work within the overall form and structure of a building and be subservient to it. Well-designed shopfronts and signage in the right place can make a very positive contribution to the quality of townscape.

K3. Shopfront design

There is considerable variation in the design of shopfronts across the District. The starting point for any design should, therefore, be the shop building itself and other shops in the immediate surroundings. Information submitted with an application should show the entire building both as existing and proposed. Supporting information showing examples of other shops in the area of the proposal can also be helpful but should not be used to justify a continuation of poor quality designs.



Fig. 1 - A good example of traditional shopfront design in Stratford-upon-Avon.

If, for example, the building is symmetrical, the design of the shopfront should maintain the overall symmetry. If the building is in a Classical or Georgian style, for example, some of the characteristic features that define the style should be carried forward into the new design such as proportions of openings, patterns of glazing or moulding profiles.

If a traditional style replacement is to be used, it should be appropriate to the building and locality. It must never appear to be of earlier date than the rest of the building.



Fig. 2 - A good example of modern shopfront design in Stratford-upon-Avon.

Good design does not necessarily need to be traditional and there are many locations where a well-designed modern shopfront will be acceptable but it must be sympathetic to the building above and street scene.

It should be remembered that the shopfront creates a solid visual base to the building above and therefore total removal of a shopfront to open up the frontage will be unacceptable.

The purpose of the shopfront is to display goods for sale and project an image of the retailer. Traditionally, shopfronts include the elements shown in Fig 3 below.

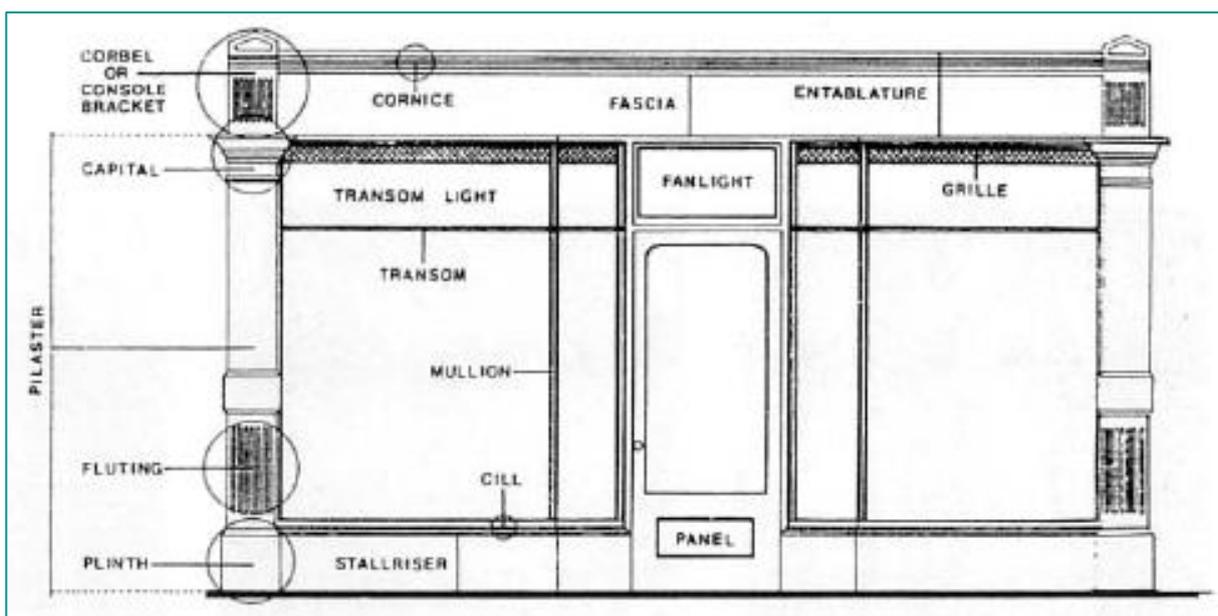


Fig. 3 - Traditional Shopfront elements.

Shop front terminology

The various elements of a shopfront have a visual and practical function. The pilasters identify the vertical division between the shopfronts. The fascia provides space for advertising and the cornice gives a strong line at the top of the shopfront and protection from the weather. The stall riser offers protection at ground level and provides a solid base.

Windows

New shop windows should reflect the vertical emphasis of the building above and window subdivisions, mullions and piers should be used for this purpose. Horizontal emphasis leaves upper storeys apparently floating in mid-air and it should be avoided.

A well-lit and well-designed window display provides the best form of advertisement, tells the shopper far more about the goods on sale than an overhead sign, whilst contributing to a lively shopping street. Doorways and recesses make a significant impact on the overall appearance of a building by adding relief to the frontage.

Extensive glazing should be avoided so that a shopfront looks structurally supported whilst also framing the display window. A design with strong vertical lines will hold the customers' eyes for a longer period than those with horizontal emphasis.

Illumination

The highlighting of buildings and pedestrian spaces makes for a lively and safe night-time environment. Shop signs do not need special illumination if the level of street lighting and light from shop windows is adequate. External illumination of buildings and signs will normally be resisted. Careful flood-lighting of key buildings of particular architectural quality may, however, be permitted and in some cases encouraged.

Limited lighting of hanging signs and fascias may be allowed in the case of businesses open in the evening such as restaurants, pubs, theatres and clubs but not in addition to floodlighting. In such cases, the principal purpose of the external lighting should be to make signs legible at night. The lighting should not be a feature in itself and the fittings should be as small and unobtrusive as possible.

Swan necks are large lamps often brass, angled to illuminate the fascia. Although reminiscent of Victorian and early 20th century lamps they often lack the quality of traditional lighting and obscure the fascia signage itself. Swan necks are generally unacceptable.

Stallrisers

A stallriser gives protection to a shop window and creates a solid visual base to a building. Stallrisers often consist of panelled timber or brick forming a deep moulded skirting which is painted. Occasionally glazed tiles or marble are used. The depth of stallriser must be in sympathy with the overall design of the shopfront and the inclusion of a stallriser in the door may also be appropriate. The inclusion of stallrisers has the additional benefit of providing some protection against 'ram raiders'.

Hanging Signs

Depending on the height of the building, brackets for hanging signs should be fixed so that the sign hangs at a level between the ground and first floor windows. In some cases a hanging sign may be positioned between the cill and head of the first floor window. It is very unlikely that a hanging sign positioned above the head of a first floor window will be acceptable.

Hanging signs should be restricted to one per shop or business. The size of hanging signs should be proportionate to the building.

It should not dominate the facade or obscure architectural details or adjacent buildings. Lettering and symbols should be proportionate to the size of the sign. Painted or low relief boards should be used as opposed to 'box' signs.

In the interest of contributing to the liveliness and quality of the street scene, pictorial, iconic or 'object' signs are encouraged, together with well-designed decorative brackets.

Blinds

Where a blind is proposed it should be retractable and designed to be integral with the shopfront and retracts into the fascia. Fixed blinds of the curved plastic type are seldom compatible with the buildings in most commercial areas and will normally be resisted. It should be noted that any non-retractable blind on the front face of a building requires Planning Permission. Also, blinds that include advertisements may require (Express) Advertisement Consent as discussed below.

In all cases the shopfront should remain subservient to the building and appear as a component part of it.

Flags

Flags for purposes of advertisement are not normally acceptable on business premises.

K4. Signs and advertisements

The display of advertisements is controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992. The following sets out the guidance which the District Council will take account of when determining applications for advertisements.

There are three categories of advertisement consent:

- Permitted adverts (which do not require 'Express' consent from the local planning authority, but which are governed by certain criteria and conditions);
- Deemed Consent adverts (which also do not require consent from the local planning authority as long as they comply with certain restrictions);
- Express Consent adverts which will need the consent of the local planning authority to be displayed via an application for Advertisement Consent (and which might be the subject of other conditions laid down by the authority).

In part of Stratford-upon-Avon town there is an Area of Special Control in which the restrictions on which advertising can be considered to have 'Permitted' or 'Deemed' Consent are more rigorous. If signage is on a listed building then Listed Building Consent is likely to be needed in addition to any Advertisement Consent that might be required. To help you determine which regulations apply in a particular instance the following link will assist.

<https://www.gov.uk/guidance/advertisements>

The following guidance applies generally to proposed signs and advertisements within the District and especially those that require Express Consent or Listed Building Consent.

The overall principle for the design and placement of advertisements should be restraint.

The aim should be to create an environment in which the buildings and activities themselves are the principal attraction and visual interest, not the signs.

In general, signs and advertisements should be kept within the commercial, 'shopfront' area. This tends to be limited to the ground floor, street frontage of the building.

- Signs should remain secondary to any individual building and help to maintain the character and rhythm of the building and the street frontage;
- Signs should not clutter or dominate the facade of a building nor, by extension, the entire street frontage;
- The colour, material and illumination of signs should be subdued and not harsh or aggressive.

Position and size of signs and advertisement

Signs should be positioned to work within the structure of the shopfront or building.

Signs and advertisements should be positioned below the level of the first floor window cill.

No signs should be displayed on an elevation that does not contain a shop window or main customer entrance. Where no proper frontage or fascia exists, signs are best made up of individual letters fixed to the external wall.

Fascias or signs should not run continuously across two or more adjacent buildings.



Fig. 4 – Traditional shopfront and signage in Shipston-on-Stour.

The lettering and symbols of signs, particularly on fascias, should not exceed 40cm. in height.

For free standing signage within the curtilage of buildings to be acceptable it should be visually harmonious in the street scene and appropriate to the character of the area and not harm highway safety, for example by blocking visibility, causing obstruction or causing undue distraction. Justification for such signage will also be necessary from those applying for it.

Content

As a general rule, the content of all signs should be limited to the name, nature and services of the shop or business. Advertising for particular brands or products should be avoided.

Materials

The materials and construction of signs and advertisements should be robust and of high quality. The signs should appear solid and permanent as opposed to flimsy and temporary.

Harsh and shiny or reflective surfaces such as many acrylics and plastics and chrome should be avoided as should bright and garish colours.

It should be noted that where there are examples of in existing poorly designed shop fronts; they will not be used as the rationale to allow further poor design quality. Instead, they should be used as opportunities either to restore traditional shopfront design or enhance and protect the character of the local area.

K5. Shopfront security

The importance of security for business premises is recognised by the Council, but the need for security should not detract from the attractiveness of a streetscape. This is particularly important where retail premises are situated within Conservation Areas or comprise listed buildings.

Security measures may be introduced to a shopfront to combat theft, vandalism and ram raiding. The need for and level of security measures will also depend on many different factors including type of business and location. A shopping area that is well lit and lively in the evening with a mix of businesses is more likely to deter crime than streets that are deserted due to inappropriate security measures installed in retail premises.

Security measures should be considered at the design stage when designing a new shopfront or altering an existing shopfront. The use of smaller paned glass set in mullions and transoms make premises more difficult to break into and enter than large areas of glass. The cost of replacing smaller paned glass can be considerably less.

Glass Type

Building Regulations often requires the use of safety glass in shopfronts, especially where large panes are used. Whilst 'toughened' glass is much stronger than ordinary glass, it can still shatter allowing access into a building. 'Laminated' glass on the other hand will crack, but will still stay intact ensuring that the window remains as a barrier to access. The use of polycarbonate materials is not usually considered an appropriate alternative to glass.

Reinforced stallriser

The stallriser provides protection from ram raiding. If constructed from stone, brick, brick and render or brick with a timber panelled front the stallriser shall be reinforced considerably. The use of recessed doorways provides further protection against ram raiding.

Internal layout

The internal layout of a business can also help to prevent crime. By ensuring that the area behind the window allows for open views into the premises from outside, coupled with sensor controlled lighting, will mean that any activity inside will be on clear display to passers-by.

External roller shutters and grilles

External roller shutters are often proposed to provide security by preventing access to the shopfront itself, thereby protecting the glass. These are usually a pull down shutter that are housed in a surface mounted box that forms part of the fascia or set above or below it. To ensure that the shutter cannot be pulled away from the shopfront the shutter is set into runners that are affixed to the sides of the shopfront. Roller shutters create a blank, unappealing appearance to a shopfront and streetscape. They often invite graffiti or flyposting which gives an area a run down, uncared for appearance. This can invite more crime and leads to fewer people wanting to shop in the area. Solid roller shutters prevent views into the business thus hiding any undesirable activity inside from passers-by. This type of security measures are only acceptable in exceptional circumstances, where their use has been fully justified.

Some external roller shutters are perforated or appear as a lattice grille (sometimes combined with clear polycarbonate panels). These allow for views into the premises and are less likely to be subject to graffiti or fly posters. They are preferable over solid roller shutters but can still appear cumbersome with their large shutter boxes and side rails. Where deemed acceptable, in a high risk area, the shutter box shall need to be internal or be incorporated entirely behind the fascia of the shopfront.

The use of external roller shutters or grilles on listed buildings or within conservation areas will not be acceptable.

Internal grilles

Where there is no alternative to a security screen, an open lattice grille, painted black, fixed internally is preferred. These allow the shopfront in its entirety to be seen as well as views into the premises. Allowing vision into the shop allows for window shopping after closing and offers some security in itself by encouraging people into an area. Planning permission is not required for internal grilles. Listed Building Consent is likely to be required where proposed inside a listed building.

Alarms and cameras

Alarm boxes can act as a deterrent but are often unsightly and bulky items and become an undesirable feature of a streetscape. They need to be positioned as carefully as possible, be small and where possible coloured to match the shopfront or fascia when affixed to the shopfront itself. Where an alarm box is positioned on the face of the building it should be positioned as discretely as possible.

Many parts of the town centres are covered by CCTV cameras avoiding the need for additional CCTV. Where it is essential for a business to have a CCTV camera on its shopfront, they should be positioned as discretely as possible. Cameras come in a variety of shapes and sizes. The smallest practicable camera should be chosen, it is however advisable to seek further advice from a CCTV specialist.

Part L:

Agricultural buildings, Equestrian Activities and Conversion of Traditional Agricultural Buildings

Contents

- L1 Introduction
- L2 Design Considerations
- L3 Siting of New Buildings within Farm Complex
- L4 Materials and Detailing
- L5 Equestrian Activities
- L6 Conversion of Traditional Agricultural Buildings

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- AS.10 Countryside and Villages
- CS.20 Existing Housing Stock and Buildings

L1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides information and advice on how applicants can ensure that issues relating to the construction of agricultural buildings, the conversion of traditional agricultural buildings and equestrian activities are achieved in new development.

Key words or terms which appear throughout the document are included in the Glossary.

Stratford-on-Avon District is a predominantly rural district. The rural areas to the north of Stratford-upon-Avon town are covered by the Green Belt, whilst to the south of the District lies the Cotswolds Area of Outstanding Natural Beauty. All development within our rural areas needs to be sensitively designed to harmonise with the rich rural heritage, so that our countryside is preserved and enhanced for future generations.

Our rural landscape had been shaped over the centuries by farming practices. These changes have occurred slowly over time and have become absorbed into the rural landscape. The attractive appearance of the countryside is affected by modern agriculture and forestry and the perceived need for modern utilitarian and functional buildings. These buildings tend to be of a standardised design and cumulatively the standardised design detracts for the local distinctiveness of the rural area.

This section provides design guidance to assist the construction of high quality agricultural buildings which will balance the need for functional and well designed buildings that meet modern farming needs, whilst harmonising with the surrounding countryside and its wider landscape and adjacent settlements and enhance local distinctness.

L2. Design considerations

When designing agricultural buildings, careful consideration should be given to its impact on the landscape, and following issues should be addressed:

- Position
- Viewpoints
- Skyline
- Profile
- Colour
- Scale
- Materials
- Grouping
- Historic and Traditional Buildings
- Planting.

Position – the position of a new farm building tends to depend on its function and the space available. Consideration should be given to reducing the building's visual prominence, both within the farm complex and landscape; for example by locating the new building behind existing buildings, hedgerows and trees

View points – Due to the scale and materials of modern farm buildings, they may appear as dominant features within the rural landscape. It is important to take account of the impact of the building when seen from important views, both into and out of the site and historic vistas.

Skyline – New buildings can respond to contours and the natural land form by fitting into the folds or valley bottoms and avoiding platforms or exposed ridges and skylines. Applications for locating new buildings in exposed open country sites will have to demonstrate why the siting is specifically required.

Profile – Where possible, buildings should have a low profile. The use of planting around the low buildings helps to integrate them into the landscape. Buildings can be settled into the landscape by using overhanging eaves and large roofs. This creates shadows and gives shape to a building. In circumstances where a tall building is unavoidable, such as a silo, then careful location can provide a humanising and traditional effect, perhaps inferring a settlement.

Colour – Wherever practical, agricultural buildings should be roofed with a dark non-reflective finish, using the landscape as a cue for colour and texture. Generally, where non-traditional materials are being used, the colours should be 'earth' colours, such as browns, greys or greens to reflect the local materials, eg. red bricks with a rustic finish. Care should be taken when using green, to ensure that it harmonises with the changing green of the landscape. Darker roofs blend into the landscape more easily than white or reflective materials.

Pale or white buildings should be avoided as they reflect the sunlight and are more conspicuous. If a building has to be light coloured to reduce internal temperatures, then careful siting and planting is essential.

Scale – Careful consideration of the scale of a proposed building should be made to ensure that it does not have an unacceptable intrusive impact on the landscape. The scale of a large single shed/building may be reduced by breaking it down into smaller units and step the profile of the building, if the ground level or unit type allows. Long slab effects should be avoided. The scale of a building will normally have to be justified

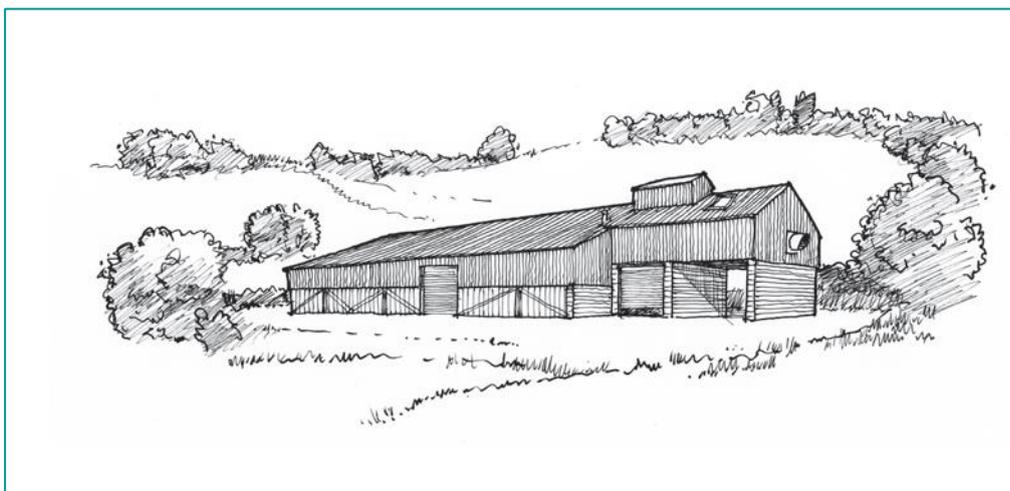


Fig. 1 - Illustration showing how a building is designed to fit into the landscape, situated in the slope of the surrounding countryside.

Materials – A mix of materials, such as a combination of brick work and coloured steel panelling can help to reduce the apparent scale in the landscape and has an attractive appearance. A mix of materials on the walls to break up large areas can be very effective, but care should be taken to ensure that it is well proportioned.

Grouping – New buildings should form part of a group rather than stand in isolation. Tightly grouped buildings look more settled in the landscape than scattered ones. Existing buildings can ‘hide’ new development or provide a basis for extension by indicating which materials to use. There is very often space in and around the existing out buildings to fit another unit without entering into a green field site.

Historic and traditional buildings – In circumstances where a new building is proposed on a site of existing group of traditional or historic buildings, it may be sometimes best to site the new modern building away from the group to avoid visual conflict.

Planting – The use of careful planting of local native species can help to soften the impact of new buildings, helping to integrate them into the wider landscape. Planting may also reflect existing pattern of woodlands, copses and hedgerows can create new landscape features and wildlife habitats.

Fast growing conifers should be used sparingly as these seldom look right in the English rural countryside and should only be used as a nurse species to support slower growing deciduous trees.

Sometimes the screening of new buildings may be appropriate by means of a broad hedgerow with trees or wider woodland belt, but in other cases planting as a foil or frame for buildings, producing a structural feature linking buildings to the open countryside, may be more appropriate. In some circumstances, the siting of a new building adjacent to existing woods or shelter belts may provide valuable screening and provide an advantageous microclimate for the rearing of livestock or storage of produce. Care should however be taken to not damage root protection areas and canopies.

L3. Siting of new buildings within the Farm Complex

The following considerations should be taken into account when siting a new building within a farm complex:

- Slope
- Shelter
- Trees
- Access
- Drainage
- Security
- Amenity

Slope – Although a flat site may not require significant earthmoving, a sloping site, if not too exposed, may have several advantages:

- Reduce its impact on the landscape;
- Provide shelter and a warm aspect;
- May be less productive land;
- Soil from the excavation works may be used in earthmoulding for landscaping;
- Result in 'stepped' buildings which allow for interesting roof patterns.

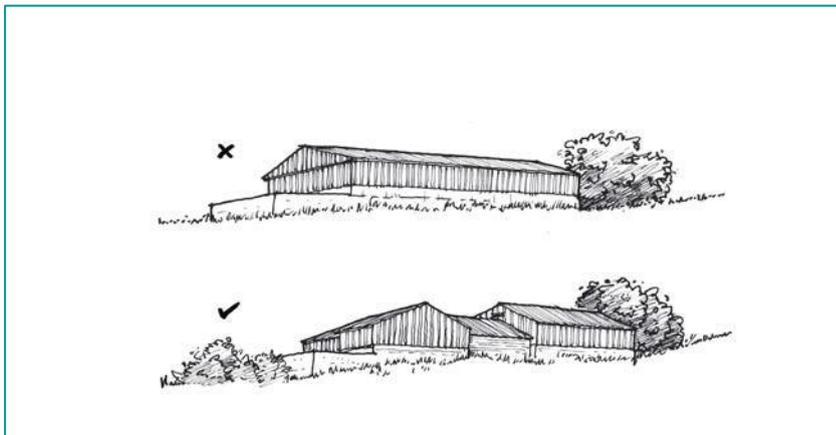


Fig. 2 - Good and poor examples buildings designed to reduce its impact on the landscape.

Shelter – A sloping site offers the opportunity to provide shelter and provides benefits for livestock and working conditions. Buildings should be set at right angles to the slope of the hill, thereby avoiding wind tunnels. Frost pockets should be avoided and protection afforded from snow and rain. Buildings require varying degrees of sun and shade. For example, low temperatures stores and livestock housing will be adversely affected by solar heat and both require shade.

Trees – Trees can play a vital role in reducing the visual impact of the building. They can afford a pleasant 'backdrop', softening the effect of a large expanse of roof material. Trees provide a vertical emphasis that contrasts with the horizontal emphasis of modern farm buildings.

Whilst the Appendix D of the Council's District Design Guide is a good starting point to find suitable species, the Council is accepting a wider range of species to ensure a greater resilience to increasing number of trees diseases and to adapt to a changing climate. Applicants are advised to choose planting that follows the golden rule of tree selection; 'the right tree for the right site for the right reason'.

Access – Consideration should be given to ensure safe and appropriate means of access to the new buildings from:

- Stock routes;
- Crop collection and distribution;
- Suitable manoeuvring space;
- Public highways in relation to milk tankers and grain vehicles.

Drainage – It is important to consider surface water drainage provision and minimise the rate of runoff to that of 'green field' rates. Flood plains and surface water flooding areas should be avoided. Foul drainage provision may also be a consideration where facilities are provided for workers.

Security – The design and layout of new farmbuildings should give consideration to maximising security and reducing fire incidents. Isolated buildings should be avoided where possible, unless for special reasons such as isolating pedigree stock prone to disease. Preferably, there should one-gated approach overlooked by the farmhouse. Within the farm complex, sub grouping should be adhered by separated 'clean' and 'dirty' enterprises. For example, clean enterprises should be approached first from an approach road to a farm (eg. farm machinery, farm office, farmhouse).

Amenity – Detailed site and design planning should include consideration of the amenity of nearby dwellings to reduce visual impacts and the effects of noise and smell and associated environmental impacts from farms and livestock such as pests and vermin.

Environmental Impact Assessment

There may be certain agricultural schemes that will be subject to control under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Projects that may be applicable are set out in Schedule 1 & 2 of these regulations.

http://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi_20170571_en.pdf

Relationship with other buildings on the site

In designing the site of the new building, its relationship to the existing farm buildings is an important factor. The existing farm buildings should remain the dominant feature in the landscape and new buildings should be carefully sited so that the building(s) form part of the group.

The following considerations should be taken into account:

- Buildings should be integrated into the existing group;
- Isolated or detached locations from the existing site should be avoided.

However, it should be noted that these considerations may not be appropriate for listed or traditional buildings. Further guidance on siting of new buildings adjacent to listed or traditional buildings is provided below.

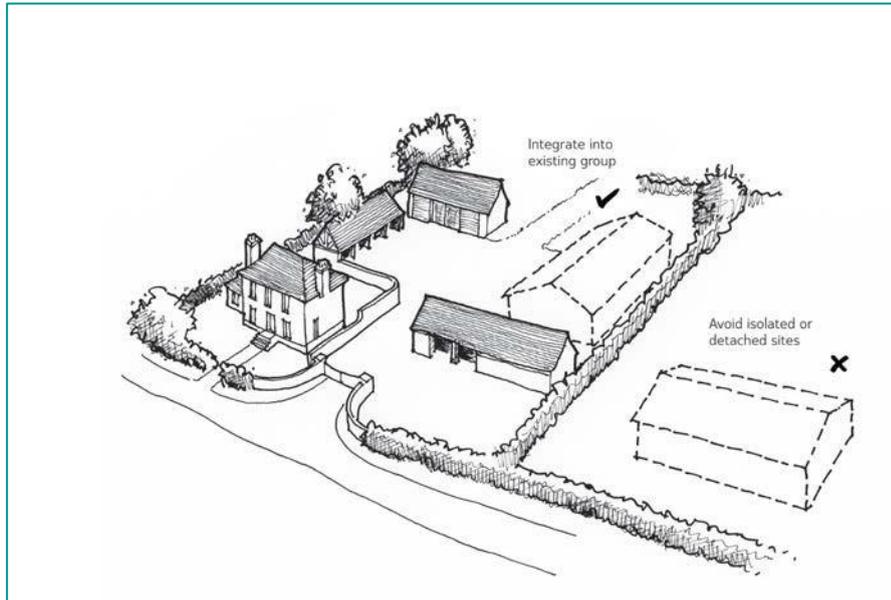


Fig. 3 - Good and poor examples of how buildings may be grouped to reduce impact.

Listed Buildings, historic and traditional buildings

The siting of new buildings where there are listed buildings nearby is particularly important. In cases where the development or alterations are located within the farm complex of listed farm buildings and farmhouses, whole pre-1947 farmstead buildings are considered to be within the curtilage and therefore also (curtilage) listed, meaning all alterations to such buildings will require listed building consent. The existing group of traditional buildings should remain the more dominant element in the landscape and if a new building is to be sited adjacent to existing buildings, it should appear as part of the group. Where there is an existing group of traditional buildings, it may sometimes be best to site a new building of modern design away from the group to avoid visual conflict.

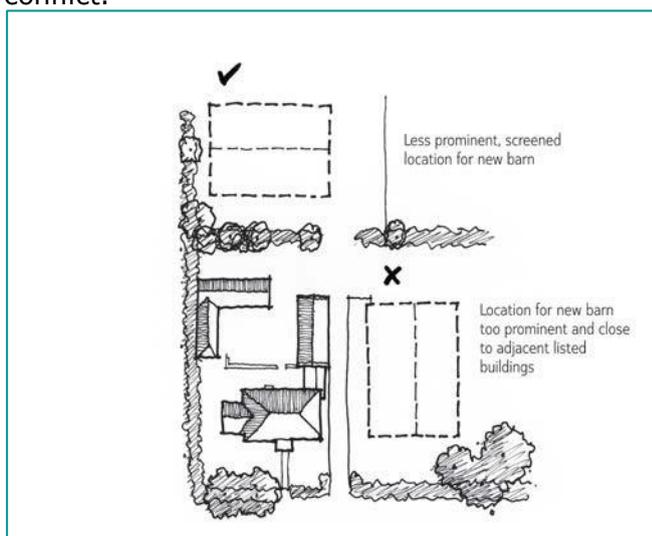


Fig. 4 - Good and poor examples of locating new buildings near listed and traditional buildings.

L4. Materials and Detailing

Local distinctiveness

Diversity and distinctiveness are important parts in our countryside and new farm buildings should play their part in retaining them. The District Council will expect traditional and sympathetic materials to be used in developments within a conservation area and within the setting of a listed building.

Practical considerations

In the past, building materials were used that were closely related to the geology of the area, due to ease of access and cost. However, there are practical considerations when using materials with such a direct connection to the nature of the site, such as;

- Initial costs compared life expectancy of the material;
- Costs and speed of erection on site;
- Short and long term maintenance costs.eg. steel frames must be protected from rusting, timber requires preservation;
- The visual qualities of the materials .e.g. dark or light, smooth or textured;
- Potential for future alterations/extensions or reuse;
- Strength.

Materials in general use in agricultural buildings are described below:

Brick

Using brick has several advantages, including:

- An extensive range of brick enables new brick work to blend into existing buildings;
- Durability and maintenance;
- Useful where strength is required in retaining walls;
- Attractive.

Concrete

Concrete is used either in prefabricated reinforced panel systems or blockwork built into building elevations. Panel systems appear on the elevations of storage buildings and silage clamps, either in horizontal or vertical form, whilst blockwork is used for stock and general purpose buildings. The visual appearance of concrete panels can be improved with coatings and blockwork may be coloured.

Timber

Timber is easy to handle, strong and has a good texture. Attached to walls as spaced boarding, it can provide ventilation and look attractive. Modern preservatives provide a variety of colours and can be easily replaced and re-used. Timber doors can be used as an alternative to steel. Many pre-fabricated pig and poultry buildings are constructed in timber.

Fibre cement

Fibre cement sheet is used extensively for livestock buildings, particularly for roofs. It is relatively cheap, but should not be used where damage is possible from machinery or livestock. It is available in various round profiles and in British Standard colour ranges by surface treatment. Fibre cement sheeting can weather to a dark grey colour in five years.

Metals

Metals are available in a variety of profiles, shapes and colours. Painted or PVC coated materials are available in sheet form with applied coatings. Aluminum is available in louvered sheeting for side end elevations. Metal walling systems can be used for grain and other storages purposes to prevent salmonella.

Detailing

The adjacent landscape, buildings, walls and gates should be taken into consideration when deciding on detailing. A good spatial design may be ruined by poor fencing, gates, rainwater provisions, inadequate doors and windows. Damage by vehicles is a particular problem of farms. Robust details, protection for the vulnerable elements of buildings and stand-off spaces are all useful.

- a) Well-designed rainwater goods can enhance the appearance of a building and care should be taken to ensure that they cannot be damaged by livestock or farm machinery.

Good ventilation is paramount to ensuring healthy conditions for livestock. Ventilation units should be proportionate to the building and careful use of colour can assist in making such units into a design feature. Ventilation comprises two main types:

- Purpose made ventilation units to be mounted on roofs or walls;
- Units sited between upper and lower sections of a wall.

- b) The siting and design of doors and windows has a significant impact on the appearance of a building. The size and proportion of the door opening in relation to the surrounding wall requires careful consideration. Large doors on gable ends should be kept well away from roofs to provide an attractive form. Windows are not always necessary as a good amount of light can be achieved from unglazed openings space boarding or electric light. Where windows are required, they should be consistent with the style and size, lining up with one another, where appropriate. The proportions of windows can be chosen to either emphasize or minimise the line of buildings and should be compatible with those in nearby buildings. Sills should be provided to prevent water damage. Roof lights can transform working conditions in a building, but should not dominate the roof or give a checkerboard appearance. A few large roof lights are generally preferable to many smaller ones.

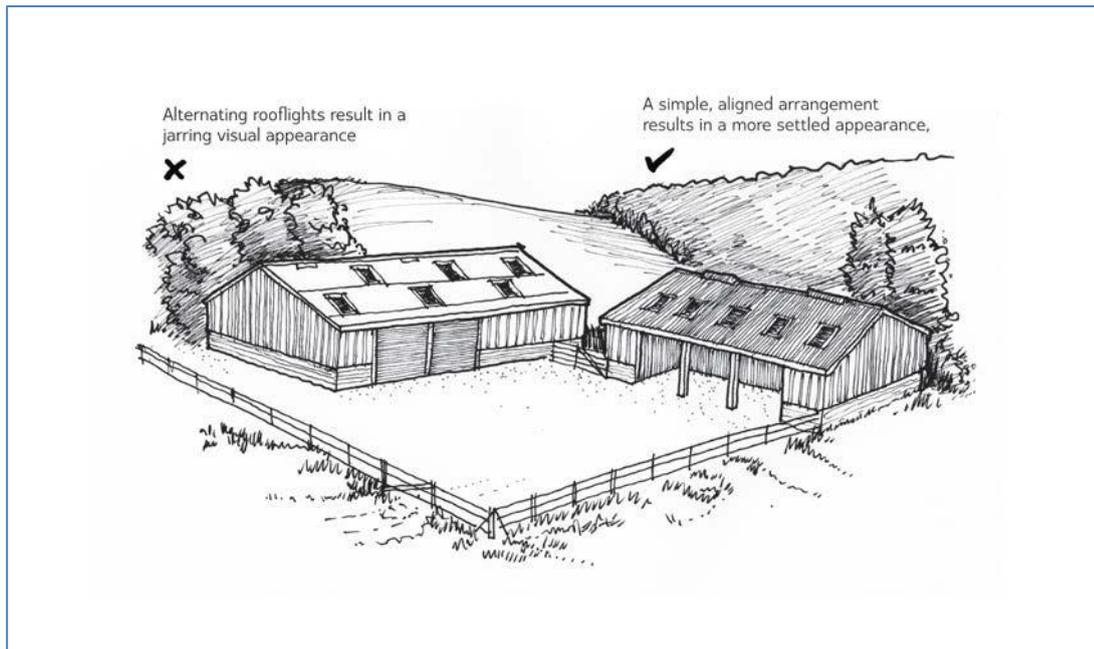


Fig. 5 - Good and poor examples of roof light positioning.

Yards should not be considered solely in terms of agricultural functions, but viewed as an opportunity to integrate the new building(s) with existing areas and landscape. Concrete is expensive and should only be used where essential, e.g. for livestock.

- c) Fencing, walls and hedges are important features in the landscape, linking buildings with the landscape. Appropriate consideration should be given to the height and colour of these features to ensure they are not visually intrusive in the landscape and surrounding area.

L5. Equestrian Activities

- Siting
- Conversion of rural buildings
- Materials
- Stable and shelter size
- Fencing and Screening

Where equestrian activities are proposed, it is important that the following design considerations are taken into account.

Siting

- the siting of new building should be closely related to existing groups of farm buildings, or adjacent to existing natural screening;
- located in a valley bottom or in the folds of hills which are well screened from public view;

- Isolated positions within open fields, where buildings are conspicuous, such on a skyline or podium would be unacceptable.

Design

- Buildings should be of high standard of design;
- Constructed using traditional or sympathetic materials; and
- Additional screening may be required.

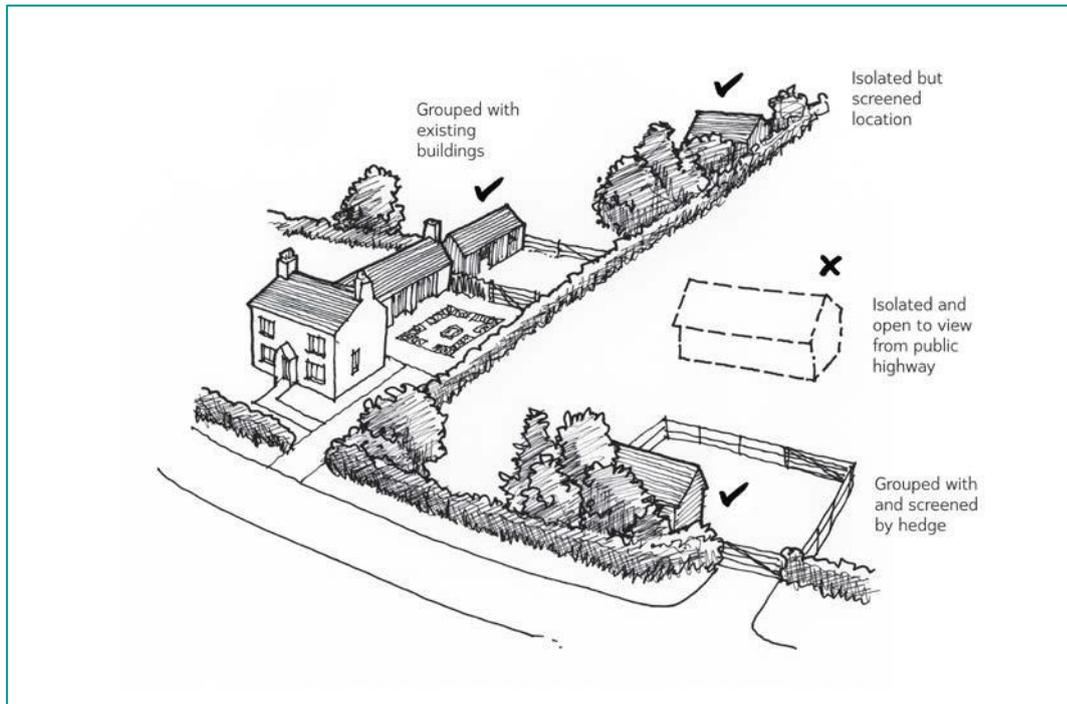


Fig. 6 - Good and poor examples of siting new equestrian buildings.

Conversion of rural buildings

Favourable consideration will be given to the conversion of existing agricultural and other rural buildings to provide stabling. Such re-use helps to reduce demands for new buildings in the countryside.

Materials

Materials used in the construction of stabling should reflect the function of the building and should be sympathetic to location. The use of stained wood can be acceptable provided that the structure is properly maintained. Stables constructed of brick and tile should reflect the local character of the area and all stables should have pitched roofs in the interests of visual amenity. Doors, window frames and roofs should be dark in tone to reduce the visual impact.

Stable and shelter size

Stable and field shelters need to be of a size that is comfortable for their purposes. In general, each loose box within a stable block will need to be from 3m to 5.5m in length and from 3m to 5m in width.

An internal clear height ranging from 2.3m to 3.3m will be necessary.

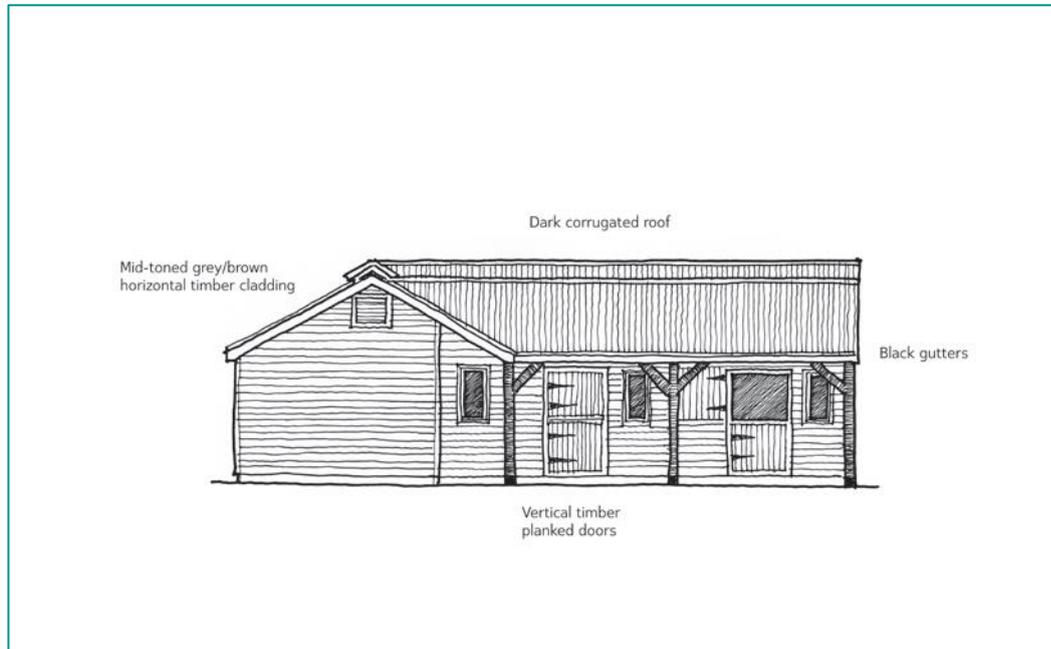


Fig. 7 - Example of well-designed stable.

Fencing and Screening

The erection of fencing to enclose a paddock or the removal of existing hedgerow can have a detrimental effect on the landscape. Therefore, fencing should be either painted or stained in a dark colour and additional screening should be provided by planting wherever possible. Additional screening will be required if outdoor storage of equestrian related materials is necessary.

L6. Conversion of Traditional Agricultural Buildings

- The principle of conversion
- The setting of the barn
- Existing structure
- Repairs
- New Structure
- Windows and doors
- Roofs
- External walls
- Extensions

The principle of conversion

The conversion of redundant agricultural buildings is subject to specific policies, including Policies AS.10 and CS.20 in the Stratford-on-Avon District Core Strategy.

<https://www.stratford.gov.uk/corestrategy>

In all cases conversion should involve a minimum of change in order to maintain the agricultural character of the building and its setting.

The acceptability of conversion is dependent on a number of factors including the proposed new use, the location of the building and its construction, the significance of the building in visual or historical terms, the state of repair and structural integrity, the amount of rebuilding, alteration or extension involved, impacts on neighbours, environmental impacts on the users of the building and the presence or otherwise of protected species.

The following principles refer primarily to matters of design in the conversion of buildings.

The setting of the barn

Barns acceptable for conversion are generally found in farmyard settings, often still related to the original farmhouse and other secondary agricultural buildings.

In cases of residential or holiday rental conversion, it is particularly important to avoid creating a domestic, residential feel. Elements such as patios and paths, screen fences, flower borders and swimming pools will not normally be permitted.

Where the original farmhouse remains, the converted barn should remain secondary and subservient to the farmhouse. This is often a matter of simplicity of character rather than relative size.

Within an existing farmyard group, walls and old outbuildings should be retained and repaired in order to screen and enclose domestic items (including, for example, liquid gas or oil containers). The construction of new walls to the same effect may in some cases be acceptable.

If possible, garaging should be provided within existing adjoining structures. New structures modelled on traditional forms and appropriate to the setting in position, form and detail may be acceptable.

In large multi-occupation schemes the garaging should be grouped to form one building.

Some hedging or tree planting is usually desirable. All planting should be suitable indigenous species

Driveways, courtyards and paths should be gravelled. Concrete kerb edging and concrete flags should not be used, though brick or cobbles may be appropriate in some cases.

Farm courtyards as defined by the original buildings should not be subdivided. When garden boundaries are appropriate, they might take the form of brick or stone walls or hedging of a suitable species planted in association with unobtrusive fencing.

Existing structure

As much as possible of the existing structure should be retained in its original position, including, but not limited to:

- The main wall framing members: storey posts, wall or top plates, sill or sole plates, tie beams and main bracing; main masonry walls; primary trusses or other structural roof elements; wall and wind bracing; stud-work and rafters; brick and stone plinths.

New openings should be placed to keep the loss of original framing or masonry to a minimum. This applies equally to principal structural framing, bearing walls, stud-work, rafters and plinths.

Repairs

Traditional methods involving the minimum loss of original fabric should be the first choice for repair. With timber, for example, if the damage is limited, members should be scar fed or patched. If damage is more extensive, replacement would be preferable. Large areas of patching, facing or resin repairs of timber is unlikely to be acceptable.

Materials used in repairs and replacement must match exiting timber, brick or stone.

In cases where the building is rapidly deteriorating, a programme of immediate repair works may be a condition of planning permission.

New structure

Inserted first floors will often need to be supported by a new independent structure. If it is proposed to construct an inner loadbearing skin to the external walls, then a proper provision for good ventilation of the cavity should be made - especially where the external walls are timber framed.

Other partitions must be made of the same material and construction as the existing walls OR be structurally independent, so as to avoid movement problems.

In threshing barns, a substantial part of the internal volume, preferably that within the midstrey, should be maintained as a full height space (floor to ridge) to retain the open character of the original building.

Permanent internal fittings such as staircases should suit the utilitarian and agricultural character of the building. Detailing of a domestic character, particularly in historic styles, is unlikely to be acceptable.

New structures within open fronts to buildings such as calf or cattle sheds should be lightweight in nature, such as glazing or timber boarding rather than masonry. The rhythm of bays should remain as a strong visual element.



Fig. 8 - A converted Barn, Preston Bagot.

Windows

The arrangement of windows and doors should be suited to the structure of the building. The number and size of windows should be kept to a minimum, the purpose being to provide adequate levels of daylight and not primarily to provide views. Open plan arrangements of internal partitions are likely to provide the best solution for lighting large areas with a minimum of openings.

The preferred location for windows and doors is within existing openings, former openings that have been filled in, panels within timber framing or in areas where the existing fabric is damaged, decayed or has been modified to an extent beyond repair.

The main wagon doors are usually the most obvious location for large windows and external doors. Any original door frame should be retained if possible. The primary structural frame and secondary framing for new glazing and doors should be made of sawn hardwood (elm or oak) and positioned behind any existing frame in order not to compromise the original fabric and to emphasise the opening with a reveal and shadow line. As a general rule, the midstrey entrances should express their former status as wagon doorways either by full glazing or sealing the great doors.



Fig. 9 - Photo of appropriate treatment of midstrey retaining the full height of the opening, Great Wolford.

Other new windows should be robust, timber framed, of simple design and should match the framing details of any existing small door or window openings. Manufacturer's standard windows are unlikely to be acceptable particularly those with 'storm proof' casements, 'Georgian' glazing bars or thin projecting cills.

New doors should be of simple boarded or plank construction. Moulded panel doors and other historic styles are unlikely to be acceptable.

External joinery may be painted or stained or, if oak, left to weather naturally. However, bright paint colours, and ginger and mahogany stains should be avoided.

Roofs

The intention must be to retain the roof profile, form and materials as far as possible. Velux or similar small rooflights may normally be used sparingly but must be of the 'conservation' type and must be set as nearly flush with the roof surface as possible. Over use of small rooflights should be avoided. In some situations relatively large areas of patent glazing may be used. Dormer windows should not be used as they unacceptably disrupt the profile of the roof.

Many barns have had more than one roof covering in the course of their life. Where the roof is of straw, thatch or stone slate, a change of material is unlikely to be permitted. Slate or clay tiles whether original or replacement should also be retained. More recent roofs of sheet metal or asbestos should be replaced with thatch, natural slate or clay tiles, whichever is most appropriate.

External brick chimney stacks are uncharacteristic features on many agricultural buildings, particularly threshing barns, and should only be used in appropriate cases. Where flues are required they should be metal, minimal in size and painted or stove enamelled with a dark matt finish. They should be located in an unobtrusive position. Soil and vent pipes should be taken to discharge at a high level, preferably through a gable rather than through the main roof.

External Walls

Exterior cladding materials should not be changed. Replacement weatherboarding should be of a similar size and profile and must be dark stained. Where barns are partly boarded and partly brick, minor revisions to the area of each material may be acceptable where it suits the structure and character of the building. In particular, original weatherboarding should be retained or replaced - like for like.

Minor external features such as hatches, ventilation, dove and owl holes and penceboards should be retained and repaired or replaced like-for-like if necessary.

Rainwater goods and downpipes should be unobtrusive and neatly detailed. Preferably they should be metal, not plastic and always be painted in a colour to make them as unobtrusive as possible. If timber troughing remains, it must be retained or replaced like-for-like.

Brick and stone walling should be carefully repaired where necessary with matching reclaimed material and should be repointed with soft lime mortar of appropriate colour.

Extensions

Extensions will not normally be acceptable. Small outshuts or lean-tos in the traditional manner may, however, be acceptable where necessary to link buildings. Domestic porches, other small extensions and conservatories will not be acceptable.

Extensions subsequent to the initial conversion are unlikely to be permitted. Depending on the potential environmental impact of further changes to converted buildings, some permitted development rights may be withdrawn as a condition of planning permission.

Fig.10 below shows the examples of common mistakes made when applicants consider converting or extending a barn.

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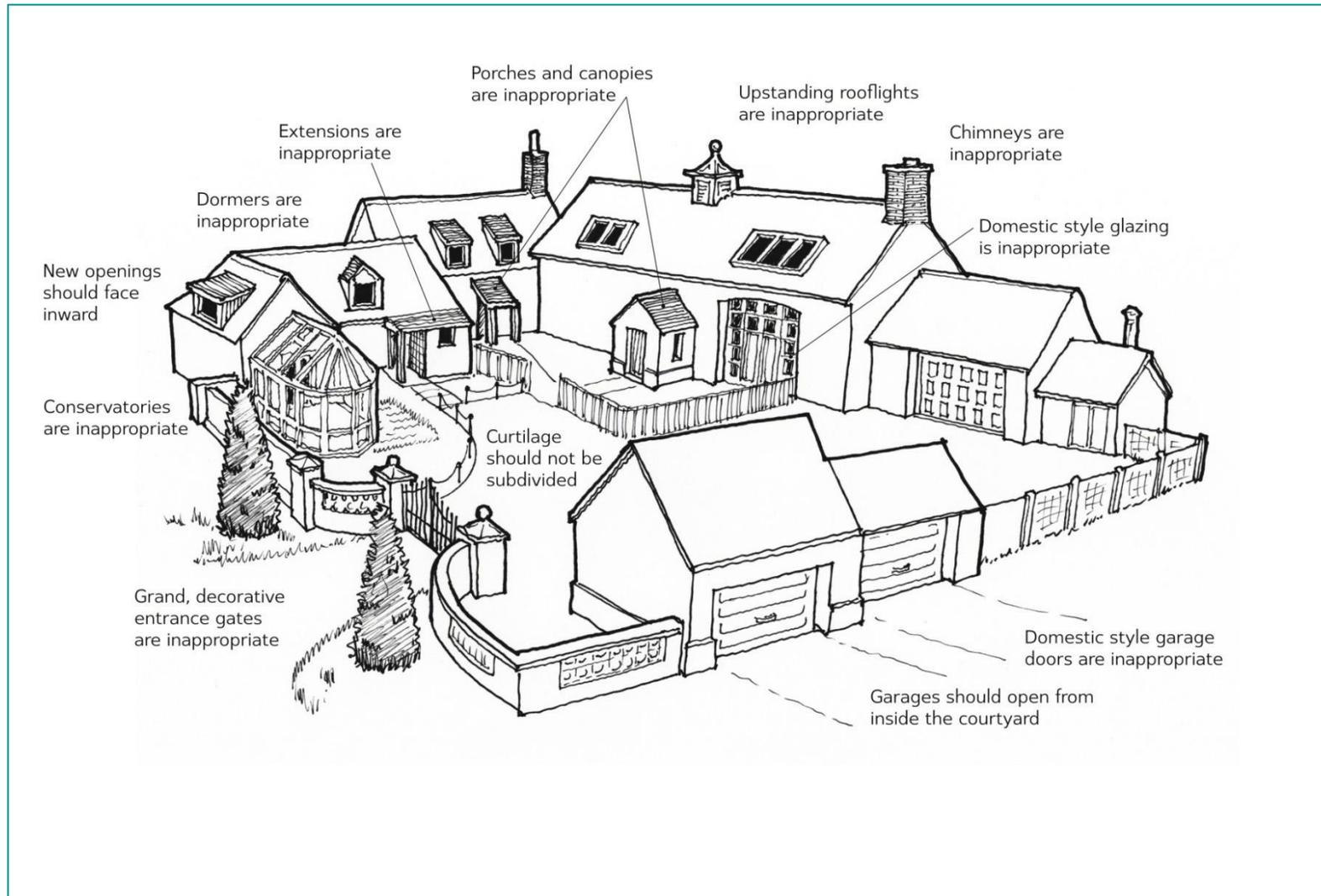


Fig. 10 - Common mistakes made when converting a barn.

Part M:

Meeting Housing Needs

Contents

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M2	Local Needs Housing Schemes
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This part the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.15 Distribution of Development
- CS.19 Housing Mix and Type
- CS.20 Existing Stock and Buildings
- CS.25 Healthy Communities
- AS.10 Countryside and Villages

M1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which set out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

This section of the SPD provides guidance and advice on how applicants can help ensure that housing needs of the District are met for the full range of types and tenures of housing. It should be read in conjunction with other parts of the SPD, in particular [Part B: Achieving Good Design](#), [Part C: Residential Amenity](#) and [Part D: Design Principles](#).

The Housing Strategy 2015-2020 (and any successor documents) is also a good source of information and guidance about local housing issues.

<https://www.stratford.gov.uk/homes-properties/housing-strategy.cfm>

Key words or terms which appear throughout the document are included in the Glossary.

M2. Local Needs Housing Schemes

The Importance of Local Needs Schemes

Local Needs Schemes help to meet the housing needs of the District. The District Council is supportive, and actively encourages, communities to take the lead in promoting housing schemes that meet identified local needs. It is to this end that the Core Strategy supports the principle of Local Needs Schemes (also commonly known as 'Local Choice' schemes) in locations otherwise considered unsuitable for general market housing. Core Strategy Policy CS.15 (G) supports in principle Local Needs Schemes in any settlement across the District, including within the Green Belt.

The Council is the strategic housing authority for Stratford-on-Avon District and the successful delivery of rural housing schemes is important to the fulfilment of its statutory housing functions. The Council prepares a Housing Strategy that sets out the Council's vision in respect of housing: to offer '*more people the opportunity to live in good quality housing of their choice*'. The priority that the Council gives to the delivery of affordable housing and to meeting local needs is also reflected in the Council's Corporate Strategy objectives.

Find out more:

Stratford-on-Avon District Housing Strategy is available to view at:

<https://www.stratford.gov.uk/homes-properties/housing-strategy.cfm>

The Corporate Strategy is available to view at:

www.stratford.gov.uk/corporatestrategy

Key Components of Local Needs Schemes

Policy CS.15 sets out a number of important components to Local Needs Schemes:

- Have the support of the local community (i.e. town or parish council);
- Respond to an identified need;
- Be available to people with a 'local connection' to the parish;
- Be small-scale.

It should be noted that Local Needs Schemes can include 'affordable housing' (as defined in Annex 2 of the NPPF) and/or 'local market housing'. Local market housing is housing sold at prevailing market values but ring fenced for local people.

Support of the Parish or Town Council

Bringing forward a Local Needs Scheme can be a long and complex process and the promotion of a Local Needs Scheme requires considerable commitment from the local community. As such, in applying Policy CS.15, Stratford-on-Avon District Council will attach significant weight to the fact that a parish or town council is supportive of a Local Needs Scheme. Whilst consideration of other housing in the 'supply pipeline', is important (i.e. is the need likely to be met via other schemes in the near future), the fact that a community wants a Local Needs Scheme weighs significantly in its favour.

A parish or town council can bring forward a freestanding Local Needs Scheme at any time or as part of a Neighbourhood Plan. It is for the local community to determine what the best approach is taking into account local circumstances. Parish and town councils can decide that schemes should meet all or just some identified housing needs.

The support of the local community will ordinarily be demonstrated by the written support of the town or parish council or a Neighbourhood Plan.

Respond to an Identified Need

Evidence of the identification of needs for a Local Needs Housing Scheme will usually be in the form of a local housing needs survey, prepared as a standalone project or as part of the evidence for a parish or neighbourhood plan. Housing needs surveys are an inexact science but they provide the best available evidence. As a general rule of thumb, and like Strategic Housing Market Assessments (SHMAs), housing needs surveys are usually considered to be valid for at least five years.

The Council's Housing Waiting List can also provide an indication of need but is only ever one indicator of need because not all households in need join the List. Experience has shown that the construction of local affordable housing generates additional demand as it creates awareness in the community that those in housing need can have their needs met in situ.

Whilst the District Council encourages parishes to prepare and keep up-to-date housing needs surveys, such surveys can be costly and take many months to prepare. However, like all technical evidence, housing needs surveys are a snapshot in time. New housing needs will continue to arise and in some circumstances, a need may be identified outside of a formal survey (e.g. for business or welfare purposes). In such cases, the applicant will need to demonstrate the local needs justification for the scheme. Such justification will require the written support of the town or parish council, and comply with other relevant policy criteria, including being available to those with a local connection.

Find out more:

Stratford-on-Avon District Council funds a Rural Housing Enabler employed by Warwickshire Rural Community Council who can provide guidance on promoting schemes, collecting evidence of local needs, the preparation of parish and neighbourhood plans and how to deliver schemes. Find out more at www.ruralwarwickshire.org.uk.

Be Available to People with a 'Local Connection' to the Parish

A key feature of Local Needs Schemes is that they provide homes to local people. To ensure that the homes remain available to people with a local connection to the parish, a planning obligation/legal agreement will be sought. For Local Needs Housing it is for the local community to determine what constitutes a local connection but it typically comprises at least one of the following:

- i. Was born in the parish where the site is located or whose parent(s) were ordinarily residents in that parish at the time of birth;
- ii. Currently lives in the parish and has done so for at least the past twelve months;
- iii. Used to live in the parish and did so for a continuous period of not less than three years;
- iv. Currently works in the parish and has done so for at least the past twelve months and for an average of not less than 16 hours per week;
- v. Currently has a close family member (i.e. mother, father, brother, sister, son, daughter) living in the parish and has done so for a continuous period of not less than three years.

Cascade clauses may be applied, for example in relation to neighbouring parishes.

The tenure and occupancy of all affordable and all local market homes (including single local market dwellings) will be controlled in perpetuity via a planning obligation. This will normally be drafted using standard model clauses prepared by the District Council. Such controls will apply to all initial and subsequent occupants, except in a few tightly defined circumstances. At least one member of every household will be required to satisfy one or more 'local connection' criteria.

In the case of 'local market' properties, the local connection requirement will apply in relation to the host parish only but with a waiver mechanism to appropriately manage development risk. Where local market housing is to be provided, the planning obligation will also specify special procedures for the marketing and sale of the properties concerned on both initial sale and subsequent re-sales.

Be Small-Scale

It is not possible to define 'small-scale' as it will vary upon individual circumstances. However, in applying the 'requirements' criteria in Policy CS.15, the District Council will take into account the in-principle support in the Core Strategy for Local Needs Schemes, including the fact that the scheme is meeting an identified need and the fact that it has the support of the parish or town council. Given that Local Needs Schemes are supportive in locations otherwise considered unsuitable for open-market housing, the scale of the proposed scheme is unlikely to be the dominant determining factor in

granting or refusing planning consent. This is particularly relevant given the likelihood of 'cluster schemes' (see below).

Cluster Schemes

Ordinarily, local needs will be met where they arise as Stratford-on-Avon District Council accepts that local people want to remain in their local communities. However, the reality of bringing Local Needs Schemes to fruition means that it is not always possible to achieve this (e.g. availability of land, complexities of funding, economics of development etc.) As such, if supported by the parish or town council, needs arising from more than one location may be grouped i.e. clustered on a single site and met through a single Local Needs Scheme.

The principle of cluster schemes is well established in the District and clustering is also supported by paragraph 55 of the NPPF. Stratford-on-Avon District Council supports the principle of Local Needs Cluster Schemes.

Delivery of Schemes

Local Needs Schemes can be delivered on behalf of a local community e.g. by working with a housing association which will own and manage any affordable homes. To date, all such schemes in this District have been delivered in this way.

Alternatively, a local community could choose to adopt an even more hands on approach e.g. establish a community land trust to own and manage the homes in perpetuity. Such schemes are identified, promoted, delivered, owned and managed by residents.

Local Need Schemes could also consist of, or include, 'self-help' housing of all tenures; that is to say schemes where one or more households with a qualifying local connection come forward with a 'self-help' housing solution where such households are willing and able to build accommodation for their own occupation. Such schemes could, for example, involve family-owned land and/or custom or self-build housing (including multiple dwellings developed by a self-build co-operative). Single local market homes are one form of self-help.

Supporting Information for Planning Applications

In addition to the normal requirements in respect of accompanying documentation, it is especially important that the application is accompanied by:

- A statement explaining the evidence of local need that has been relied upon as providing the basis for the proposed scheme;
- Evidence of the support of the local community, including pre-application community consultation and engagement;
- An undertaking to enter into a planning obligation (S.106 Agreement) to regulate the development and its future use/occupation.

Approach to Single Dwellings

In the majority of cases it is expected that Local Needs Schemes will comprise a number of dwellings. However, there may be instances where single dwellings are promoted as Local Needs Schemes. These could include custom or self-build homes (see below). The distinguishing factor is the existence of a legal agreement/planning obligation ensuring that the dwelling is, and remains, available to people with a local connection (see above).

Where such an agreement is not proposed, the dwelling should be considered as an open-market dwelling and should be determined in accordance with other general housing policies in the Core Strategy, in particular AS.10 Countryside and Villages.

M3. Self-Build and Custom Housebuilding

The National Context

The Government wants to enable more people to build or commission their own home and make this form of housing a mainstream housing option. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) has placed this matter on a statutory basis.

The NPPF (paragraph 50) states that:

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, local planning authorities should plan for...the needs of different groups in the community such as people wishing to build their own homes.

Self-build and custom-build can be market and or affordable homes and are defined as follows:

- Self-build - projects where individuals or groups directly organize the design and construction of their new home(s);
- Custom build – projects where individuals or groups work with a specialist developer to help deliver their new home(s).

Section 2A(2) of the Housing and Planning Act 2016 states that:

An authority...must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area in each base period.

All self-build and custom build properties are exempt from the payment of CIL (Community Infrastructure Levy) www.stratford.gov.uk/cil.

The 2015 Act places a duty on local authorities to have regard to their self-build register when carrying out their planning, housing, land disposal and regeneration functions. The Government is monitoring the situation with registers and what actions local authorities are taking in response to the overall scale and nature of interest expressed.

The Council's custom and self-build register

In accordance with the Self-Build and Custom Housebuilding (Register) Regulations 2016, from 1 April 2016 this Council will keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.

Find out more:

View the Stratford-on-Avon District Custom and Self-Build Housing Register:

www.stratford.gov.uk/selfbuild

The Local Context

Whilst the Core Strategy does not contain a policy that specifically provides for this form of housing development, paragraph 5.2.16 in the explanation to Policy CS.16 makes it clear that the District Council supports the principle of schemes being delivered as self-build projects. The Council is considering including such a policy in its emerging Site Allocations Plan, and is also looking to allocate specific sites to deliver custom and self-build homes.

Find out more:

Find out more about the Site Allocations Plan that will sit alongside the Core Strategy:

www.stratford.gov.uk/siteallocations

The Government does not expect local authorities to provide such opportunities on plots or sites that would not otherwise be acceptable for other forms of housing development, such as in open countryside. It should also be recognised that the Core Strategy provides scope for individual and small groups of dwellings, including self-build schemes, to be built in a wide range of settlements in the District.

Local communities considering Local Needs Housing Schemes and or Neighbourhood Plans are specifically encouraged to consider custom and or self-build housing.

In addition, the Development Management service through the pre-application process will encourage developers to incorporate opportunities for self-build in their housing schemes.

Single 'Local market' homes brought forward under Core Strategy policy CS.15(G) i.e. the Local Needs Housing policy are invariably self-build/ or custom build properties.

The occupancy of any self-build or custom build affordable housing will be subject to local occupancy controls.

Requirements for Self-Build and Custom Housebuilding Schemes

It is essential that self-build schemes, due to their particular nature, can be implemented in an appropriate and effective manner. For this reason, a number of specific considerations need to be applied.

Schemes that include self-build or custom-build plots are expected to make the following provisions:

1. A legal access to a public highway (or equivalent) for each individual plot;
2. A Design Code to help clarify and guide what form of in dwellings is appropriate, e.g. size, height, materials;
3. A connection to all services, i.e. electricity, water, drainage, at the boundary of each plot;
4. A phasing plan, where applicable, to ensure CIL is not triggered for the self-build element due to commencement elsewhere on the site¹.

¹ An amendment to the CIL Regulations in 2104 introduced an exemption to persons building or commissioning their own home provided that it is occupied as their sole or main residence.

M4. General Needs Housing Mix and Type

Introduction

The promotion of sustainable development is the 'golden thread' that permeates both national and local planning policy. 'Sustainability' is a multi-dimensional issue, but a key requirement (as per Core Strategy Policy CS.1) is that all new development should contribute to the well-being of those who live in the District and towards the maintenance of sustainable communities therein.

Part A of Policy CS.19, emphasises the importance of decisions about the size and mix of new homes.

Part B of Policy CS.19 covers the size profile of all new general needs i.e. conventional market and affordable housing. There is no minimum threshold above which the Policy applies. The table in Part B of the Policy sets out the preferred proportions (expressed as percentage ranges) of market and affordable homes, respectively, according to dwelling size (expressed in terms of the number of bedrooms).

Part B of Policy CS.19 does not extend to specialised housing which is covered by Part C of the policy and subject to its own set of criteria – see Section M5 below.

Monitoring

A total of 3,562 homes (including 1,089 affordable homes) have been built across Stratford-on-Avon District between the start of the plan period in April 2011 and 31 March 2017. The size mix of these homes is as follows compared to the overall preferred size mix set out in Policy CS.19²:

Table 1: Core Strategy Policy CS.19 Preferred Type and Mix of Homes

Dwelling Size	CS.19 Market Mix	CS.19 Affordable Mix	Overall CS.19 Mix	Built ² 2011 – 2017
1 bed	5-10%	15-20%	9-14%	7%
2 bed	35-40%	35-40%	35-40%	30%
3 bed	40-45%	35-40%	38-43%	30%
4+ bed	15-20%	5-10%	12-17%	27%

As can be seen, of the homes built to date there is significant overprovision of larger (4+ bed) homes and under-provision in all other sizes of dwellings, most notably 2 and 3 bed homes. However, whilst the above table provides a useful summary, there have been important differences in the provision of affordable and market homes.

Whilst the Council has been successful in broadly achieving its preferred affordable housing mix (including 4+ bed affordable homes for which there is often a shortage of accommodation for larger families in housing need), the overall completion figures have been skewed by the significant overprovision of 4+ bed market homes.

² For some 5% of the homes, the number of bedrooms was unknown. Figures may not sum due to rounding.

Whilst provision of 1 bed homes is lower than expected, this is understandable in light of the issues associated with providing 1-bed affordable homes. It should also be noted that the vast majority of homes built in the six year period from 1 April 2011, were based on emerging planning policy. It is only since July 2016 that Policy CS.19 has had full effect.

Notwithstanding this, the delivery of an appropriate size and type mix of affordable homes is complex as consideration needs to be given to the tenure in the context of wider on-going changes to national policy e.g. welfare reform. For example, in respect of the provision of one-bedroom affordable homes, there is a tension between sustainability considerations and the operational constraints affecting housing associations on the one hand (which generally indicate against developing such properties) and affordability and accessibility considerations of potential occupiers on the other hand (which indicate the desirability of including a proportion of such units within schemes mixes). The Council's partner housing associations are reluctant to develop a high proportion of one bed homes as these are generally unpopular due to their lack of flexibility (they cannot cater for families with children, or easily provide opportunities to work from home if a second bedroom is to be utilized as a study).

Applying the Preferred Mix

Monitoring clearly shows a significant under-provision of 2 and 3 bed homes. Being smaller homes, such homes are typically more affordable to young families and families on lower incomes. As such, in order to 'rebalance' the housing mix of the District, the Council will therefore seek to apply the size mix as set out in Policy CS.19. The exception will be on smaller sites e.g. less than 10 homes where it may not be desirable or practical to have a wide range of housing sizes. The Council will be supportive where such schemes propose a narrower range involving more 2 and 3 bed homes.

Where applicants propose an alternative mix that is not preferred by the Council, the onus will be on the applicant to fully justify any variation based on local market circumstances. Applicants will be expected to include the following information and evidence as part of any justification:

- The proposed mix;
- The degree of variation from CS.19 preferred mix;
- Evidence of local market circumstances (including local supply and demand and factors such as sale prices and speed of sales for different sizes of dwelling);
- Evidence of projected likely future demand/aspirations of house buyers in relation to bedroom numbers;
- Evidence of site/development specific issues that affect the mix;
- Evidence from up to date Housing Needs Surveys;
- Evidence from up to date Neighbourhood Development Plans, Parish Appraisals and Parish Plans;
- Analysis of the Strategic Housing Market Assessment findings in relation to the site/development;
- Analysis of regional factors, such as Birmingham housing demand/supply/needs;
- Analysis of other factors such as: the impact of 'Help To Buy' and similar schemes; the wider economic impacts on the housing market such as Brexit;
- Evidence and Analysis of factors such as: the changing size of dwellings (trend towards smaller rooms); the impact of homeworking and need for associated space;

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- For large scale schemes with a lengthy build programme over several phases - any proposals to incorporate a 'Review Mechanism' to allow the mix to be adjusted as necessary for forthcoming phases.

In circumstances where variations to the preferred mix are proposed, the Council may appoint suitably qualified consultants to appraise the validity of the information submitted. Applicants will be expected to pay for any such appraisal.

The explanatory text to Policy CS.19 notes that bungalows are a consistently popular option. This applies in respect of both affordable and market properties. It is perhaps not surprising given the District's demographic profile. Thus consideration must be given to the scope for inclusion of bungalows as part of the overall housing offer on any given site.

Implementation

For outline applications, a table indicating the range of market and (if required) affordable dwellings types proposed should be submitted with the application. It shall be accompanied by a reasoned justification (containing information and evidence as outlined above) if this is to depart from the preferred mix as set out in the Table above. For full or Reserved Matters applications, a schedule containing an analysis of the range of market and (if required) affordable types proposed should be submitted with the application. It shall be accompanied by a reasoned justification (containing information and evidence as outlined above) if the number of any particular type results in a percentage falling outside any of the ranges as set out in the Table 1 above.

M5. Specialised Housing

Introduction

As set out in Core Strategy Policy CS.19, specialised housing is purpose-built and designed housing that meets the needs of vulnerable people of whatever age. It does not cover general needs housing or adaptations to general needs housing. The policy applies to both affordable and market housing, and encompasses new build schemes and extensions and alterations to existing schemes.

Specialised housing includes the following housing for independent living:

- Supported Housing;
- Independent Living for Older People;
- Extra Care Housing.

Specialised housing also includes institutional Residential Care and Nursing Homes.

The 'public sector equality duty' imposes a legal duty on the District Council and Warwickshire County Council to consider how their policies and decisions affect people who have one or more 'protected characteristics' as defined under the Equality Act 2010. All the 'protected characteristics' are relevant to the provision of housing. 'Age' and 'disability' are particularly significant in relation to specialised housing and the performance of the District Council as local planning and housing authority, and the County Council as adult social care authority.

The NPPF recognises the importance of promoting healthy communities in order to achieve sustainable development. Providing suitable housing to meet a full range of housing needs is integral to the achievement of this aim. However, careful consideration

is necessary when planning for specialised housing as such schemes often have specific planning requirements that differ from general housing. Such requirements must be considered in the context of both the day-to-day needs of the occupiers themselves and the service providers who cater and care for those living in specialised accommodation.

Developers and providers of all specialised housing should:

1. Seek pre-application advice from the District Council, in particular the Housing Policy and Development Team;
2. Provide evidence to justify the need for a scheme;
3. Explain how the proposed scheme will complement existing accommodation within the District;
4. Describe how the proposed design and management of the scheme will ensure fitness of purpose in relation to its proposed role;
5. Explain what will be done to assure full delivery of the arrangements set out at 4 above; this will ordinarily be through the terms of a planning obligation secured via a S106 Legal Agreement.

Find out more:

Contact the Housing Policy and Development Team:

housing.policy@stratford-dc.gov.uk

Supported Housing

The Government defines supported housing as any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community³.

Purpose built and designed housing with support can be provided for many different groups of people including:

- Older people with support needs (see below);
- People with physical and or learning disabilities;
- People with mental ill health;
- People fleeing or at risk of domestic violence;
- People recovering from alcohol or drug dependency;
- People who are ex-offenders;
- Vulnerable young people;
- People who are homeless or at risk of homelessness.

Supported housing schemes can provide long-term permanent housing e.g. sheltered and extra care housing for older people and some people of working age and housing for people with physical, mental or learning disabilities.

³ DCLG and DWP Funding Supported Housing October 2017
<https://www.gov.uk/government/consultations/funding-for-supported-housing-two-consultations>

In addition, supported housing may be short-term housing for people in crisis e.g. refuge spaces for people fleeing or at risk of domestic violence and accommodation for people who are homeless and need support. Other schemes can provide specialist shorter term transitional help e.g. young vulnerable people who are homeless until they can secure and manage permanent long-term accommodation.

All such housing must meet the criteria set out in [Part D: Design Principles](#). The Housing Strategy action plan provides more information about the types of supported housing required in the District.

Find out more:

Housing Strategy

<https://www.stratford.gov.uk/homes-properties/housing-strategy.cfm>

Independent Living for Older People

Specialised housing for older people includes a wide range of housing that enables people to live independently in their own homes. Everyone has their own self-contained accommodation comprising their own front door, a kitchen, bathroom, bedroom(s) and sitting room(s). In addition, communal facilities such as shared lounges or a restaurant may be provided. People have a legal right to occupy their homes and either rent or own their homes.

The housing ranges from 'age exclusive' housing for people over a certain age who have no or few support needs (e.g. 'hotel' or luxury retirement living), to housing with support (e.g. sheltered housing with an alarm system and a scheme manager) and housing with care and support (e.g. extra care).

The terms used to describe the types of specialised housing for older people are confusing. This is because different people ascribe different meanings to terms such as sheltered, very sheltered, retirement housing, assisted living, close care, extra care etc. For example, retirement complexes and villages can either be age exclusive housing or alternatively can provide a range of housing types and levels of care and support on one site.

It is therefore very important when considering any specialist housing for older people to determine exactly what any proposal involves as regards the management and any proposed levels of support and or care. This information should be set out in a supporting statement, and of course, fully evidenced in the scheme design (as evidenced via the Design and Access Statement). All such housing should be built to the HAPPI design principles as set out in [Part I: Healthy Communities](#).

Extra Care Housing

The Core Strategy defines extra care housing as '*comprising self-contained homes with design features and support and care services available to enable self-care and independent living. Each household has its own front door. It is for people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long term care (residential or nursing homes)*'.

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The majority of extra care housing is for older people but schemes can also be designed for younger people with disabilities. The provision of additional extra care schemes is supported by the District Council and County Council because such schemes facilitate independent living.

One particular feature of the Extra Care Housing model is the emphasis on applying the principle of prevention and early intervention. Research⁴ has confirmed the cost benefit of support for older people and vulnerable adults within extra care housing accommodation as a direct alternative to residential or nursing care or unnecessary admission into acute hospital settings.

Extra care schemes may also cater for the aspirations of households who currently have nil or low care needs. Such households may still be in employment but want to future proof their housing. They want to move whilst they enjoy good health and rent or buy a home that provides an assurance of ease of access to future care provision, should this be required.

For all extra care schemes delivery of the following arrangements must be ensured via a planning obligation secured via a S106 Legal Agreement:

- The owner/developer shall ensure that a domiciliary care provider, registered with the Care Quality Commission, is based on site and services are available to residents 24 hours a day every day of the year for as long as a scheme is occupied; and
- All residents are contracted to receive, as a minimum and for the duration of their occupancy, an entry-level personal care package (expressed as access to an emergency care package).

Residential Care Homes and Nursing Homes

Residential care homes provide institutional care for people who are no longer able to live independently because they have high level care needs that require 24 hour support. Generally, residents have their own room and possibly their own bathroom. Facilities such as sitting rooms are shared with other residents. Meals are provided. Nursing homes are similar to residential care homes but also provide nursing care. Specialised care homes provide for specific needs e.g. people with advanced dementia or severe learning disabilities. The homes are not regarded as providing permanent long-term housing. Residents in these homes are usually licensees.

Warwickshire County Council is the Adult Social Care Authority. As such, it is responsible for discharging its duties under the Care Act 2014. The Act creates a single, consistent route for establishing an entitlement to public care and support for all adults with needs for care and support. There is a general duty on the County Council to promote individual 'well-being' which is defined with reference to a wide range of factors including, in particular, 'suitability of living accommodation'. Associated statutory

⁴See, for example the Housing Lin website:

<https://www.housinglin.org.uk/Topics/type/Demonstrating-the-Health-and-Social-Cost-Benefits-of-Lifestyle-Housing-for-Older-People/> and
https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOP_Practice/DeliveringKeyOutcomes/CareCostEfficiencies/

guidance indicates that the concept of 'independent living' is a core part of the 'well-being principle'.

Both the District Council and Warwickshire County Council work to enable people to live independently in their own homes for as long as possible e.g. through the provision of adaptations, home care or purpose-built housing. Independent living includes extra care housing (see section below) which both Councils are keen to encourage as it prevents many people from having to move into inappropriate and expensive residential care and nursing homes.

The views of the District Council and County Council must be sought at pre-application stage when considering the provision of any residential care homes and nursing homes.

Find out more:

Warwickshire County Council Adult Social Care services

<https://www.warwickshire.gov.uk/contactusadultsocialcare>

M6. Delivery of Specialised Housing

Part C of Policy CS.19 sets out four criteria that schemes promoting specialised housing must meet; all the criteria must be met. Further guidance on the interpretation and implementation of these criteria is detailed below.

1. Meets Identified Needs and Maintains the Balance of Housing Stock

Schemes for specialised housing must reflect the development strategy set out in Policies CS.15 and CS.16. Schemes providing for the wider needs of the District should be located in the main town of Stratford-upon-Avon and the Main Rural Centres. Schemes for specialised housing should not generally be located in the smaller Local Service Villages unless they are meeting a specific and identified local need.

Within settlements, the cumulative impact of schemes for specialised housing will be considered. Schemes should not result in an over-concentration of provision in a particular local area to the detriment of the overall balance of housing. The Council acknowledges that schemes may need to be of a certain size to be viable. However, unless a scheme is meeting a need that is unlikely to be met elsewhere, such a consideration will not usually be sufficient to outweigh any concerns regarding the balance of the housing stock.

2. Relates Well to the Settlement and Provides Easy Access to Services and Facilities

Accessibility is a key issue when considering schemes for specialised housing. Residents of specialised housing are:

- More likely to have health problems or disabilities;
- More likely to have mobility difficulties;
- More likely to suffer from social isolation;
- Less likely to have active lifestyles;
- Less likely to have access to a private motor vehicle;
- More likely to place demands on welfare services.

To provide easy access to services and facilities, a specialised housing scheme should be audited against the above criteria to demonstrate that it meets the needs of future residents. The outcome must be fed back into the design process and reflected in a Design and Access Statement.

For residents and visitors, a high standard of connectivity to the surrounding community is essential. Walking and cycling routes should be generally flat and cater for people with mobility and sensory impairments. Access to public transport should be considered not only in terms of proximity, but also the frequency and accessibility of services. Where appropriate, arrangements should be put in place to upgrade existing off-site infrastructure.

Application of these criteria will help ensure that residents have easy access to services and facilities and can maintain independent lifestyles for as long as possible. Aside from the health benefits of this approach; it also reduces dependency on welfare services.

3. Design is Capable of Meeting Support and Care Needs

Unlike general housing, specialised housing often has specific design requirements to meet the specific needs of occupiers. The design is integral to ensuring residents' general welfare and assisting them to achieve healthy lifestyles.

In particular, older people and people with disabilities in long-term permanent housing require adequate internal and external space, level/step-free access and appropriate landscaping. The provision of charging points for mobility scooters and appropriately sited and sized parking bays for disability users are also other factors to consider.

In respect of internal space, doorways and corridors should be of sufficient width to accommodate wheelchair users and there should be sufficient space within rooms and corridors for wheelchair users to turn 360 degrees. Rooms should not just be of sufficient size but appropriately configured to maximise the efficient use of space. Floor areas should be benchmarked against recognised national standards and an explanation provided for any derogation.

Given that specialised housing is designed for occupation by vulnerable residents, schemes that offer permanent long-term housing should also be 'future proofed' as far as practical to take account of the fact that residents' support and care needs are likely to change over time.

This approach is designed to give effect to the high level principles of [Part D](#) of Policy CS.19.

4. Delivery of Appropriate Management, Support and Care

The type of management and/or support packages and/or care required will obviously vary in detail from scheme to scheme, depending on the nature and objectives of the scheme. Furthermore the detailed specification of the management, support packages and care may reasonably be expected to change over time, in response to evolving best practice.

A planning application should be accompanied by sufficient information to describe the intended role and function of the scheme, and heads of terms for an appropriate planning obligation to be secured via a S106 Legal Agreement. In every case, a planning obligation will be sought that includes provisions to secure the delivery of appropriate management and/or support packages and/or care relevant to the type of scheme proposed. Those provisions will contain:

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- Requirements in respect of the range of facilities and services the operator will be required to provide and retain on site; and
- Restrictions on the occupancy of all residential units within a scheme to ensure those units are occupied only by residents in receipt of or with access to relevant management and/or support and care packages.

Enabling Healthy Communities and Policy CS.25

The provision of additional homes whether general needs or specialised accommodation, results in an increase to the local population. Whilst additional residents bring new life-blood to communities and additional economic benefits, they can add to the demands on existing infrastructure, services and facilities.

Whilst the Council seeks to ensure the impacts of additional housing is mitigated by securing s106 planning obligations and through the implementation of Community Infrastructure Levy (CIL), it is important to ensure that critical existing infrastructure and service providers have the capacity to deal with increased demands for their services.

This is particularly important in respect of specialised housing for older people. Research has found that older people place disproportionate demands on the health service in particular. In itself, this is not a problem if local health services are geared to manage those increased demands. It can become a problem where demands arise on services that do not have existing capacity or do not have capacity to meet increasing demands.

In assessing schemes for specialised accommodation, in accordance with Policy CS.25 (Part A), the Council will take account of the capacity of existing health facilities as well as the views of the Clinical Commissioning Group (CCG) and local health service providers.

Find out more:

The Community Infrastructure Levy (CIL) is a charge applied to residential development to help pay for necessary infrastructure to support development. Find out more at www.stratford.gov.uk/cil.

Further guidance on the application of Planning Obligations can be found at [Part J](#) of this SPD.

M7. Affordable Housing Tenure

Affordability of accommodation

The poor affordability of housing for people on middle and low incomes in Stratford-on-Avon District is a continuing cause for concern. High house prices and high private rents make it difficult for many households to access market housing.

The mean District house price was £349,123 in the year ending June 2017; this compares to £206,599 in the West Midlands. In the same period lower quartile house prices were £249,950 in the District and £173,950 in the West Midlands⁵. However, the important point about house prices is their relationship to incomes i.e. the issue of housing affordability and the ability of residents to afford the housing available in the District. The higher the number the higher the disparity. For example, the ratio of lower quartile house prices to lower quartile gross annual income (residence based) was 10.20 in the District compared to only 6.54 in the West Midlands⁶.

In the year ending 30 September 2017 the mean district private rent was £856 per calendar month. This compares to £631 in the West Midlands. During the same period lower quartile private rents were £675 in the district and £495 in the West Midlands (Valuation Office Agency). The majority of private rents in this district are higher than Local Housing Allowance rates i.e. the rents exceed the maximum amount of housing benefit or Universal Credit housing cost element that can be paid (for example see the Housing Strategy Evidence Log):

<https://www.stratford.gov.uk/homes-properties/housing-strategy.cfm>

High market house and market rent prices also mean that some existing and proposed affordable housing tenures are not genuinely affordable and at best will only meet the housing needs of a relatively small number of households.

Preferred affordable housing tenure profile

The tenure profile of affordable homes is important because it directly affects the ability of households to access accommodation appropriate to their needs. Affordable housing tenures are defined in the NPPF. However, locally some affordable tenure are unacceptable because they are unaffordable.

Policy CS.18(C) sets out the 'default' preferred tenure profile based on technical work undertaken through the Strategic Housing Market Assessment (SHMA) i.e.:

- Minimum 60% Social Rented Housing;
- Maximum 20% Affordable Rented Housing;
- Maximum 20% Intermediate Housing.

Owing to the high cost of housing across Stratford-on-Avon District, the greatest need is for Social Rented Housing.

Social Rent

This housing is let at rents determined in accordance with the 'Target Rent' regime. As Social Rent is the cheapest affordable housing tenure, it provides a housing affordability benchmark in a local context. The District Council will always seek a minimum of 60% of affordable homes to be let at Social Rent levels.

⁵ Figures from ONS House Price Statistics for Small Areas.

⁶ ONS 2016 figures

Affordable Rent

Rents are set at a level not exceeding 80% of local market rent levels for the relevant type of accommodation. This tenure suffers from the serious deficiency that rent levels are benchmarked to prevailing market rent levels, which in turn bear no direct relationship to affordability. Affordable Rents at 80% of market rents often exceed Local Housing Allowance rates i.e. the maximum amount of housing benefit or the Universal Credit housing cost element payable to households. The problem is exacerbated by the impact of other welfare reforms e.g. the overall benefit cap. Therefore, Affordable Rents will only be allowed in Stratford-on-Avon District if the Rents are capped at Local Housing Allowance levels.

Shared Ownership

This is the most common Intermediate tenure product. It involves the sale of properties on a long lease, in a form approved by the Homes and Communities Agency (or successor body), to eligible purchasers who buy an initial percentage of the equity of a property and pay a fixed rent on the remaining unsold equity. Buyers have the option to buy further tranches of equity (a process known as 'staircasing') with the possibility of eventually progressing to outright ownership. Shared ownership is expensive because costs are linked to prevailing property market values but it is a popular option for some households who are renting privately (see Housing Strategy Evidence Log – [insert hyperlink](#)). The provision of shared ownership on any site is subject to an assessment of market conditions.

Fixed Equity Sale

Fixed equity sales (discounted market sales) can in exceptional circumstances be substituted for the more conventional tenure products outlined above. Evidence must be provided that no Registered Provider has expressed an interest in partnering the delivery of the required affordable housing on a given site. In addition, this tenure will only be considered if all the following conditions are met:

- The development and sale of an agreed mix and range of properties within a given site at no more than 60% of their open market value;
- Sales will be initially limited to purchasers with a qualifying local connection;
- The development and sale of the properties to be undertaken directly by the developer of a scheme;
- No rent to be charged on the remaining unsold equity (at least 40%);
- The above terms will apply to any and all subsequent resales in perpetuity.

Starter Homes

Starter Homes are homes for sale sold at 80% of local market rates. However, they do not currently fall within the NPPF definition of affordable housing. As set out above, given the housing affordability issues facing, they are not considered a particularly affordable option for the District.

Delivery

The final decision as to the most appropriate affordable housing tenure profile on any particular site will be determined by a consideration of need, the existing affordable housing stock profile and commitments, market conditions and a host of external factors beyond the remit and scope of the planning system (e.g. welfare reform).

Total affordable housing costs (rents and sale prices together with any applicable service charges) must be set at levels that will ensure that the accommodation is genuinely affordable to all households on low incomes, including those in work and/or with special needs. It also needs to take into account the *size* and *type* of homes to be provided: not simply their tenure alone.

All affordable tenure profiles will only be considered acceptable if they:

- Foster the development of cohesive and stable communities;
- Ensure the needs of households are met by ensuring housing costs are genuinely affordable;
- Ensure that any homes provided remain affordable for future eligible households (unless subsidy recycling arrangements apply);
- Include delivery arrangements to ensure the delivery of *all* agreed affordable tenures within any given scheme.

The preferred tenure mix set out in Policy CS.18(C) represents a *starting point* for determining an acceptable mix on each site, and so there is scope for flexibility over the exact tenure mix *provided* it meets the principles set out in the Policy. Early advice on the most appropriate tenure mix should be sought from the Council's Housing Policy and Development Team. It is also essential to consult potential partner Registered Providers at pre-application stage.

For advice and a list of our partner Registered Providers contact:

Stratford-on-Avon District Housing Policy and Development Team via email at:
housing.policy@stratford-dc.gov.uk

M8. Management of Affordable Housing

Implementation

The delivery and management of affordable housing will be secured through a planning obligation which is commonly known as a Section 106 Agreement. Experience has shown that the use of planning conditions has been unsatisfactory.

See [Part J](#) of this SPD for the Council's current model affordable housing clauses. The Council reserves the right to amend these clauses to reflect changes in circumstances.

Full or outline planning applications must be accompanied by an affordable housing statement. This should include confirmation that the applicant is prepared to enter into a planning obligation based on this Authority's model S106 clauses. For full and Reserved Matters applications on market-led ("S106") schemes, the affordable housing statement

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must include confirmation that the estate layout and detailed design of all dwellings proposed as affordable homes has been discussed with, and is considered acceptable by, a named partner Registered Provider.

Amongst other things, the required planning obligation will prescribe:

- The overall proportion or number of affordable homes to be provided (determined in accordance with Policy CS.18);
- The overall tenure profile of the proposed affordable homes;
- That the site developer submits an *Affordable Housing Specification* for approval by the District Council. The specification is a mechanism for determining key delivery and management details, including the identity of the Registered Provider who is to develop or partner the development of the scheme;
- For outline applications, this Specification must be submitted prior to or simultaneously with the consequential Reserved Matters application. For full applications, the Specification must be submitted (and approved) prior to the commencement of development;
- A requirement to deliver *all* the affordable homes, irrespective of tenure.

The involvement of a Registered Provider (i.e. a Registered Social Landlord or Housing Association) as a delivery partner is expected on all market-led sites. The only exception (which will be rare) is the provision of an affordable housing Fixed Equity Sale scheme directly by a developer.

Nomination Rights

All affordable homes must only be let or sold to tenants or purchasers with a need for such accommodation. The District Council currently has the right to nominate tenants (within a set period of time) to all Social Rent and Affordable Rent properties. Shared ownership properties can be sold directly by Registered Providers and Fixed Equity sale properties (as defined in [M7](#)) can be sold directly by the developer. For all other affordable housing tenures, the Council reserves the right to determine whether it will make nominations to the properties.

Irrespective of who is letting or selling affordable homes, all the affordable homes must be let to tenants or sold to purchasers who satisfy at least one local connection criterion defined with reference to:

1. Residency at the time of birth;
2. Current and immediate past residency for a minimum period;
3. Previous residency for a minimum period;
4. Current work location subject to minimum qualifying periods;
5. Current close family residency for a minimum period.

The minimum periods will be defined through the Section 106 Planning Obligation secured as part of the planning permission. More information can be found in [Part J](#).

Normally precedence of the qualifying local connection will be determined in accordance with the following five-tier cascade:

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1. In the first instance, the host parish *or* in the case of market-led sites in Stratford town and the Main Rural Centres, local connection can be extended to include people who the District Council deems to have a *Priority Nomination status* i.e. an urgent need for housing;
2. In the second instance, neighbouring parishes to the host parish within Stratford-on-Avon District;
3. In the third instance, the remainder of Stratford-on-Avon District;
4. In the fourth instance, a defined strategic housing market area (if any);
5. In the fifth and final instance, the remainder of England.

Slightly different arrangements may occasionally apply e.g. for new settlements (Gaydon Lighthorne Heath and Long Marston Airfield) where the first two tiers of the above cascade will be combined.

In order to future proof detailed arrangements for any affordable homes to which to the Council will make nominations, the developer of the affordable homes must submit a Local Lettings Plan (and, if appropriate, a Sales Plan) to the District Council for approval. The Local Lettings Plan will set out key operational nomination and allocation arrangements (and possibly sales arrangements). The plans must be submitted and approved prior to the occupation of any of the properties to which they relate. The plans can be varied from time-to-time by agreement.

The Council reserves the right to amend the above nomination rights.

For advice contact:

Stratford-on-Avon District Housing Policy and Development Team via email at:

housing.policy@stratford-dc.gov.uk

M9. Integrating Affordable and Market Housing

The proper integration of different housing tenures within individual sites is an integral and indivisible aspect of good planning, and one means by which sustainable and successful development can be assured. The outcome should be the physical and social integration of affordable and market housing within any given site, so as to promote community cohesion, as required by Policy CS.18 (D).

To ensure that market and affordable homes are visually indistinguishable, the following considerations should be applied to both market and affordable homes:

- **Size and type of home** - e.g. a scheme for 4-bed detached market homes should not include 1-bed flatted affordable homes;
- **External materials** - both market and affordable homes should be built in the same general style and materials (including boundary and surface treatments);
- **External and garden spaces** - the same type of market and affordable homes should have the same amount of external space;

- **Access arrangements** - affordable homes should use the same access as market homes and should not, for example, be provided in a separate enclave;
- **Parking** - the same type of market and affordable homes should have the same level of car and cycle parking.

Find out more:

See [Part D: Design Principles](#) and [Part F: Parking and Travel](#) of this SPD for further guidance on good design:

Policy CS.18 (D) also requires affordable homes to be "*dispersed across the site in clusters appropriate to the size and scale of the development*". Generally speaking, the Council will expect to see small clusters of affordable homes dispersed throughout the site. The size of such clusters will depend on the overall size of the scheme but clusters of around 6 units work well and should rarely exceed 10. In the case of outline planning applications – where the detailed layout and appearance of a site will not necessarily be known – a masterplan (or equivalent) should indicate how the above considerations will be taken account of in the subsequent detailed design process. Planning obligations will contain a requirement that clusters of affordable homes shall comprise no more than 9 units, unless justified by reference to specific circumstances and with the agreement of the District Council.

For advice contact:

Stratford-on-Avon District Housing Policy and Development Team via email at:
housing.policy@stratford-dc.gov.uk

M10. Offsite Affordable Housing

Background

As part of its aim to deliver mixed and sustainable communities that cater for a range of accommodation needs, types and tenures, the Council seeks to provide affordable housing on-site alongside general market housing. This approach is endorsed in the NPPF. The requirement for on-site provision is also borne out of the obligation to meet affordable housing needs given the practical challenges and risks associated with delivering affordable homes via off-site contributions. These difficulties include:

- The need to find suitable land or property to purchase for delivery of alternative provision, including the risks, uncertainty and delay involved with sourcing sites or properties on the open market;

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- The need to prepare and submit schemes for approval within the budget provided by any such contribution, and to ensure that the value of contributions are not eroded by inflation;
- The limitations and risks associated with open-market purchases of existing dwellings;
- The time and resources required to design and secure the necessary planning permissions for new build housing schemes, and attendant risks.

Application of Policy CS.18

Core Strategy Policy CS.18 (A) sets out the Council's approach to delivering affordable housing i.e.

All new residential development that incorporates or comprises use as a dwelling house within Use Class C3 will be required to contribute to the provision of affordable housing in accordance with the following thresholds:

- In the parishes of Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne; development providing:
 - 11 or more dwellings; or
 - 6 or more dwellings with a combined floorspace of more than 1,000sqm.
- In all other parishes: development providing 6 or more dwellings.

Policy CS.18 (B) also permits in exceptional circumstances off-site provision of affordable housing on schemes proposing more than 10 homes.

The Council acknowledges that the application of the affordable housing requirement of 35%, may result in a fractional level of provision. Given the distributional strategy of this Plan and the preference for smaller sites, fractional provision assumes greater importance for reasons of equitability. In terms of the fractional requirements:

- On sites of fewer than 11 homes, the fractional requirement will be provided as an off-site contribution;
- For sites proposing between 11 and 20 homes the requirement for on-site provision will be rounded down to the nearest whole unit (unless the applicant proposes rounding up), with the balance to be provided as an off-site contribution;
- For sites proposing 21 homes or more, affordable housing will be provided on-site to the nearest whole unit.

It should be noted that financial contributions for affordable housing fall outside the scope of the Community Infrastructure Levy (CIL), and will therefore continue to need to be secured via S.106 Agreements.

Find out more:

See [Part J: Planning Obligations](#) of this SPD for further guidance on the Council's approach to S106 planning agreements

Calculating Off-site Contributions

Contributions for off-site affordable housing provision will be calculated on the principle of securing equivalence of provision at parity. This will:

- Ensure equitability and no inadvertent incentive to favour off-site provision; and
- Provide an additional safeguard against the erosion in value of any contribution.

Whilst the above principles are well-established, their practical and efficient application has historically been hampered by the lack of a published consistent detailed methodology for calculating contributions. To rectify this situation, in 2017 the Council commissioned independent expert consultants 'Three Dragons' to advise on an appropriate methodology for calculating off-site contributions. In making recommendations as to what an appropriate contribution would be, the consultants took full account of values, development costs and planning policy requirements.

Find out more:

View the technical evidence on Affordable Housing Financial Contributions at:

www.stratford.gov.uk/devreq-spd

The consultants' recommendations are considered to be sound. Therefore, the Council will seek the following financial contributions per dwelling in respect of the assessed proportion of affordable homes that would otherwise be provided on-site:

- Stratford-upon-Avon parish = **£103,000** per affordable home includes Alveston and Tiddington.
- Rest of District = **£78,500** per affordable home.

These figures assume that Community Infrastructure Levy (CIL) is chargeable, and will be subject to indexation (as further described below) from a base date of 1 April 2017 until the actual date of payment: this date reflects the data used to inform the consultants recommendations. Please note: these figures will be subject to change on an annual basis as they will be index-linked.

The Council acknowledges that the application of any policy threshold can lead to what is colloquially known as a "cliff edge" where a site immediately below the threshold has a 0% requirement whereas a site immediately above the threshold has a 100% requirement (in this case 5 and 6 units, respectively). Sometimes this can incentivise

developers to reduce the scale of development. To overcome this potential issue, the Council will moderate the level of commuted sum according to the scale of development, by applying a 15% reduction to schemes of between 6 and 10 units:

- 9 homes = 85% financial contribution (£87,550 SuA, £66,725 Rest of District)
- 8 homes = 70% financial contribution (£72,100 SuA, £54,950 Rest of District)
- 7 homes = 55% financial contribution (£56,650 SuA, £43,175 Rest of District)
- 6 homes = 40% financial contribution (£41,200 SuA, £31,400 Rest of District).

Find out more:

View the latest figures adjusted for indexation at:

www.stratford.gov.uk/devreq-spd

Implementation

As with other financial contributions, it is good practice for a S106 Agreement to include provision for repayment of affordable housing contributions not expended or committed beyond a certain time-limit. Given (a) the risks and uncertainties associated with accepting off-site financial contributions and (b) the importance in ensuring flexibility over decisions on deployment to ensure good value for money, these time-limits must be realistic. The following practice will therefore be applied.

- For schemes involving contributions for sites of 10 or fewer dwellings, contributions will be refundable only if not spent or contractually committed within a period of 7 years from the date of last receipt;
- For schemes involving contributions for sites of 11 or more dwellings (i.e. those to which the 'exceptional circumstances' principle applies) contributions will be refundable only if not spent or contractually committed within a period of 10 years from the date of last receipt.

The Council considers that published RICS BCIS (Royal Institute of Chartered Surveyors Building Cost Information Service index) data represents the best readily available proxy for property and land price inflation; it will therefore be used to calculate indexation. In the (unlikely) event that this data ceases to be published, or other circumstances indicate it is no longer suitable for this purpose, a default practice will be applied of adjusting payments by a flat rate increase of 5% per annum. For the avoidance of doubt, indexation payments will be over and above any interest chargeable due to late payment.

The financial contribution (which may be phased on large developments) will be payable on first occupation, sale or letting (whichever shall occur first) of any dwelling within the relevant development.

For schemes of between 6 and 10 dwellings, planning applications should be accompanied by confirmation of whether or not any *voluntary offer* of on-site provision is made or that an applicant is prepared to enter into a planning obligation to secure a financial contribution.

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For schemes comprising 11 or more dwellings, the applicant should confirm that full provision will be made on site. Alternatively, if 'exceptional circumstances' are considered to apply a detailed reasoned justification must be provided.

All financial contributions will be secured via a S.106 Agreement calculated and payable on the basis set out above. Contributions will be made available to support off-site provision anywhere within Stratford-on-Avon District.

Part N: Landscaping, Biodiversity and Green Infrastructure

Contents

N1	Introduction
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N3	Landscaping
N4	Sustainable Urban Drainage Systems (SUDS)
N5	Trees
N6	Existing Trees on Development Sites
N7	Street Trees
N8	Tree Species
N9	Biodiversity
N10	Ecological/Geological Assessment
N11	Biodiversity Offsetting
N12	Biodiversity Impact Assessment Calculator
N13	Green Infrastructure
N14	Types of Green Infrastructure
N15	Securing a Net Gain in Biodiversity

This part the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.2 Climate Change and Sustainable development
- CS.4 Water Environment and Flood Risk
- CS.5 Landscape
- CS.6 Natural Environment
- CS.7 Green Infrastructure
- CS.9 Design and Distinctiveness
- CS.25 Healthy Communities (open space)

N1. Introduction

The Development Requirements SPD provides detailed advice and guidance to applicants when submitting planning applications. It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. The SPD accompanies the Core Strategy which sets out the Council's planning policies. The guidance in this SPD is also consistent with national planning policies set out in the NPPF.

In line with the NPPF all developments in the District *'should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.'*

Development proposals should seek to protect existing ecological assets and create new habitats to encourage additional species within a network of green infrastructure.

The benefits of enhanced biodiversity and green (and blue) infrastructure are covered in Part C: Design Principles of this SPD.

N2. Definitions

Biodiversity describes the variety of life on earth, encompassing the whole of the natural world and all living things with which we share the planet.

Biodiversity Offsetting is a method of compensating for biodiversity loss either through on site mitigation or off-site measures.

Green Infrastructure is a network of multifunctional greenspace, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.¹

N3. Landscaping

The success of a Landscaping Scheme will depend on the way in which it integrates the development proposals with its wider surroundings and the quality of works and their maintenance. Schemes should therefore seek to incorporate as many existing site features as possible, both to retain a sense of continuity in the appearance of the site and to re-use any existing valuable resources. Existing features may include trees, hedgerows, boundary walls or fences, water features, paving or other details particular to the site.

Developments should seek to retain areas of existing trees and also establish areas of new planting e.g. structural planting around site boundaries with countryside or avenues of street trees along primary routes. Wherever possible new planting species should be of an indigenous type, although within the urban area ornamental plant species that are appropriate to the site and its function may also be considered. A substantial proportion of evergreen shrubs and/or those with attractive characteristics could be incorporated to give visual interest in the winter months. Larger schemes will be expected to incorporate

¹ Warwickshire, Coventry & Solihull Sub-Regional Green Infrastructure Study – WCC 2013

sufficient variety in indigenous plant species to provide interest throughout the year both in form and colour. The concept of 'edible planting' such as fruit trees, plants with berries and herb species is encouraged.

[Section N16](#) of this SPD recommends appropriate species for the various landscape character areas across the District. Consideration should be given to those species that are more resilient to the effects of climate change, including the increase in pests and diseases. As such a range of appropriate species will be encouraged.

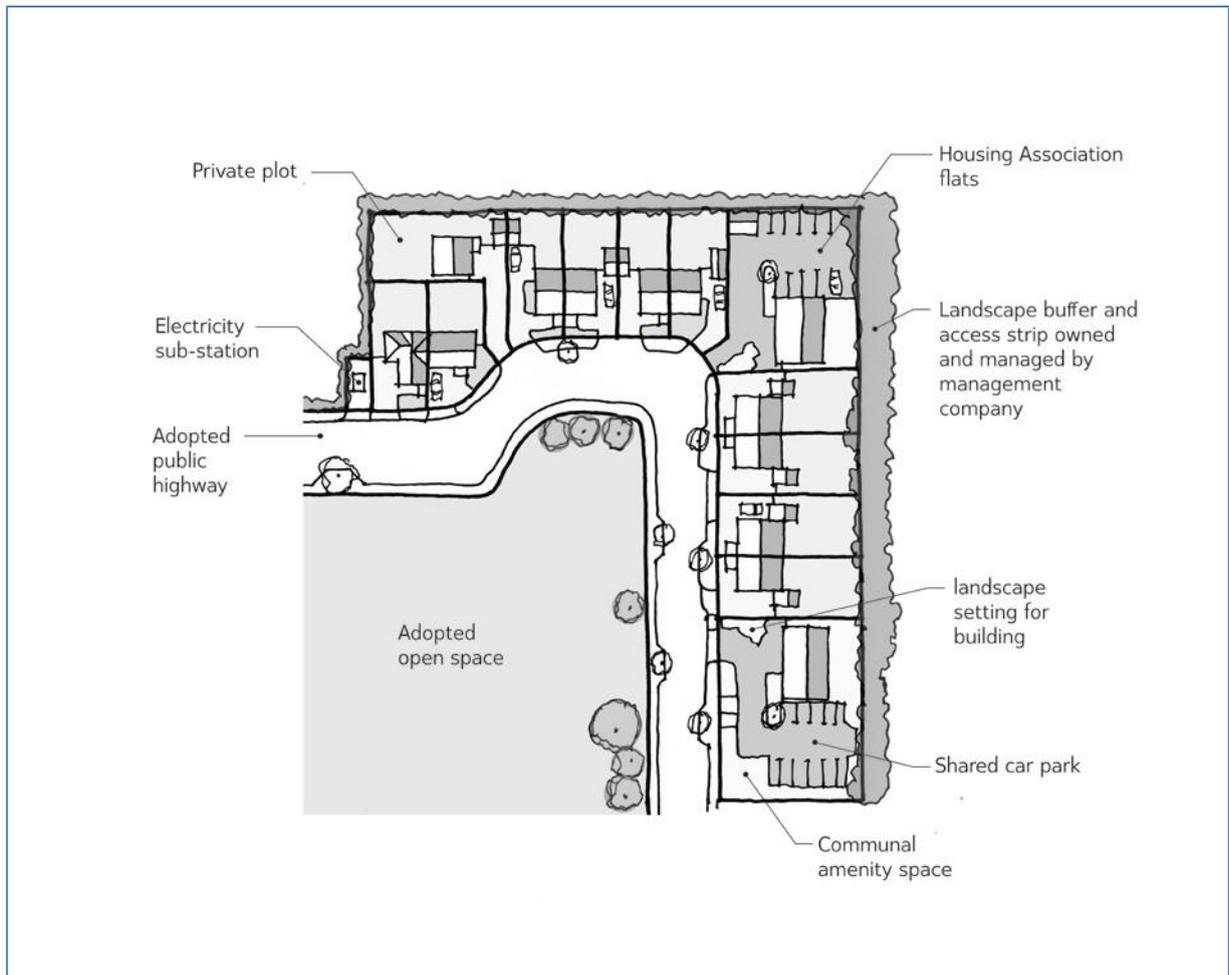


Fig. 1 - Landscape management plan.

Maintenance and Management Plans

Ongoing maintenance and management is essential to ensure the long term sustainability of any scheme. As part of the Landscape Scheme, information on maintenance during the development of the site and the future management arrangements of the site will need to be explained. It is essential to clearly delineate public and private areas and their corresponding management responsibilities. Planting and hedgerows that perform a screening or softening function around the edges of sites should be in the ownership of a single management body with access afforded to maintain this and not be split between individual plots.

N4. Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) mimic natural drainage processes to reduce the effect on quality and quantity of surface water runoff from developments and provide amenity and biodiversity benefits.

There are numerous types of sustainable drainage systems that can be used including:

- Soakaways – Infiltration of water into the ground (success rate depends on soil type);
- Filter Drains – Gravel filled trenches;
- Swales – Vegetated shallow channels;
- Infiltration Basins – Vegetated depressions to store rainwater, usually dry except during/after heavy rain;
- Detention Basins– Vegetated depressions storing rainwater, usually dry except during/after heavy rain;
- Ponds – Permanent pools of water;
- Tanks – Usually underground storage containers for rainwater;
- Permeable surfaces – Allows water to infiltrate rather than 'run-off';
- Green Roofs – Planted roofs.

Opportunities to integrate SuDS within the landscape design of a development should be taken and needs to be identified at the earliest opportunity. In particular, applicants should ensure that existing trees and hedges are taken into consideration when designing SUDs, so that it does not result in any conflict and that SuDS features have sufficient space around them, at least 3.5m width, to allow access for maintenance and for new planting of appropriate species. SuDS schemes should not simply be an engineering driven solution to drainage problems but should also be designed to provide attractive amenity areas which are beneficial to wildlife and appear as 'natural' as possible.

Consideration also needs to be given to safety and designs should minimise the risk of persons falling into a SuDS feature from any significant height. The edges of ponds should be designed with shallow margins and appropriate gradients to allow safe access. Where levels changes to a SuDS feature cannot be designed with gentle gradients fencing should be considered. For large scale SuDS ponds the provision of lifesaving equipment might be necessary.

Applicants should give early consideration to the multiple benefits and opportunities of SUDS to help to deliver cost effective SuDS scheme with the best results. CIRIA (Construction Industry Research and Information Association) provides a free tool and guidance Benefits of SuDS Tool (BeST) which makes assessing the benefits of SuDS easier, without the need for full scale economic inputs.

<http://www.susdrain.org/delivering-suds/using-suds/benefits-of-suds/SuDS-benefits.html>



Fig. 2 - An example of SuDS swale, providing multifunctional benefits for residents at Samantha Close, Welford-on-Avon.

Details of SuDS maintenance should be included in the management plan, specification and schedule of works, which is produced as part of the landscape maintenance strategy. This includes the long term-management, particularly important for medium and large scale housing developments.

Where the use of large scale SuDS features may be constrained because of the amount of land available, other SuDS techniques should be considered, which do not result in additional land take.

Typically these include the use of:

- Soakaways;
- filter drains;
- swales;
- underground tanks;
- green walls/roofs;
- permeable surfaces; and
- water butts.

Further advice and guidance on SuDS is available from Warwickshire County Council the Lead Local Flood Authority, who are responsible for approving SuDS schemes and have published a Surface Water Management Plan and associated documents. Further information on these documents is available, using the links in the Find out more section below.

Find out more

Strategic Flood Risk Assessment (2013)

<https://www.warwickshire.gov.uk/sfra>

SuDS Manual (C753) (CIRIA 2015)

http://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx

Warwickshire County Council's Local Flood Risk Strategy

<https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-45>

Warwickshire County Council's Surface Water Management Plan

<https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-45>

Living Roofs and Walls: Technical Report: Supporting London Plan Policy

<https://www.london.gov.uk/sites/default/files/living-roofs.pdf>

Independent resource on green roofs founded by Dusty Gedge

<http://livingroofs.org/>

N5. Trees

Trees can create a wide range of significant economic, social and environmental benefits to the local communities. Trees can bring a diverse and long lasting range of benefits to urban space, particularly if they are established trees with large canopies. The changing climate and need to adapt to a low carbon economy means that our neighbourhoods and towns need to adapt to expected conditions in the future. Ways to help achieve this through sustainable development are woven into the Council's Core Strategy policies.

The retention of existing trees and landscape on a development site and the provision of new, well designed landscape is an effective response.² In particular, tree canopy cover can contribute to urban cooling and should be an important part of the landscape or green infrastructure element of your development.

Development proposals should therefore contribute by making space for existing trees and vegetation and considering new tree planting and landscaping early in the design and layout of your site. By doing this you can design-out potential conflicts with the built form whilst designing in opportunities for long-term provision of these sustainable development essentials.

² National Planning Practice Guidance, (March 2015)



Fig.3 - An example of tree lined avenue.

Trees will bring the following benefits:

- Shade and shelter;
- Cooling;
- Flood reduction;
- Reduction of airborne pollution;
- Habitat linkages and refuges for animals and plants;
- Sound attenuation;
- Provide oxygen;
- Reduce windspeed;
- Provide seasonal interest; and
- Create a sense of place.

Well thought out tree cover and landscape design can also:

- Increase house and property values, typically between 5-18%;
- Lower air-conditioning costs and carbon emissions;
- Encourage walking and cycling;
- Improve physical and mental health;
- Increase consumer activity in retail areas and productivity and job satisfaction of employees in industrial areas; and
- Attract higher levels of inward investment for commercial and urban areas
Bring nature into the built environment and assist in education.

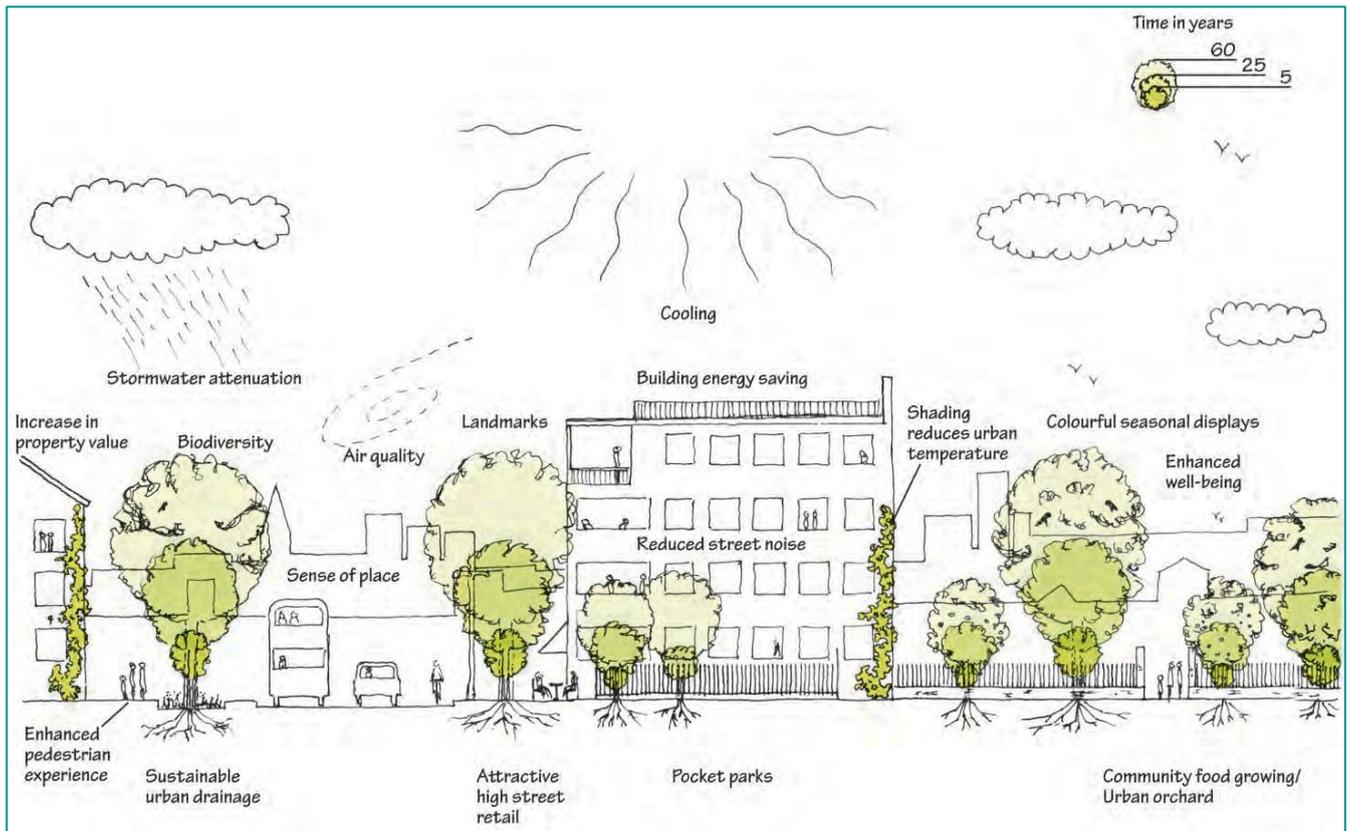


Fig.4 - The benefits of street trees.

Tree Protection

It is essential that new trees within a development are afforded long term protection to ensure their survival to maturity. In areas prone to damage from rabbits and other animals suitable guards should be provided and the trees given suitable support systems.

In locations where vehicles are likely to be close to street trees there will need to be suitable protection from vehicle damage, including tree guards.

It is normal that conditions of planning permissions require that all newly planted trees that die within 5 years of being planted are replaced with suitable planting. It is therefore cost efficient to ensure that the initial planting is provided with suitable protection as highlighted above.

N6. Existing Trees on Development Sites

It is essential that the design stage allows sufficient space for existing trees to mature and flourish and to implement protection measures during the construction stage. Sufficient space is also necessary for new tree planting to become established, in order for these trees to be able to contribute to an area in years to come. By giving careful consideration to both existing and proposed trees in terms of design and layout, this will ensure that trees are successfully integrated into a scheme.

The Council advocates the recommendations given in the British Standards 5827: 2012 'Trees in Relation to Design, Demolition and Construction' and subsequent updates of this Standard. This is a key document for trees and development. It provides

recommendations and guidance to achieve juxtaposition of structures with trees, hedges and shrubs. Advice is provided within the document, guiding applicants on the delivery of tree-related documents into the planning process.

N7. Street Trees

In line with the Council's Core Strategy Policies CS.2 and CS.5, the Council will expect all major development to include street trees along the primary routes. In terms of the design process, the District Council Design Guide recommends different hard and/or soft landscape treatments to delineate between primary and secondary routes within developments. This can be achieved by street tree planting and different boundary treatments to plots, particularly where housing is proposed.



Fig. 5 - An example of street trees in the urban environment.

The environmental conditions found in urban spaces can often be a barrier to the successful establishment of trees and shrubs and their long term survival. In order to provide urban trees with the best opportunity to thrive and survive to maturity, it is essential to consider the following at an early stage in the design process:

- the condition of the soil;
- the availability of future rootable soil;
- the choice of species for the location;
- the appropriateness of the surfacing around the tree;
- the availability of water the microclimate of the chosen planting position;
- the location of utilities etc.

Draft Development Requirements Supplementary Planning Document (SPD)

If the above factors are not given due consideration at the design stage, the harsh conditions, which new trees are subjected to, when they are planted in towns and cities, are more likely to lead to their failure and they will not provide the long-term benefits of trees with mature canopies.

Tree Pits

The correct design and installation of tree pits will mitigate the negative effects of the urban environment. The term 'tree pit' is a widely adopted to generally refer to the space created for accommodating trees in paved areas. However, there is a direct correlation between the provision of an adequate rooting environment for the tree and the achievement of canopy potential. Large canopy trees bring greater benefits and therefore, need to be designed into schemes.

Hard standing associated with street tree planting should incorporate root cell soil structure systems, which can allow for up to 30 cubic metres of rootable soil volume for 1 no. tree. These systems allow the hard standing to be constructed on top, whilst allowing sufficient rooting space beneath. Irrigation is incorporated in the design and these systems can also be designed to incorporate sustainable urban drainage systems. Trees slow water run-off and the systems are designed to temporarily hold the water within the tree pits.

The photo below clearly shows the significant difference to tree canopy growth that can be achieved by having larger areas for tree roots compared to small sized tree pits.



Fig. 6 - Courtesy of Jeremy Barrell of Barrell Tree Consultancy.

<http://www.greenblue.com/gb/resources/process-successful-tree-pit-design/>

Developers are advised to refer to further information on planting trees in hard landscapes 'Trees in Hard Landscapes: A Guide for Delivery' (September 2014).

http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf

Adoption of Highway Trees

Trees that lie within the public highway are normally the responsibility of Warwickshire County Council (WCC) as Highway Authority to manage and maintain. Any trees proposed within the public highway will therefore need to be adopted by WCC and a Commuted Sum secured for their future management and maintenance. The Commuted Sum is normally secured via a s106 Agreement linked to the planning permission. It is therefore essential to involve WCC in any discussions regarding the use of street trees to ensure that they are of an appropriate type and in an acceptable location (e.g. not impacting on forward visibility splays or affecting street lighting) for adoption.

Find out more

The following contacts at WCC may be of assistance:

Warwickshire County Council Forestry Section – 01926 736480 or email:

foresty@warwickshire.gov.uk

N8. Tree Species

Different trees are required for different locations and to achieve varying design goals, the following guidance and suggested species will assist in securing appropriate planting in various circumstances:

Primary Routes through developments/Wide streets

The main routes through development sites should be designed with tree planting on wide verges. The trees should be positioned to provide a continuous avenue either side of the carriageway. Careful consideration of the siting of each tree is needed so as to avoid access points to private drives and to not unduly interfere with highway visibility splays. Consideration should also be given to the position of lampposts and service runs to ensure rooting systems are not affected. The blocking of street light and road signs is also a consideration. The distance from tree canopies to the windows of properties also needs to provide sufficient space to allow natural light to rooms, as a general guide a minimum of 6m distance to a habitable room window is required for any tree expected to grow above 12m in height. Street trees are also likely to need protection from vehicle collision where parking bays and access points are nearby. Thought should also be given to avoiding certain trees that might drop fruit or sticky residue onto any cars parked under the canopy. Some examples of large stature trees that might be appropriate to plant along Primary Routes are Oak and Beech, although other species may be appropriate.

Secondary Routes through developments/Medium width streets

Secondary Routes might only require street trees in staggered formation or along one side of the road. The species should be smaller in size to fit into the less wide streets. The same considerations as for Primary Route street trees are also relevant. Some examples of trees that might be acceptable along a Secondary Route are Field maple, Hornbeam, White Poplar and Small Leaved Lime.

Narrow Streets

There may be limited scope to plant trees along narrow routes but spaces should be designed into the scheme to achieve this where possible. The planting of trees within private gardens along the route might be an appropriate way of achieving being able to view trees within such streets.

Other Areas

Larger stature trees can be provided in the areas of open space that serve developments. Trees may be used to either terminate or frame particular views. Trees and large shrubs might also offer a solution to soften the impact of parking courtyards and large areas of parking bays or to screen areas of infrastructure such as pumping station compounds.

Find out more

Natural England (2010) Nature Nearby: Accessible Natural Greenspace Guidance.
http://www.ukmaburbanforum.co.uk/documents/other/nature_nearby.pdf

Landscape Institute (2011) Local Green Infrastructure: Helping Communities make the most of their Landscape,
https://www.landscapeinstitute.org/PDF/Contribute/LocalGreenInfrastructurewebversion_002.pdf

Forestry Commission, The case for trees: in development and the urban environment (2010).
[https://www.forestry.gov.uk/pdf/eng-casefortrees.pdf/\\$FILE/eng-casefortrees.pdf](https://www.forestry.gov.uk/pdf/eng-casefortrees.pdf/$FILE/eng-casefortrees.pdf)

Trees and Design Action Group, Trees in hard landscapes – A Guide for Delivery. (2014).
<http://www.tdag.org.uk/trees-in-hard-landscapes.html>

Trees in the townscape – A guide for decision makers. (2012).
http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-the-townscape_november2012.pdf

London Tree Officer's Association, Surface Materials around trees in hard landscapes- (May 2017).
<https://www.ltoa.org.uk/surface-materials-around-trees-document>

'Trees in Hard Landscapes: A Guide for Delivery' (September 2014).
http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf

Biodiversity by Design Good practice for green infrastructure and biodiversity.
<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=34c44ebf-e1be-4147-be7d-89aaf174c3ea>

Warwickshire County Council Ecological Services.
<https://www.warwickshire.gov.uk/planningecolog>

N9. Biodiversity

Biodiversity includes populations of living organisms, different species and varied types of habitat. The design, layout and landscaping of new development offers enormous opportunities to conserve, protect, restore and enhance biodiversity.

Measures to encourage biodiversity can provide a wide range of benefits including:

- providing an attractive residential setting or work environment;
- improving climatic effects (such as providing shade and shelter);
- reducing the impacts of noise and air pollution;
- reducing flood risk;
- providing informal recreation with physical and mental health benefits;
- improving the prospects for flora and fauna; and
- opportunities for appreciating and learning from nature.

It is also important to build-in biodiversity within individual buildings and their immediate surroundings. Buildings and private space create the potential for creating a network of habitats. This can include the following measures which may be appropriate for different types and densities of development:

- Provision of private and communal gardens (as appropriate) with the potential to develop wildlife areas;
- The inclusion of composting areas/facilities;
- The use of green walls (walls which are free-standing or part of a building partially or completely covered with vegetation or soil) within developments;
- The use of green roofs;
- The integration of bird and bat nesting sites within the design of buildings; and
- Retaining existing trees and hedges into developments and planting new areas.

Key considerations include:

- All applicants from Householder to Major developments are advised to consult with Warwickshire County Council Ecology Services - planningecology@warwickshire.gov.uk before submitting an application. They provide a detailed record and analysis of the biodiversity dimension of the landscape and its ecological patterns and habitat distributions. For Major developments it is also advisable to consult with Natural England. The early identification and understanding of this information may assist the passage of your application, for example by identifying locations where protected species may be present. Some charges apply for this service;
- Avoid damage or destruction to sensitive sites as well as protected species and exploit opportunities to adapt derelict or underused areas for nature conservation;
- Retain landscape features and provide appropriate buffers to link habitats and contribute to networks of green infrastructure;
- Timing of works to avoid disturbing or damaging the habitats of nesting birds;
- Consider the potential effect of lighting on foraging and commuting bats and other nocturnal wildlife;
- Educational opportunities provided by wildlife areas, both formally and informally;
- Potential to implement to new management regimes or habitat creation projects with consideration for the Warwickshire, Coventry and Solihull [Biodiversity Action Plan priority habitats](#).

N10. Ecological/Geological Assessments

The SDC Planning Application [Local List](#) has details of local requirements for planning applications including the circumstances where Ecological or Geological Assessment might be needed. An Ecological or Geological Assessment is required:

Where there is a potential impact on protected areas, habitat, geology, or protected species (for example, to demonstrate the presence or absence of protected species such as bats, badgers, great crested newts etc).

The presence of legally protected species can have a significant impact on your proposals. You are recommended to contact Warwickshire County Council Ecology Services before submitting an application to establish the extent and nature of any survey work. Charges may apply.

N11. Biodiversity Offsetting

Stratford-on-Avon District has some great wildlife areas, but these are often quite fragmented. Biodiversity offsetting provides a great opportunity to explore opportunities for joining up these areas and enhancing the overall biodiversity of the natural environment.

The Mitigation Hierarchy

The NPPF clearly states that: *'If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'* Through the NPPF the Government is committed *'to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'*

The Council's Core Strategy, Policy CS.6 Natural Environment, adds: *'Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy.'* Developers required to provide compensation for biodiversity loss under Policy CS.6 can choose to do so through biodiversity offsetting, once the mitigation hierarchy has been applied and compensation is seen as the only option available:

The **mitigation hierarchy** can be summarised as follows:

- A. Impacts are avoided;
- B. If impacts are unavoidable, impacts are mitigated against; and
- C. If mitigation is not possible, impacts are compensated for as a last resort (e.g. through biodiversity offsetting).

The components of ecological networks

The diagram shows that natural areas can be:

- increased by habitat creation (**more**);
- extended through adding protected buffer zones to existing natural areas (**bigger**);
- enhanced through habitat restoration (**better**) and connected by stepping stone corridors, landscape corridors and linear corridors such as road verges and railway embankments (**joined**).

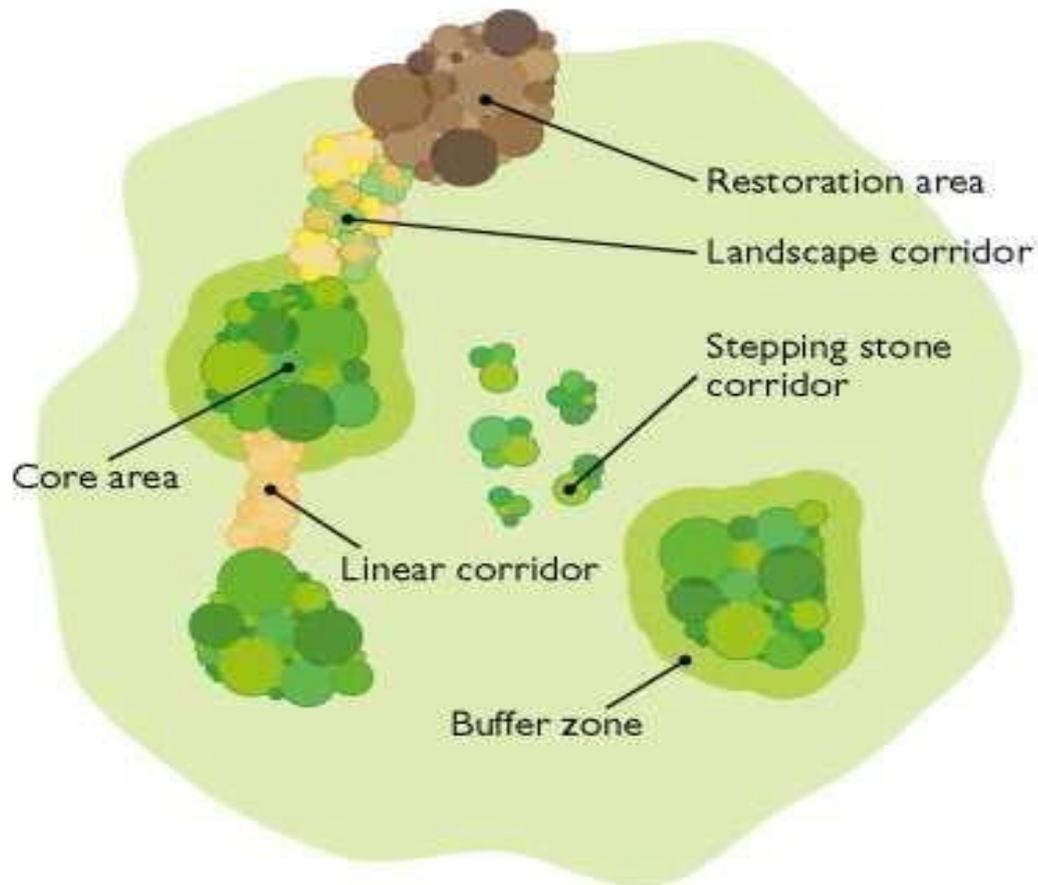


Fig.7 - The components of ecological networks (from Making Space for Nature, DEFRA).

N12. Biodiversity Impact Assessment Calculator

Warwickshire, Coventry and Solihull were part of a [DEFRA national pilot of Biodiversity Offsetting](#) and its implementation has continued across the sub-region.

Warwickshire County Council Ecological Services recommend a Biodiversity Impact Assessment (BIA) calculation is completed to accompany every planning application for Major and Minor scale of development which involves land take likely to affect biodiversity. It will enable developers to assess their biodiversity impacts and those who are required to provide compensation for biodiversity loss under planning policy can choose to do so through biodiversity offsetting. The Biodiversity Impact Assessment metric is used to calculate the biodiversity of a site before and after development; this then calculates if the development is likely to cause a loss or gain to biodiversity.

Should the Biodiversity Impact Assessment calculate a residual loss to biodiversity, as in most cases, once the mitigation hierarchy has been followed and the development is in accordance with all other local and national planning policy and law, it may be suitable to apply principals of biodiversity offsetting. A Biodiversity Offsetting Scheme will compensate for biodiversity loss from development by habitat creation/restoration projects in strategic areas to be managed in the long term; gain is measured using the same metric ensuring there is no net loss to biodiversity so that the development can proceed more sustainably.

A [Biodiversity Impact Assessment Calculator](#) in excel format has been designed to help measure the habitat value gain or loss of a development, together with a Guidance document on how to complete it. Advice is also available from WCC Ecological Services.

Find out more

Natural England: Designated Sites

[Sites of Special Scientific Interest](#) (SSSI) Designated sites system – search by site (if known) or County and view details and map. Stratford-on-Avon District has 37 designated SSSIs. [Magic map](#) which shows designations, habitats and species, landscape/geology etc. The planning system deals only with material considerations on planning matters. In wildlife terms this means: Statutory or non-statutory wildlife sites; Species protected by law; and Priority (rare or declining) species and habitats listed in national or local biodiversity plans.

Warwickshire County Council – Planning and Ecology

Ecological Services maintain the Warwickshire Biological Records Centre (WBRC) and provide [ecological advice relating to the planning process](#). They provide specific advice on bats and bat survey requirements, protected species in Warwickshire and relevant wildlife legislation.

Warwickshire Wildlife Trust

[Warwickshire Wildlife Trust](#) is a local conservation charity which aims to protect and enhance wildlife, natural habitats and geology throughout Warwickshire, Coventry and Solihull, and to encourage a greater awareness, appreciation and participation in all aspects of nature conservation and the environment.

Habitat Biodiversity Audit (HBA) Partnership

[The HBA](#), established in 1996, covers the Warwickshire authorities and Solihull and Coventry unitary authorities. It is managed by Warwickshire Wildlife Trust and based at Warwickshire County Council's Ecological Services. The HBA's remit was to survey every field and boundary in the sub-region to provide up-to-date biodiversity data. The data is held on a [Geographical Information System](#) (GIS), which provides high quality coded maps and linked site notes with a powerful tool for interpretation and statistical analysis.

Local Wildlife Sites (LWS)

Stratford-on-Avon District currently has 111 designated LWS which is 25.8% of all LWS in the Warwickshire, Coventry and Solihull sub-region. See the HBA web-links above for information on LWS designation.

Warwickshire Biological Records Centre

The centre maintains information on [species distribution and ecological sites](#) in Warwickshire, Coventry and Solihull – for which it is the most comprehensive data bank of species and habitat records in the County. They are organised into two inter-related databases: Records for sites (habitats) and records for species (flora and fauna).

Local Biodiversity Action Partnership (LBAP)

See [Warwickshire Wildlife Trust website](#) for information about the partnership and links to the Species and Habitat Action Plans.

N13. Green Infrastructure

Green Infrastructure (GI) is the network of green and water spaces (sometimes referred to as 'Blue Infrastructure') that are found within and between our towns and villages. Green infrastructure assets include waterways, gardens, allotments, street trees, sustainable urban drainage systems, green walls and roofs, parks and natural areas amongst others.

This section of the SPD provides further guidance on the interpretation of part of Core Strategy Policy CS.25 (B) relating to Open Space in the form of Green Infrastructure. Specific advice regarding Outdoor Sport and Play Facilities can be found in the Healthy Communities section of the Developer Requirements SPD.

Role and Function of Green Infrastructure

Green infrastructure (GI) is a cornerstone of spatial planning that is essential to provide wide ranging benefits to various sectors through the use of 'green' and semi-natural features.³

Careful planning of GI delivers social, economic and environmental benefits that can be derived in a cost-effective and sustainable manner.

It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities, including:

- Providing opportunities for recreation and sports, improving mental and physical health for all ages and users;
- Providing tranquil spaces which contribute towards psychological and social well-being of communities;
- Enhancing visual amenity value– green infrastructure helps to soften the urban form;
- Reinforcing the sense of place and local distinctiveness;
- Providing a network of links for safe walking and cycling;
- Improving and enhancing habitats and biodiversity;
- Cooling the urban environment through the provision of trees and vegetation and/or water bodies;
- Reducing flooding - increased green coverage and sustainable urban drainage increases water storage capacity and reduces flood risk;
- Reducing air pollution and improving local air quality; and
- Protecting and supporting historic and archaeological settings.

Core Strategy Area Strategies

Seven key functions of GI are relevant and applicable to Stratford-on-Avon District:

1. Conservation and enhancement of biodiversity, including the mitigation of the potential impacts of new development;
2. Creating a sense of place and opportunities for greater appreciation of valuable landscapes and cultural heritage;
3. Increasing recreational opportunities, including access to and enjoyment of the countryside and supporting healthy living;
4. Improved water resource and flood management and sustainable design;

³ Stratford-on-Avon Green Infrastructure Study, UE Associates, August 2011

5. Making a positive contribution to combating climate change through adaptation and mitigation of impacts;
6. Sustainable transport, education and crime reduction; and
7. Production of food, fibre and fuel.

The Council has set out Green Infrastructure principles to apply in considering development proposals and other initiatives relating to the Area Strategies set out in Section 6 of the Core Strategy. They are found in Policies AS.1 to AS.9 for Stratford-upon-Avon and the Main Rural Centres (MRCs). The Council will assess the extent to which each of these principles is applicable to an individual development proposal. Developers will be expected to contribute to the achievement of these principles where it is appropriate and reasonable for them to do so, taking into account the provisions of the Infrastructure Delivery Plan.

The [District Green Infrastructure Study](#), 2011 makes recommendations both District wide and applicable to Stratford-upon-Avon and the Main Rural Centres. The recommendations enable development proposals to incorporate GI and enhance the local GI network such that environmental resources are protected and their potential to deliver multiple benefits is maximised.

Green Infrastructure Key Considerations

- New development should minimise impacts on ecological networks and seek to provide a positive contribution to green infrastructure to influence how settlements are shaped. Working with the natural assets will contribute to a more sustainable development in the long-term and enhance the distinctive local character;
- Applicants should show that open space provision has been considered from the beginning of the design process in order to benefit green infrastructure. Development proposals should seek to link existing and proposed open spaces and landscape structure to form connected open space networks;
- Development proposals should demonstrate how proposed open spaces contribute and respond to the hierarchy of existing landscape and open space networks as part of the wider network of green infrastructure;
- The layout and design of new developments should embrace distinctive features that will give the site and its setting a sense of identity, and link areas together. Local characteristics such as topography, landform, geology, drainage and field patterns should be taken into account. Boundaries and vegetation cover should influence the design;
- The Council will resist badly designed development that would harm the appearance and character of the existing built environment. A net gain in biodiversity should be sought.

N14. Types of Green Infrastructure

Parks & Gardens and Amenity Greenspace

- Country Parks
- Registered parks and gardens
- Formal parks and gardens
- Informal recreation spaces
- Village greens
- Pocket parks.

Most often found in or near housing areas. Provides informal community space and outdoor informal play facilities.

Unrestricted Natural Accessible Greenspace

- Woodland and scrub
- Grasslands, downlands, commons and meadows
- Heathland
- Wetlands, open and running water
- Wastelands and derelict land
- Countryside in urban fringe areas
- Cliffs, quarries and pits.

Accessible natural greenspace is a valuable multifunctional asset that adds to the diversity of a GI network. It is important that habitats are interconnected and maintained at a high and stable quality. GI can help protect, enhance, restore and create habitats which, in turn, can provide benefits for people, business and nature. Land use designations in Stratford District relating to biodiversity include non-statutory and statutory sites such as Sites of Importance for Nature Conservation, Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites.

Allotments and Community Gardens

- Allotments
- Community gardens
- Community Orchards.

Community assets include those types of GI that have strong social and cultural significance. They all involve service provision to local communities and provide outdoor meeting places. Historic and cultural aspects of a place often provide the spatial context for several GI community assets.

Other Green Infrastructure Assets

Outdoor sports facilities and **Children and Young People's Equipped Play facilities** are covered in the Healthy Communities section of the Developer Requirements SPD. Green infrastructure design features such as green roofs and walls, street trees and sustainable urban drainage schemes (SUDS) are included in the Design section.

Green and blue corridors

- River and canal banks, towpaths
- Rivers and canals
- Cycleways and greenways
- Footpaths and bridleways
- White roads and byways open to all traffic
- Hedgerows and ditches
- Motorway and road verges
- Railway embankments and cuttings.

Like most GI features, green corridors can be found at a range of scales and sizes. This affects the extent to which they deliver a variety of functions. They link the network and enable transfer of people and nature across and throughout settlements. Increased levels of isolation cause genetic limitations, and the ability for biodiversity to disperse and colonise can be limited by isolation. Well-connected access routes will encourage

people to use active travel options. Blue corridors include rivers, streams, overland flow paths, surface water ponding areas, watercourse buffer areas and multi-use flood storage areas.

N15. Securing a Net Gain in Biodiversity

The NPPF encourages proposals to incorporate biodiversity in and around developments. This expectation is set out in Core Strategy Policy CS.6 Natural Environment which states that:

Proposals will be expected to minimise impacts on biodiversity and, where possible, secure a net gain in biodiversity by:

Making provision, where appropriate, for measures that will secure the creation and management of additional habitats, to strengthen networks of habitats, to foster landscape scale conservation in line with identified opportunities and priorities, to address the priorities of the Local Biodiversity Action Plan and to support an increase in the local populations of species of principal importance.

To assist with this requirement, the following table sets out examples of opportunities for including biodiversity in and around development.

WHAT:	WHERE:	HOW:
<p>Swifts Boxes/Bricks/Nesting Provision</p> <p>http://www.swift-conservation.org/OurLeaflets.htm</p> <ul style="list-style-type: none"> • Swift Nest Bricks - Installation & Suppliers. 	<p>Settlements where swifts are known to nest and where nesting provision could be targeted in new housing:</p> <ul style="list-style-type: none"> • Bidford-on-Avon • Binton • Burmington • Butlers Marston • Cherington • Combrook • Farnborough • Fenny Compton • Gaydon • Halford • Harbury • Henley-in-Arden • Ilmington • Lighthorne • Little Compton • Long Compton • Middle/Upper Tysoe • Napton-on-the-Hill • Newbold-on-Stour • Northend • Oxhill • Pillerton Hersey • Preston-on-Stour • Priors Marston • Radway • Ratley • Shotteswell • Stretton on Fosse 	<p>Installation location (integral provision of swift bricks preferred over externally mounted boxes):</p> <ul style="list-style-type: none"> • Under the roof/eaves in the top course of blockwork in shaded areas out of direct sunlight and away from windows. • Minimum 5m off the ground. • Entrances to nesting provision should not be obstructed by trees, ladders or aerials. <p>North facing - OK South facing - No East facing - only if well shaded West facing - only if well shaded</p>

WHAT:	WHERE:	HOW:
	<ul style="list-style-type: none"> • Tiddington • Tredington • Upper Brailes • Warmington • Whichford • Winderton 	
<p>Swallow Nesting Provision</p> 	<p>Swallows prefer outbuildings which provide dark ledges and nooks and crannies for nesting.</p> <p>Swallows can enter a building through a very small hole and need very little light.</p>	<ul style="list-style-type: none"> • Make a small opening, minimum 50 mm high and 200 mm wide, under the garage or barn eaves or leave a window or door open. • Fix a nest platform where you would like them to nest, high in the building, out of the reach of cats. • Use a pre-formed swallow nest cup
<p>House Sparrow Terrace Nesting Provision</p>	<p>House Sparrows prefer to nest in groups or colonies</p> 	<ul style="list-style-type: none"> • Ideally place the terrace (integral provision preferred over externally mounted boxes) two metres or more above the ground. • Install on the surface of the wall using the plugs and screws provided, or install directly into the wall. <p>North facing - OK South facing - No East facing - only if well shaded West facing - only if well shaded</p>
<p>Barn Owl Loft</p> <p>http://www.barnowltrust.org.uk/barn-owl-nestbox/barn-owl-nestboxes-building-projects/</p>	<p>A tall building in which a small hole can be made at least 3 metres above ground overlooking open ground (not screened by trees or</p>	<ul style="list-style-type: none"> • Owl hole minimum size: 100mm wide x 200mm high, optimum size 130mm x 250mm, maximum size 200mm x 300mm. • Floor area of nest chamber: absolute minimum 0.4m² (e.g. 500mm x 800mm or 400mm x 1m), ideal size is 1m².

WHAT:	WHERE:	HOW:
	<p>other buildings). The ideal building will be at least 4 metres tall within which a small owl hole and nest space can be created close to the top.</p> <p>Where there is no residual loft space the owls' nest space can often be incorporated within the fabric of the roof or upper-wall.</p> <p>Barn Owls can become tolerant of regular noise and activity around their nest or roost provided they have somewhere to hide.</p>	<ul style="list-style-type: none"> • Owl spaces should be constructed inside the building but outside of the 'U-value envelope'. Thus, the envelope/membrane may have to be slightly diverted. • Human access is essential as the nest space will need to be cleared out very occasionally. • A generous removable inspection hatch or door in the back of the owl space (accessible from the building interior) is usually the preferred option but in some cases an external arrangement may be a practical option. • In the case of a loft partition, create an integral crawl-through doorway. • The access should permit all or most of the nest space floor to be reached by hand.
<p>Hedgehogs</p> <p>http://www.britishhedgehogs.org.uk/leaflets/A-guide-to-helping-hedgehogs.pdf</p>		<ul style="list-style-type: none"> • Make sure hedgehogs have easy access to gardens. Ensure boundary fences or walls have a 13cm x 13cm gap in the bottom to allow hedgehogs to pass through. • Use of pre-formed gravel board • 1 space every 8m
<p>Newts/Great Crested Newts (GCN)/Amphibians</p> <p>http://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook_compressed.pdf</p>	<p>Ponds/Sustainable Urban Drainage systems /Attenuation Ponds</p>	<p>Creation of new</p> <p>Surface area between 100 and 300m²</p> <ul style="list-style-type: none"> • Depth may vary; both deep (up to around 4m) and shallow ponds may be used • ponds should retain water for 12 months • Substantial cover of submerged and marginal vegetation • Open areas to facilitate courtship behaviour • Good populations of invertebrates and other amphibians, for prey

WHAT:	WHERE:	HOW:
		<ul style="list-style-type: none"> • Ponds in clusters, rather than in isolation within 250m of each other • Absence of shading on the south side • Absence of fish • Absence or low density of waterfowl • Minimal disturbance from children
<p>Newts/Great Crested Newts (GCN)/Amphibians</p>	<p>Creation of Refugia</p>	<p>Great crested newts are known to spend a considerable proportion of their terrestrial phase either underground or just above ground under refuge sites.</p> <p>Piles of rubble, rock, log piles and earth banks (with plenty of mammal burrows and ground fissures present) in moist, shaded places or under dense ground cover, rough grassland and scrub make good hibernation and refuge sites. These features may be located in sheltered areas which are neither too dry nor prone to winter flooding or freezing.</p>
<p>Newts/Great Crested Newts (GCN)/Amphibians</p>	<p>Amphibian Kerbs</p> 	<p>Lots of small animals die by falling into open drains or manholes. Amphibians naturally proceed along any vertical barrier they meet. In a road situation, this is a kerb line where it meets the road surface. When they encounter a gully pot where there is no gap between it and the vertical kerb face, they often fall in. The Wildlife Kerb provides safe route around road gullies for amphibians on the move. They should be used in particular where gullies are proposed within the proximity of existing or proposed ponds. Dropped kerbs should be also positioned near to gullies in particular where ponds are present. Alternatively, drains could be positioned at least 10cm away from the kerb to provide a corridor for amphibians to travel and reduce risk of falling into the drain.</p>

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WHAT:	WHERE:	HOW:
<p>Bat Roosts</p>	<p>Bats use different roosts throughout the year depending on their seasonal needs. Warm roosts in the summer and cool hibernation roosts in the winter.</p> <p>In the summer females gather in maternity roosts and males congregate elsewhere. It is always best to provide a number of different options for bats, so that they can choose the right roost with a temperature based on their needs.</p> <p>Find more information at: http://www.bats.org.uk/pages/accommodating_bats_in_buildings.html</p>	<p>Integral boxes (integral provision in buildings preferred over externally mounted boxes)</p> <p>Bat boxes on trees.</p> <p>Bat roosts in buildings</p> <p>Crevice-dwelling and roof-void dwelling bats needing an internal flying area.</p> <p>Larger access for bats that fly rather than crawl into their roost.</p> <p>Siting:</p> <ul style="list-style-type: none"> • Summer maternity roosts have a southerly or westerly aspect for maximum solar heating. • Male roosts and hibernation sites typically have a northerly aspect.
<p>Bat Lighting</p>	<p>Where development may impact upon bat roosting and bat foraging/commuting, the impact will be considered as part of the development. This may require modifications to the layout of the site, or securing further details of external lighting via planning conditions.</p>	<p>Most bat species find artificial lighting to be very disturbing, so it is important to ensure that artificial light sources are not directed onto roosts, access points or flight paths or foraging areas.</p> <p>Consider no light or variable lighting regimes.</p> <p>Try to use lights that are low UV and thus less likely to attract insects.</p> <p>Avoid blue-white short wavelength lights:</p>

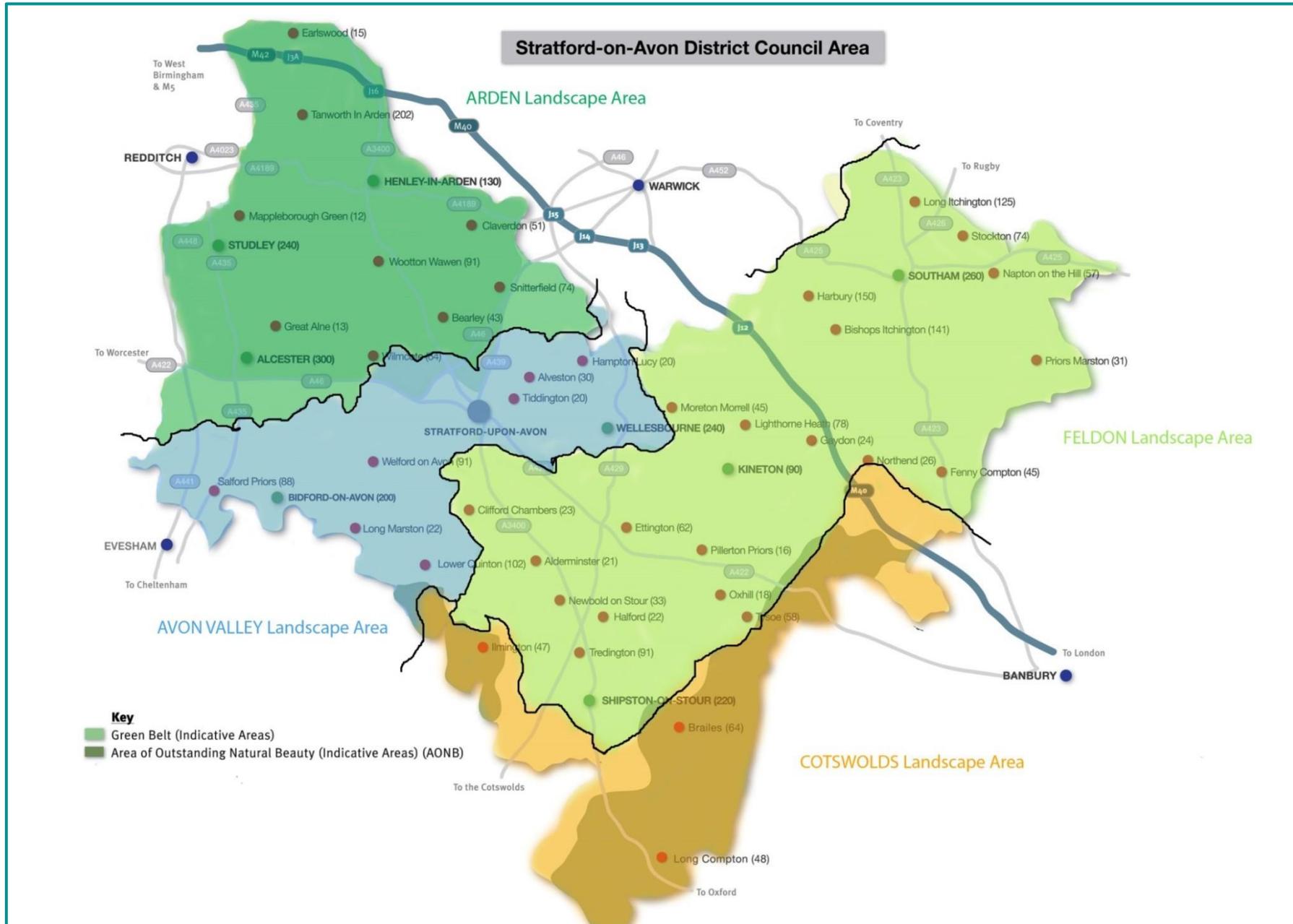
Draft Development Requirements Supplementary Planning Document (SPD)

WHAT:	WHERE:	HOW:
		<p>Ensure that external lighting is pointed downwards to avoid up-spill into the environment.</p> <p>Reduce height of lights to minimise spill and reduce overall illumination.</p> <p>Reducing light intensity to >3 lux.</p> <p>Habitat creation to provide light barriers which restricts the amount of light reaching the sensitive area. Barriers can be in the form of newly planted vegetation, walls, fences or buildings.</p>
<p>Bat Habitat Creation</p>	<p>The activity of flying between the roost and foraging area is known as commuting. Bats use set routes for commuting which are known as commuting corridors, flight paths or fly-ways.</p> <p>These routes tend to make use of linear features such as avenues of street trees, tree-lines along waterways, hedgerows, vegetated railway corridors, gardens and woodland edges as linkages in the landscape.</p> <p>Retaining dark corridors that link roosts or foraging areas planted with mature native vegetation to encourage insects and provide cover.</p>	<p>Maintaining or creating good foraging areas for bats means establishing areas that attract insects, especially nocturnal insects. These habitat features include rivers, ponds, unimproved grassland, ancient semi-natural woodland and hedgerows planted with native vegetation.</p> <p>See Appendix for plants suitable for bats.</p>

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WHAT:	WHERE:	HOW:
Otters/Water Voles		Providing 30m buffers on rivers and streams known to be used by these species. Appropriate native planting along the banksides.
Landscaping Schemes	Rural Locations:	Warwickshire Landscape Guidelines. See Lists and Plan in Appendix for Arden, Avon Valley Feldon and Cotswolds Landscape Area.
	<p>Urban Locations/Gardens Where Warwickshire Landscape Guidelines are less relevant:</p> <hr/> <p>https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/perfect-for-pollinators</p>	<p>See Appendix for suggested species.</p> <ul style="list-style-type: none"> • Aim to have plants that are attractive to pollinating insects in flower from early spring to late autumn. Winter flowering plants can also be of benefit. • Grow garden plants with flowers that attract pollinating insects. <i>Blue flowers/shape of flowers/fragrant at night.</i> • Avoid plants with double or multi-petalled flowers. Such flowers may lack nectar and pollen, or insects may have difficulty in gaining access. Single flowers are best.

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Species lists – Arden

The following is a list of those tree and shrub species which are common and characteristic to the Arden, and which contribute to its regional identity. Other native tree species may also be appropriate to individual sites – professional advice is recommended and is available from the sources listed at the back of this report.

Main soil types – clay loams and sandy soils

- Dominant species
- Other appropriate species

		WOODLANDS		HEDGES AND HEDGEROW TREES	WET AREAS AND RIVERSIDES
		Clay Loams	Sandy Soils		
Trees					
Field maple	<i>Acer campestre</i>	○			
Common alder	<i>Alnus glutinosa</i>	○			●
Silver birch	<i>Betula pendula</i>	○	●		
Downy birch	<i>Betula pubescens</i>	○			
Ash	<i>Fraxinus excelsior</i>	●			○
Holly	<i>Ilex aquifolium</i>	○	○		
Crab apple	<i>Malus sylvestris</i>	○	○		
Aspen	<i>Populus tremula</i>	○	○		○
Wild cherry	<i>Prunus avium</i>	○			
Sessile oak	<i>Quercus petraea</i>		●	●	
Pedunculate oak	<i>Quercus robur</i>	●	●	●	
White willow	<i>Salix alba</i>				●
Crack willow	<i>Salix fragilis</i>				●
Rowan	<i>Sorbus aucuparia</i>		○		
Small leaved lime	<i>Tilia cordata</i>	○			
Shrubs					
Field maple	<i>Acer campestre</i>			○	
Dogwood	<i>Cornus sanguinea</i>	○		○	
Hazel	<i>Corylus avellana</i>	●		●	
Midland hawthorn	<i>Crataegus laevigata</i>	○	○	○	
Hawthorn	<i>Crataegus monogyna</i>	○	○	●	
Holly	<i>Ilex aquifolium</i>			○	
Wild privet	<i>Ligustrum vulgare</i>	○		○	
Blackthorn	<i>Prunus spinosa</i>	○		○	
Goat willow	<i>Salix caprea</i>	○	○		○
Guelder rose	<i>Viburnum opulus</i>	○		○	○

Planting should contain at least 80% of dominant species

Species lists – Avon Valley

The following is a list of those tree and shrub species which are common and characteristic to the Avon Valley, and which contribute to its regional identity. Other native tree species may also be appropriate to individual sites – professional advice is recommended and is available from the sources listed at the back of this report.

Main soil types – poorly drained clays and sandy soils

- Dominant species
- Other appropriate species

		WOODLANDS		HEDGES AND HEDGEROW TREES	WET AREAS AND STREAMSIDES
		Clay Soils	Sandy Soils		
Trees					
Field maple	<i>Acer campestre</i>	○		○	
Common alder	<i>Alnus glutinosa</i>	○			●
Silver birch	<i>Betula pendula</i>		●		
Ash	<i>Fraxinus excelsior</i>	●		●	○
Crab apple	<i>Malus sylvestris</i>	○	○		
Aspen	<i>Populus tremula</i>	○	○		○
Wild cherry	<i>Prunus avium</i>	○			
Pedunculate oak	<i>Quercus robur</i>	●	●	●	
White willow	<i>Salix alba</i>				●
Crack willow	<i>Salix fragilis</i>				●
Shrubs					
Field maple	<i>Acer campestre</i>			○	
Dogwood	<i>Cornus sanguinea</i>	○		○	
Hazel	<i>Corylus avellana</i>	○		○	
Midland hawthorn	<i>Crataegus laevigata</i>	○	○	○	
Hawthorn	<i>Crataegus monogyna</i>	○	○	●	
Spindle	<i>Euonymus europaeus</i>	○		○	
Alder buckthorn	<i>Frangula alnus</i>	○		○	○
Wild privet	<i>Ligustrum vulgare</i>	○		○	
Blackthorn	<i>Prunus spinosa</i>	○		○	
Purging buckthorn	<i>Rhamnus catharticus</i>	○		○	
Goat willow	<i>Salix caprea</i>	○	○		○
Osier	<i>Salix viminalis</i>				○
Elder	<i>Sambucus nigra</i>	○			
Wayfaring tree	<i>Viburnum lantana</i>	○		○	

Planting should contain at least 80% of dominant species

Species lists – Cotswold

The following is a list of those tree and shrub species which are common and characteristic to the Cotswolds, and which contribute to its regional identity. Other native tree species may also be appropriate to individual sites – professional advice is recommended and is available from the sources listed at the back of this report.

Main soil types - clay soils and free draining loams

- Dominant species
- Other appropriate species

		WOODLANDS		HEDGES AND HEDGEROW TREES	WET AREAS AND STREAMSIDES
		Clay Soils	Sandy Soils		
Trees					
Field maple	<i>Acer campestre</i>	○	○	○	
Common alder	<i>Alnus glutinosa</i>	○	○		●
Beech *	<i>Fagus sylvatica</i>		●		
Ash	<i>Fraxinus excelsior</i>	●	●	●	○
Crab apple	<i>Malus sylvestris</i>	○	○		
Pedunculate oak	<i>Quercus robur</i>	●	●	●	
White willow	<i>Salix alba</i>				●
Crack willow	<i>Salix fragilis</i>				●
Shrubs					
Field maple	<i>Acer campestre</i>			○	
Dogwood	<i>Cornus sanguinea</i>	○	○	○	
Hazel	<i>Corylus avellana</i>	○	○	○	
Midland hawthorn	<i>Crataegus laevigata</i>	○	○	○	
Hawthorn	<i>Crataegus monogyna</i>	○	○	●	
Spindle	<i>Euonymus europaeus</i>	○	○	○	
Wild privet	<i>Ligustrum vulgare</i>	○	○	○	
Blackthorn	<i>Prunus spinosa</i>	○	○	○	
Purging buckthorn	<i>Rhamnus catharticus</i>	○	○	○	
Goat willow	<i>Salix caprea</i>				○
Elder	<i>Sambucus nigra</i>	○			
Wayfaring tree	<i>Viburnum lantana</i>	○		○	

Planting should contain at least 80% of dominant species

* Beech is not native to Warwickshire, but is associated with the thin soils in the Cotswolds.

Species lists – Feldon

The following is a list of those tree and shrub species which are common and characteristic to the Feldon, and which contribute to its regional identity. Other native tree species may also be appropriate to individual sites - professional advice is recommended and is available from the sources listed at the back of this report.

Main soil type – poorly drained clays

- Dominant species
- Other appropriate species

		WOODLANDS	HEDGES AND HEDGEROW TREES	WET AREAS AND STREAMSIDES
Trees				
Field maple	<i>Acer campestre</i>	○	○	
Common alder	<i>Alnus glutinosa</i>	○		●
Ash	<i>Fraxinus excelsior</i>	●	●	○
Crab apple	<i>Malus sylvestris</i>	○		
Pedunculate oak	<i>Quercus robur</i>	●	●	
White willow	<i>Salix alba</i>			●
Crack willow	<i>Salix fragilis</i>			●
Shrubs				
Field maple	<i>Acer campestre</i>		○	
Dogwood	<i>Cornus sanguinea</i>	○	○	
Hazel	<i>Corylus avellana</i>	○	○	
Midland hawthorn	<i>Crataegus laevigata</i>	○	○	
Hawthorn	<i>Crataegus monogyna</i>	○	●	
Spindle	<i>Euonymus europaeus</i>	○	○	
Wild privet	<i>Ligustrum vulgare</i>	○	○	
Blackthorn	<i>Prunus spinosa</i>	○	○	
Purging buckthorn	<i>Rhamnus catharticus</i>	○	○	
Goat willow	<i>Salix caprea</i>	○		○
Osier	<i>Salix viminalis</i>			○
Elder	<i>Sambucus nigra</i>	○		
Wayfaring tree	<i>Viburnum lantana</i>	○	○	

Planting should contain at least 80% of dominant species

Plant Species for Encouraging Bats

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive Green Roofs	Living walls	Rain gardens	Hedges /Trees	Beds /Borders
Acer campestre	Field maple	N	T/S	C	Any	Sun/shade				Y	
Acer platanoides	Norway maple		T	S	Well drained /alkaline	Sun/shade				Y	
Acer saccharum	Sugar maple		T	S	Any	Sun/shade				Y	
Achillea millefolium	Yarrow	N	HP	C,F	Well drained	Sun	Y				
Ajuga reptans	Bugle	N	HP	C,F	Any	Sun/shade	Y		Y		
Anthrillus vulneraria	Kidney vetch	N	HP	F	Well drained	Sun	Y				
Aubrieta deltoidea	Aubrieta	H	F	F	Well drained	Sun/shade		Y			
Betula pendula	Silver birch	N	T	C	Sandy/Acid	Sun				Y	
Cardamine pratensis	Cuckoo-flower	N	HP	F	Moist	Sun/shade			Y		Y
Carpinus betulus	Hornbeam	N	T	C	Clay	Sun				Y	
Centaurea nigra	Common knapweed	N	HP	C,F	Dry, not acid	Sun	Y				Y
Centranthus ruber	Red valerian		HP	F	Well drained /alkaline	Sun	Y				Y
Clematis vitalba	Old man's beard	N	C	F	Well drained /alkaline	Sun				Y	
Corylus avellana	Hazel	N	S	C	Any dry	Sun/shade		Y		Y	
Crataegus monogyna	Hawthorn	N	S	S,C	Any	Sun/shade				Y	
Daucus carota	Wild carrot	N	Bi	S,C,F	Any	Sun	Y				Y
Dianthus spp.	Pinks	N	A-Bi	F	Well drained	Sun	Y	Y			Y
Digitalis purpurea	Foxglove	N	Bi	C	Well drained	Shade /partial shade				Y	Y
Erica cinerea	Bell heather	N	S	F	Sandy	Full sun					Y
Erysimum cheiri	Wallflower		Bi-P	F	Well drained	Sun		Y			
Eupatorium cannabinum	Hemp agrimony	N	H	F	Moist	Sun/shade			Y		Y
Fagus sylvatica	Beech	N	T	C,R	Well drained alkaline	Sun/shade				Y	
Foeniculum vulgare	Fennel		H	F	Well drained	Sun					Y
Fraxinus excelsior	Common ash	N	T	C,R	Any	Sun/shade				Y	
Hebe spp.	Hebe species		S	F	Well drained	Sun/shade				Y	Y
Hedera helix	Ivy	N	C	F,C	Any	Sun/shade		Y	Y	Y	Y
Hesperis matronalis	Sweet rocket		H	F	Well drained /dry	Sun/shade					Y
Hyacinthoides non-scripta	Bluebell	N	B	F	Loom	Shade/ partial shade		Y		Y	Y
Ilex aquifolium	Holly	N	T	C	Any	Sun/shade				Y	
Jasminum officinale	Common jasmine		C	F	Well drained	Sun		Y			Y
Lavandula spp.	Lavender species		S	F	Well drained /sandy	Sun		Y			Y
Lineria vulgaris	Toadflax	N	HP	C	Well drained /alkaline	Sun	Y				Y
Lonicera periclymenum	Honeysuckle	N	C	F	Well drained	Sun		Y		Y	
Lotus corniculatus	Bird's foot trefoil	N	HP	F	Well drained /dry	Sun	Y				Y

38 Nectar plants for moths (Butterfly Conservation website) http://www.mothscount.org/text/64/nectar_plants.html
 39 Moth caterpillar food plants (Butterfly Conservation website) http://www.mothscount.org/text/65/caterpillar_foodplants.html
 40 Natural England: <http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/threats/Horizon-scanning-plants.aspx>
 41 NNS3: <https://scours.fera.defra.gov.uk/nonnative/species/home/index.cfm>

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive Green Roofs	Living walls	Rain gardens	Hedges /Trees	Beds /Borders
Lunaria annua	Honesty		Bi	F	Any	Sun/partial shade	Y				Y
Malus spp.	Apple		T	C	Any	Sun				Y	Y
Matthiola longipetala	Night-scented stock		A	F	Well drained /moist	Sun			Y		Y
Myosotis spp.	Forget-me-not species	N	A	F	Any	Sun	Y	Y			Y
Nicotiana glauca	Ornamental tobacco		A	F	Well drained /moist	Sun/partial shade			Y		Y
Oenothera spp.	Evening primrose species		Bi	F	Well drained /dry	Sun	Y				Y
Origanum vulgare	Marjoram	N	HP	F	Well drained /dry	Sun	Y	Y			Y
Populus alba	White poplar	N	T	C	Clay loam	Sun				Y	
Primula veris	Cowslip	N	HP	F	Well drained /moist	Sun/partial shade	Y				Y
Primula vulgaris	Primrose	N	HP	F	Moist	Partial shade	Y	Y		Y	Y
Prunus avium	Wild cherry	N	T	C	Any	Sun				Y	Y
Prunus domestica	Plum		T	C	Well drained /moist	Sun				Y	Y
Prunus spinosa	Blackthorn	N	S	C	Any	Sun/partial shade				Y	
Quercus petraea	Sessile oak	N	T	C,R	Sandy loam	Sun/shade				Y	
Quercus robur	Common oak	N	T	C,R	Clay loam	Sun/shade				Y	
Rosa canina	Dog rose	N	S	C	Any	Sun			Y	Y	Y
Salix spp.	Willow species	N	S	S,C	Moist	Sun/shade			Y	Y	
Sambucus nigra	Elder	N	T	C	Clay loam	Sun				Y	
Saponaria officinalis	Sopwort	N	HP	F	Any	Sun					Y
Saxifraga oppositifolia	Saxifrage	N	HP	C	Well drained	Sun	Y	Y			Y
Scabiosa columbaria	Small scabious	N	HP	F	Well drained /alkaline	Sun	Y				Y
Sedum spectabile	Ice plant		HP	F	Well drained /dry	Sun	Y				Y
Silene dioecia	Red campion	N	HP	F	Any	Shade/ partial shade		Y	Y	Y	Y
Sorbus aucuparia	Rowan	N	T	C	Well drained	Sun				Y	
Stachys lanata	Lamb's ears		HP	F	Well drained /dry	Sun	Y				Y
Symphoricarum spp.	Michaelmas daisies		HP	F	Any	Sun					Y
Tagetes patula	French marigold		A	F	Well drained /moist	Sun					Y
Thymus serpyllum	Creeping thyme	N	HP/S	F	Well drained /dry	Sun	Y	Y			Y
Tilia x europaea	Common lime		T	C	Any	Sun/shade				Y	
Trifolium spp.	Clover species	N	H	F	Any	Sun	Y				Y
Valeriana spp.	Valerian species	N	HP	F	Moist	Sun/partial shade			Y		Y
Verbascum spp.	Mulleins	N	Bi,HP	C	Well drained	Sun	Y				Y
Verbena bonariensis	Verbena		HP	F	Well drained /moist	Sun					Y
Viburnum lantana	Wayfaring tree	N	S	C	Any	Sun/shade				Y	Y
Viburnum opulus	Guelder rose	N	S	C	Moist	Sun/shade			Y	Y	
Viola tricolor	Pansy	N	A	F	Well drained /moist		Y	Y			Y

Type
 HP - Herbaceous perennial T - Tree A - Annual
 Bi - Biennial S - Shrub B - Bulb
 BiP - Biennial perennial H - Herb C - Creeper/ climber

Benefit
 C - Moth caterpillar food plant
 S - Sap sucking insects (eg whiteflies)
 F - Flowers attract adult moths
 R - Good roost potential