

Contents

Contents.....	2
Part A: How to Achieve Good Design.....	7
A1. What is Good Design?.....	8
A2. The Design Process	9
A3. Understanding Context.....	10
A4. Character	11
A5. Why Local Distinctiveness is Important.....	11
A6. Sustainable and Healthy Communities.....	13
A7. Pre-Application Advice.....	17
A8. Design and Access Statements	18
Part B: Character and Local Distinctiveness.....	19
B1. What is Character?.....	20
B2. Stratford–on-Avon District Character Areas.....	20
B3. Arden Character Area	21
B4. Feldon character area	23
B5. Cotswold Fringe Character Area	25
B5. Avon Valley Character Area	27
B6. Stour Valley Character Area.....	29
Part C: Access and Connectivity.....	31
C1. Introduction	32
C2. Connectivity and Streets	32
C3. Access.....	39
Part D: Buildings and Layout	43
D1. Blocks and Frontages.....	44
D2. Solar Orientation and Night Cooling.....	51
D3. Private Outdoor Space.....	55
D4. Boundary Treatment	58
Part E: Architectural Style, Construction and Materials.....	63
E1. Introduction	64
E2. General Principles	64
E3. Timber Frame Construction	68
E4. Brick Construction	68
E5. Stone Construction.....	71
E6. All Forms of Construction – Windows & Doors.....	73
E7. All Forms of Construction – Roofing	73

E8. All Forms of Construction - Porches & Canopies	77
E9. Green Roofs and Walls	78
Part F: Residential Amenity	82
F1. Daylight and Sunlight	83
F2. Separation Distances	83
F3. Light to Internal Spaces	83
F4. Preventing loss of privacy, overshadowing and overbearing impacts.....	85
Part G: Agricultural and Rural Buildings.....	87
G1. Rural Character of Stratford-on-Avon	88
G2. Design considerations.....	88
G3. Siting of new buildings within the Farm Complex.....	90
G4. Materials.....	93
G5. Design Detailing.....	94
G6. Equestrian Activities	95
G7. Conversion of Traditional Agricultural Buildings	97
G8. Works to traditional agricultural buildings.....	98
G9. Dwellings of Exceptional Quality and Design in the Countryside.....	102
Part H: Shopfront Design, Signage, Security	103
H1. General design considerations	104
H2. Shopfront design	104
H3. Signs and advertisements.....	108
H4. Hot Food takeaways	111
H5. Shopfront security	113
Part I: Non-Residential Buildings	115
I1. Commercial Development	116
I2. Impact on Neighbouring Amenity.....	116
I3. Conservation Areas and Listed Buildings	116
I4. Scale and Layout	116
I5. Access.....	117
I6. Materials and Colours	117
I7. Landscape Design.....	117
I8. Noise	117
I9. Boundary Treatments	118
I10. Bin Storage.....	118
I11. Parking	118
I12. Other Non-Residential Uses.....	118

Part J: Self-build & Custom Build Housing & Modular Housing.....	119
J1. Self-Build and Custom Housebuilding.....	120
J2. Modular Homes	122
Part K: Holiday Lets and Caravan Parks	123
K1. Introduction	124
K2. Holiday Lets.....	124
K3. Camping and Caravan Sites.....	124
Part L: Open Space	126
L1. Open Space Provision.....	127
L2. High Quality Open Space Provision and Creating Active Communities	127
L3. Policy Approach.....	128
L4. Open Space Typologies.....	128
L5. Open Space Provision for New Residential Developments.....	130
L6. Calculating On-site and Off-site Provision of Open Space	131
L7. Public and Private Outdoor Space.....	132
L8. Pre Application Advice.....	139
L9. Developer Obligations and Contributions	139
Part M: Landscape Design and Trees	141
M1. Landscape context.....	142
M2. Trees	146
M3. Existing Trees on Development Sites.....	148
M4. Street Trees	149
M5. Tree Species.....	151
Part N: Biodiversity and Green Infrastructure.....	153
N1. Definitions	154
N2. Biodiversity	154
N3. Ecological/Geological Assessments.....	155
N4. Biodiversity Offsetting.....	156
N5. Biodiversity Impact Assessment Calculator.....	157
N6. Green Infrastructure.....	158
N7. Types of Green Infrastructure	160
N8. Sustainable Drainage Systems (SUDS).....	162
N9. Incorporating biodiversity in and around developments.....	164
N10. Species Lists.....	173
N11. Plant Species for Encouraging Bats	176
Part O: Parking and Travel	177
O1. Parking.....	178
O2. Parking Standards: Residential	181

O3. Parking Standards: Non-Residential	184
O4. Parking Design	188
O5. Motorcycle Parking.....	194
O6. Cycle Parking	195
O7. Transport Assessments.....	198
O8. Travel Plans.....	199
Part P: Refuse and Recycling Storage	200
P1. Pre-application Advice	201
P2. Storage requirements for waste collection systems.....	201
P3. Residential Waste/Recycling: Internal Storage Capacity	201
P4. Residential Waste/Recycling: External Storage Capacity.....	201
P5. Design Considerations: Single Properties	203
P6. Design Considerations: Communal Properties	203
P7. Access Arrangements.....	205
P8. Commercial Developments.....	206
P9. Composting	206
Part Q: District Heating Networks.....	208
Q1. What is district heating?.....	209
Q2. Benefits of connecting to district heating	210
Q3. Core Strategy Approach	212
Q4. District Heating Requirements	213
Q5. District Heating Priority Areas	215
Q6. Energy Statements	217
Q7. Technical Specifications.....	218
Q8. S106 Agreements	219
Q9. Pre-application discussions	220
Part R: Air Quality.....	222
R1. Air Quality	223
R2. Air Quality Assessments for new developments	223
R3. Development Classification, Assessment and Mitigation.....	224
R4. High Quality Development Incorporating Good Practice Design	228
R5. S106 Contributions	229
Part S: General and Local Housing Needs	230
S1. Introduction.....	231
S2. Local Needs Housing Schemes	231
S3. General Needs Housing Mix and Type	235
S4. Affordable Housing Tenure	238
S5. Management of Affordable Housing.....	242

S6. Integrating Affordable and Market Housing	244
S7. Offsite Affordable Housing.....	245
Part T: Specialised Housing	249
T1. Introduction	250
T2. Supported Housing.....	250
T3. Independent Living for Older People	251
T4. Extra Care Housing	252
T5. Residential Care Homes and Nursing Homes.....	252
T6. Delivery	253
Part U: Section 106 Planning Obligations.....	257
U1. Relationship between S106 and CIL	258
U2. Negotiating S106 Planning Obligations	258
U3. Aspects of S106 Planning Obligations	260
U4. S106 Viability Assessments.....	261
U5. Publication of Information	261
Glossary of Technical Terms	263