

LAND OFF WALTON ROAD, WELLESBOURNE

DESIGN & ACCESS STATEMENT

INCORPORATING A DESIGN CODE



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DESIGN & ACCESS STATEMENT

DESIGN CODE

INTRODUCTION

THIS DOCUMENT HAS BEEN PREPARED BY PAD DESIGN LTD ON BEHALF OF LONE STAR LAND LTD, TO SUPPORT AN APPLICATION FOR OUTLINE PLANNING PERMISSION FOR CUSTOM BUILD HOUSING ON THE SITE OFF WALTON ROAD, WELLESBOURNE.

The purpose of this document is to identify some of the site's unique characteristics and to summarise the design process and vision for a custom build residential development.

The overall format of the document follows the conventional structure identifying the process of Assessment, Involvement, Evaluation and Design. Due to the inherent desire for flexibility with the custom build approach, the Design section is split into two parts, with fixed public realm elements identified separately from the plot-specific customisable features which are described in the following Design Code section.

LOCATION

Wellesbourne is a large village of approximately 6000 residents, which sits beside the A429, located around six miles south of Warwick and five miles east of Stratford upon Avon. Junction 15 of the M40 is four miles to the north, making it highly accessible for residents working at places such as Birmingham, Oxford and Coventry as well as more local towns.

Wellesbourne is built on relatively flat land and despite its size, retains its appearance of a rural village having expanded along both sides of the river above the flood plain. The edges of Wellesbourne are planted with trees and high hedges which provide a gentle transition to the open countryside. When approaching the village, the landscape obscures the buildings either partially or fully.



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OPPOSITE PAGE: Site Location Plan



BACKGROUND & PLANNING CONTEXT

THIS SUBMISSION INCLUDES A PLANNING STATEMENT THAT PROVIDES A COMPREHENSIVE REVIEW OF THE PLANNING POLICY CONTEXT PERTINENT TO THE SITE. A SUMMARY OF KEY MATTERS IN RESPECT OF RELEVANT LOCAL AND NATIONAL POLICIES AND GUIDANCE IS PROVIDED BELOW.

THE NATIONAL PLANNING POLICY CONTEXT

National Planning Policy Framework (2021)

The NPPF 2021 at section five covers delivering a sufficient supply of homes and at paragraph 60 makes clear that local authorities need to make sufficient provision of land with permission without delay to meet the needs of different groups.

Paragraph 61 says that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at Paragraph 62 to say that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in policy, including "people wishing to commission or build their own homes" with footnote 28 of the NPPF 2019 detailing that:

"Under Section 1 of the Self-Build and Custom Housebuilding Act 2015, local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own Self-Build and Custom Housebuilding. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and Custom Build properties could provide market or affordable housing".

Annex 2 of the NPPF 2021 defines Self-Build and Custom Housebuilding as:

"Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act."

The NPPF 2021 also makes clear at paragraph 69 that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly and that local planning authorities should support the development of windfall sites through their policies and decisions.

Paragraphs 128 and 129 also specifically identify the use of design codes to secure well-designed places.

PLANNING PRACTICE GUIDANCE

The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021

The benefits of self-build and custom housebuilding are set out at paragraph 16a which explains that "self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction".

The PPG advises on the use of design codes and makes clear they can be prepared for smaller sites, including self-build or custom build projects, where codes can be used to maintain a degree of certainty whilst allowing for design freedom.

THE LOCAL PLANNING POLICY CONTEXT

Stratford-on-Avon Core Strategy 2011-2031

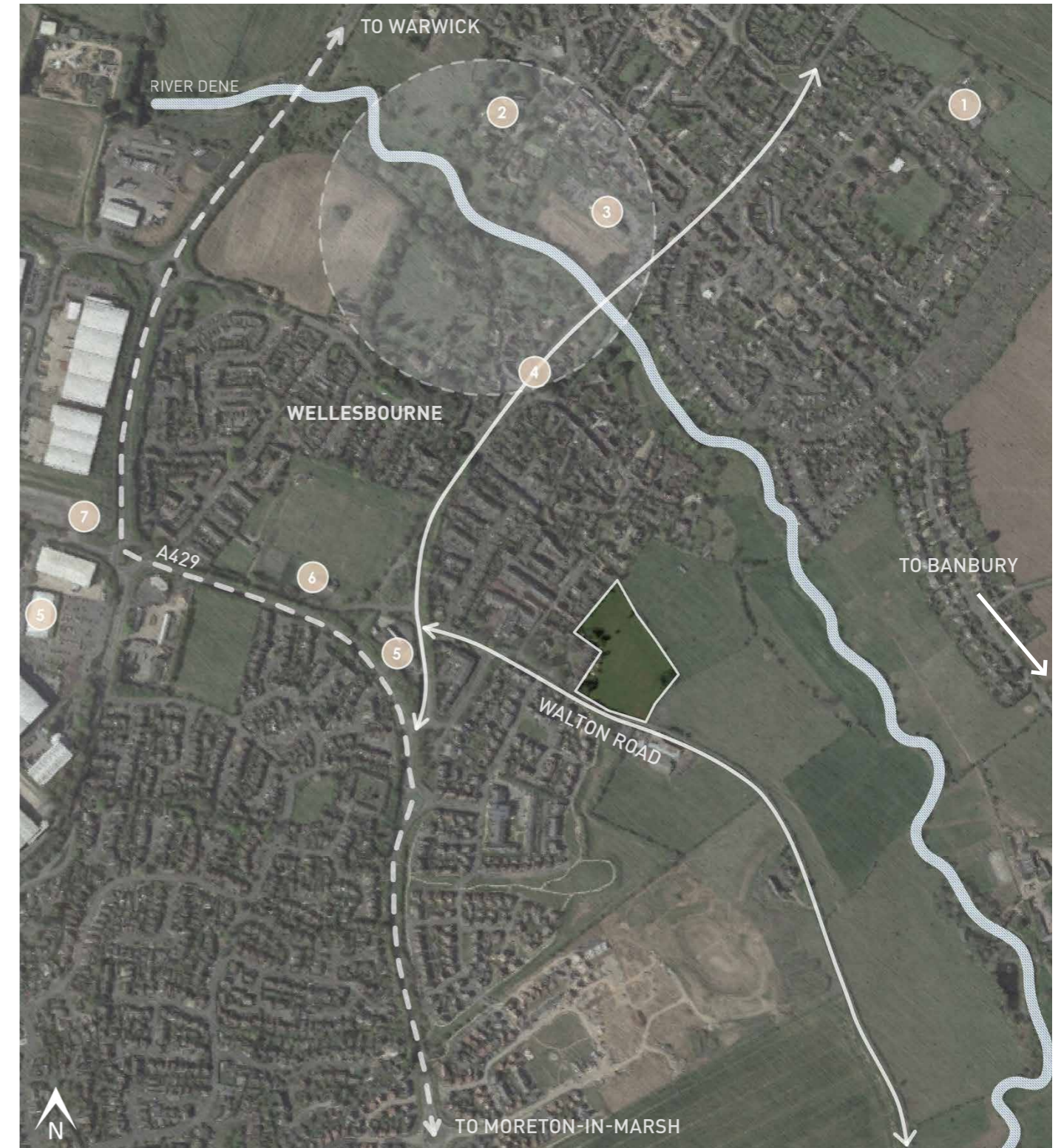
The Core Strategy was adopted on 11 July 2016 and covers the Plan period between 2011 and 2031. It provides the strategic context for development decisions over this period.

It states that there are a number of mechanisms that can contribute to meeting the housing need of the District and explains that the Council supports the principle of schemes being delivered as self-build and custom housebuilding projects. It goes on to detail that the Council will also consider the allocation of specific sites for self-build and custom housebuilding projects in the Site Allocations Plan.

The Core Strategy does not contain a specific policy relating to the provision of self-build and custom housebuilding.

Wellesbourne and Walton Neighbourhood Plan

The Wellesbourne and Walton Neighbourhood Plan was 'Made' in December 2018 and covers the Plan period between 2016 and 2031. It does not contain any specific policies relating to the provision of self-build and custom housebuilding.



- | | | | |
|---|---------------------------------------|---|--|
| 1 | Wellesbourne Nursery & Primary School | 5 | Shops |
| 2 | St Peter's Church | 6 | Wellesbourne Sports & Community Centre |
| 3 | Wellesbourne Pharmacy | 7 | Wellesbourne Mountford Airfield |
| 4 | Food/Drink |  | Conservation area / town centres |

PLANNING CONTEXT CONTINUED

EMERGING SITE ALLOCATIONS PLAN (2020)

The emerging Site Allocations Plan was subject to a Regulation 18 Preferred Options consultation between October and December 2020. It is a second tier plan containing emerging policies that will supplement the approach set out in the adopted Core Strategy in terms of shaping the future of the District to 2031.

Emerging Policy SAP.6: Meeting Self-Build and Custom Housebuilding Needs, sets out that:

- The provision of self-build and custom-build homes will be facilitated in the following three ways:
 1. As an integral part of the housing mix in the new settlements at Gaydon/Lighthorne Heath and Long Marston Airfield
 2. On unallocated sites in accordance with this Policy
 3. On sites allocated for this specific purpose in accordance with Site Specific Proposals SCB.1 to SCB.11
- All sites promoted in accordance with the above will be required to satisfy relevant policies within the Core Strategy in addition to the following criteria: (a) A legal access to a public highway (or equivalent) for vehicles, pedestrians and cyclists to serve each individual plot. (b) Connections to all services, i.e. electricity, water, drainage, internet, at the boundary of each plot. (c) Provision of suitable arrangements for surface water outfall. (d) Achieving a minimum 31% reduction in carbon emissions
- All schemes will be subject to a legal agreement requiring all plots to be offered in the first instance to individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District
- A marketing strategy will need to be agreed which specifies the minimum length of time for advertising plots, the appropriate means of doing so, and based on an independent valuation
- To ensure a high quality development and provide certainty to the local community, the applicant, working with Stratford-on-Avon District Council and the relevant parish council, will be expected to prepare a Design Code or Plot Passports for the site.

These will be approved by the District Council and form part of the planning permission for the site

- The Council supports the application of Modern Methods of Construction (MMC) on self and custom build homes. This does not preclude the use of more traditional construction techniques where appropriate, particularly where they are applied in order to deliver new homes that provide high levels of environmental sustainability and performance
- Self-Build and Custom housebuilding sites have been identified to help meet specific identified housing needs. Applications for schemes that provide for general market housing on self-build and custom housebuilding sites will not be supported
- Proposals for zero carbon development on Self-Build and Custom Housebuilding Sites are strongly supported. As a minimum, new dwellings are required to achieve a 31% reduction in carbon emissions relative to the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L). This can be achieved through a range of measures such as the installation of carbon-saving technologies such as the use of low-carbon heating systems, renewable energy sources and better fabric standards. Applicants will be required to submit a Sustainability Statement with their planning application outlining how the development proposal meets this low-carbon standard. This requirement should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable. Guidance on improving energy efficiency in buildings is available in Part V (Climate Change Adaptation and Mitigation) of the Development Requirements SPD

The reasoned justification to the emerging Policy explains that the Government believes that self-build (where individuals or groups directly organise the design and construction of new homes for themselves to occupy) and custom-build (where individuals or groups work with a specialist developer to deliver new homes that meet their specific aspirations) can play an important role in delivering high-quality housing that meets the needs of all sections of the community. This has been encapsulated in the Self-Build and Custom Housebuilding Act 2015.

It goes on to acknowledge that all district councils in England are required to keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.

The emerging Plan details that because the Core Strategy was at an advanced stage before this Government initiative took effect, it does not contain a policy on self-build. The Site Allocations Plan provides an opportunity to establish such a policy. The proposed approach is on the basis that such schemes can be considered to be a form of housing to meet a local need, subject to mechanisms being applied in relation to initial occupancy.

It explains that the emerging Plan allocates a number of suitable sites to be developed solely for self-build and/or custom-build dwellings. Each of these sites lie directly adjacent to the relevant Built-Up Area Boundaries and relate well to the physical form of the settlements.

The emerging Plan details that MMC includes on-site techniques and off-site manufacturing that provide alternatives to traditional house building, encompassing the latest technologies in materials, design and construction to increase the levels of sustainability, quality and viability of a development.

It also sets out that in bringing forward self-build and custom housebuilding plots it is necessary to ensure that each one is a separate chargeable development. This is to prevent the CIL charge being triggered for all the plots on the wider development as soon as development commences on the first dwelling, thus enabling each individual self or custom -builder to apply for exemption from paying CIL.

The emerging Site Allocations Plan states that for sites promoted solely for self-build and custom-build schemes it will be necessary for a Design Code or Plot Passports to be submitted and approved at outline stage. These will provide the basis for establishing an appropriate form of development on a specific site. This should cover such matters as phasing, building form, density, footprint of dwellings, building lines, materials, boundary treatment, Public Open Space, landscaping and waste facilities. It is likely that conditions and/or developer obligations will be required to secure the delivery of on-site infrastructure at appropriate points during the construction period of the site. A Design Code or Plot Passport is not required for a single plot or for schemes comprising more than one plot which are submitted as full planning applications.

Emerging Allocation Proposal SCB.11: North of Walton Road, Wellesbourne, proposes approximately 15 self-build and/or custom build dwellings on approximately 1.5 hectares north of Walton Road based on a net site area of 0.5 hectares at 30 dph. The emerging allocation anticipates delivery of the site in what it terms as 'phase 2' which runs from 2021/22 to 2025/26.

Additional specific requirements of the emerging allocation Proposal SCB.11 are as follows:

- Manage land outside the development area for ecological purposes;
- Bolster existing hedgerows around boundaries of the site; and
- Improve Walton Road between the site access and its junction with Lowes Lane, including provision of a footway

TOWNSCAPE ANALYSIS

A TOWNSCAPE ANALYSIS WAS UNDERTAKEN TO INFORM THE EVOLUTION OF PROPOSALS AND TO ENSURE THE LAYOUT AND APPEARANCE REMAINS IN KEEPING WITH LOCAL THEMES.

There is a variety of building design within the village. Over the years, Wellesbourne has evolved into a working village which can be seen within the changes in the architectural styles. Originally two centres existed, Chestnut Square (south of the river) and the area surrounding St Peter's Church (north of the river). With new developments being added over the years.

- Warm, orangey-pink Warwickshire brick - dominant building material - some rendered façades
- Roofs are principally tile or slate with some thatch, differing in height but with a common roof pitch of 45 degrees
- Church Street has semi-detached cottages set back from the highway on one side and a modern town house development on the other
- Stone quoins and headers are visible on certain buildings
- Brick built bungalows, semi-detached and terraced housing finished in a variety of materials
- Mature hedges fronting gardens along with low brick walls and timber fencing



[01] WHITEHEAD DRIVE
Detached housing incorporating gables and garages to the side.



[02] WALTON WAY
A more recent development showing decorative stone detailing.



[03] GRANTHAM ROAD
A development showing the use of gables and projecting brick courses.



[04] WHITEHEAD DRIVE
Semi-detached housing incorporating two material finishes to the facade.



[05] GRANTHAM ROAD
This entrance to a recent development incorporates low planting to the boundary of each plot.



[06] CHURCH WALK
An eaves-fronted building within the conservation area of Wellesbourne, shows the use of red brick.



[07] ELLIOT DRIVE
Terraced housing rendered in white tones. Bungalows built of darker facing brick. All of which have brown roof tiles



[08] CHAPEL STREET
Decorative dark brick detailing to the facade of the building



[09] CHESTNUT SQUARE
Example of a facade which incorporates a generous front porch and stone features.

SITE ANALYSIS

THE SITE IS LOCATED ON THE EASTERN EDGE OF THE VILLAGE OF WELLESBOURNE. MEASURING 1.5 HECTARES, THE SITE COMPRISES OPEN Paddock LAND MANAGED BY GRAZING.

The site has been identified within the Stratford-on-Avon District Council's emerging Site Allocation Plan as being a self-build, and/or custom build allocation (SCB:11), with the capacity for approximately 10 dwellings.

The west of the site is bounded by residential properties fronting Walton Way and Lowes Lane. A Public Right of Way (PROW) SD122 abuts the boundaries to the north and the east of the site, along with open countryside. To the south of the site, on the opposite side of Walton Road, lies a new Persimmon housing development comprising approximately 350 dwellings.

The site is not located within the Wellesbourne Conservation Area or any other special landscape designation areas. None of the listed buildings within the village adjoin or are visible from the site.



[01] View from PROW SD122 looking north west, towards the village. Properties on Walton Way and Lowes Lane are visible.



[02] Photo looking north from Walton Road (on the southern boundary)



OPPOSITE PAGE: Site Layout showing locations/directions of photos taken of the site as indicated above.

CONSTRAINTS AND OPPORTUNITIES

THE PROPOSED SITE OFFERS AN IDEAL OPPORTUNITY TO PROVIDE A UNIQUE CUSTOM BUILD DEVELOPMENT WITHIN WELLESBOURNE.

A number of constraints and opportunities exist that will guide the formulation of proposals for residential development. These include a range of both physical and non-physical influences that ARE summarised as follows:

ACCESS: Single principle means of accessing the development to minimise impact on Walton Road and retain a rural feel [1].

PEDESTRIAN CONNECTIVITY: Developing the site provides the opportunity for the provision of enhanced pedestrian connectivity within the area. By providing a pedestrian link from the open space to the PROW SD122 (which runs alongside the north eastern boundary), the site will be connected to the wider countryside for recreation [2].

There is also further potential for a pedestrian only connection to Lowes Lane via a lane located on the western boundary [3].

LANDSCAPE & GREEN INFRASTRUCTURE: Wellesbourne and Walton's adopted Neighbourhood Plan draws upon the Council's character assessment. The Neighbourhood Plan identifies the site as being within a zone of high landscape sensitivity. It is therefore important to safeguard and enhance the site's distinctive patterns of field boundaries, existing hedgerows and enhance and manage the relationship between the natural environment.

The woodland copse in the south-west corner is to be retained and enhanced to filter views towards the site from Walton Road [4].

A hedgerow and woodland buffer is to be established along the western boundary to retain and enhance the existing field pattern and provide natural screening between the dwellings location on Walton Way [5].

The Woodland Copse located in the eastern corner of the site is to be retained and increased in size. This woodland area provides a natural screen for the development when approaching from the west on the PROW SD122 and provides a transition between the rural and urban landscapes [6].

Existing hedgerow along Walton Way is to be retained and enhanced where possible to provide a continuous boundary feature and wildlife corridor [7].

Views from the Conservation Area towards Red Hill and Friz Hill [8]. (Cherished Views Plan- Wellesbourne and Walton Neighbourhood Plan p.50)

OPPOSITE PAGE: Constraints and Opportunities Plan



PRE APP SUMMARY

THE PROJECT TEAM HAS EMBRACED OPPORTUNITIES TO ENGAGE WITH STRATFORD DISTRICT COUNCIL TO INFORM DEVELOPMENT OF THE PROPOSALS FOR CUSTOM BUILD HOUSING.

A pre-application meeting was conducted on the 29th July 2021 between Lone Star Land and officers of Stratford-on-Avon District Council. Preliminary ideas illustrating the design intentions were issued for review prior to the meeting with the following feedback provided.

It was queried whether the Youngman Lovell product would satisfy the definition of Self and Custom Build due to the limited choice for the consumer, and the constraints placed on both the external and internal alterations all that time.

Officers questioned how the custom build concept would work in practice and expressed a preference for a more conventional self-build approach where every consumer had full design choice over the build of their home. Some concerns were also raised in relation to the then predetermined plot layout which limited a 3-bed house on a 3-bed plot prohibiting flexibility to alter the layout.

EVALUATION

SINCE RECEIPT OF THESE COMMENTS, PROPOSALS HAVE BEEN RECONSIDERED TO ADDRESS CONCERNS RAISED AND TO SIGNIFICANTLY INCREASE THE CUSTOM BUILD FLEXIBILITY.

This ensures potential purchasers are offered flexibility with regards to the shell approach and internal configuration of their custom build home.

Further consideration has been given to site layout and plot flexibility so that all plots offer the option of either 2-, 3-, 4- or 5-bedroom homes.



OPPOSITE PAGE: The site layout issued to the council for comment at the pre-application meeting.

PROPOSED LAYOUT & LANDSCAPE

THE PROPOSALS SEEK TO CREATE A VIBRANT NEW EXTENSION TO THE EXISTING COMMUNITY WHILST RESPONDING TO THE KEY DEVELOPMENT INFLUENCES.

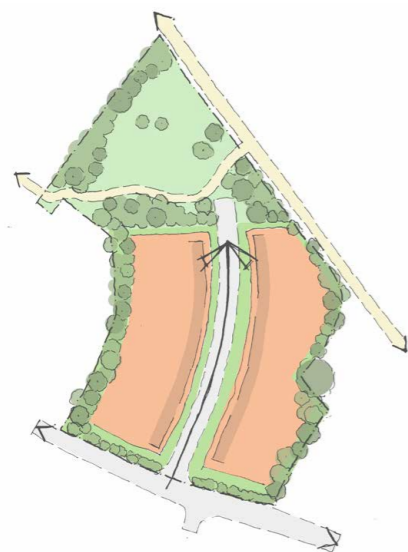
The scheme is landscape-led and is based upon the concept of a 'Pocket Neighbourhood', a pattern of housing that fosters a strong sense of community among nearby neighbours, whilst also preserving their need for privacy.

The concept masterplan below has evolved from the specific requirements outlined within the emerging Stratford-on-Avon Site Allocation Plan.

DEVELOPMENT PARCEL: One principal development cell is established based on the single point of access, existing landscaping, and the desire for a large open space to the north of the site to minimise the impact on views into the site from the Public Right of Way (PROW SD122).

MOVEMENT & CONNECTIVITY: The masterplan envisages a primary, well over-looked lane nurturing an inherently safe and friendly environment for all users. This terminates as a turning facility for the safe manoeuvring of larger delivery and refuse vehicles, with a network of pathways leading through the POS connecting the site with the village to encourage walking and active travel.

GREEN INFRASTRUCTURE & LANDSCAPE: Proposals identify enhanced landscape corridors along the boundaries of the site, integrating with established trees, planting and wildlife habitats. A large open space in the north of the site is also proposed to host amenity and dedicated pedestrian links.



ABOVE: Concept Masterplan showing legible movement hierarchy and the integration of green infrastructure.

OPPOSITE PAGE: Site Layout showing strategy for Biodiversity enhancements across the scheme



ILLUSTRATIVE LAYOUT

A raft of technical assessments has been undertaken with specific guidance used to inform the proposals. The following points have been incorporated into the final layout.

HERITAGE STATEMENT (PREPARED BY PEGASUS GROUP)

This document considers any potential for harm to any archaeological remains and built heritage assets both on and within the vicinity of the site. No mitigation measures were identified on the basis that the new dwellings are designed to an appropriate scale (two storeys).

TRANSPORT STATEMENT (PREPARED BY DTA TRANSPORT PLANNING CONSULTANTS)

This document reviews the transport implications of residential development and concludes that the site is well located in terms of accessibility by public transport and walking/cycling links; and that the proposed development will generate a modest volume of traffic unlikely to cause any adverse implications on the current road network.

Additional advice includes widening a section of the existing Walton Road carriageway to enable two vehicles travelling along the lane to pass, which has been incorporated into the scheme.

FLOOD RISK ASSESSMENT (PREPARED BY BWB ENVIRONMENT)

This report demonstrates that the proposed development is not at significant flood risk, subject to the integration of the following design stage flood mitigation measures:

- Finished floor levels to be raised a minimum of 150mm above surrounding ground levels where possible, to help mitigate the residual risk of flooding from surface water. Ground levels will also be profiled to encourage pluvial runoff and overland flows away from the built development and towards the nearest drainage point.
- To mitigate the development's impact on surface water runoff, the layout incorporates a surface water attenuation feature within the Public Open Space area to the north, which will utilise an infiltration solution, with runoff being discharged into the ground.

LANDSCAPE & VISUAL APPRAISAL (PREPARED BY MOOD)

This document assesses any potential for wider visual landscape impacts and sets out a range of enhancements focussed on the retention and reinforcement of existing scrub and woodland planting to the perimeter, with buffers softening the appearance and restricting inter-visibility between the proposed properties and existing properties.

OPPOSITE PAGE: Illustrative Site Layout



DESIGN CODE

THE PREVIOUS SECTIONS OF THIS DOCUMENT PROVIDE A SUMMARY OF THE WIDER VISION. THIS SECTION ESTABLISHES A COHERENT SERIES OF DETAILED DESIGN PARAMETERS TO ENSURE THAT EACH INDIVIDUAL CUSTOM BUILD PLOT IS DEVELOPED IN A WAY THAT IS COMPATIBLE WITH THE ARCHITECTURAL STYLE AND VISION OF WELLESBOURNE VILLAGE.

The intention is not to restrict or compromise individuality, but to provide a framework to ensure a unified architectural approach amongst each of the plots within the self-build and custom housebuilding site and the build character experienced within the area.

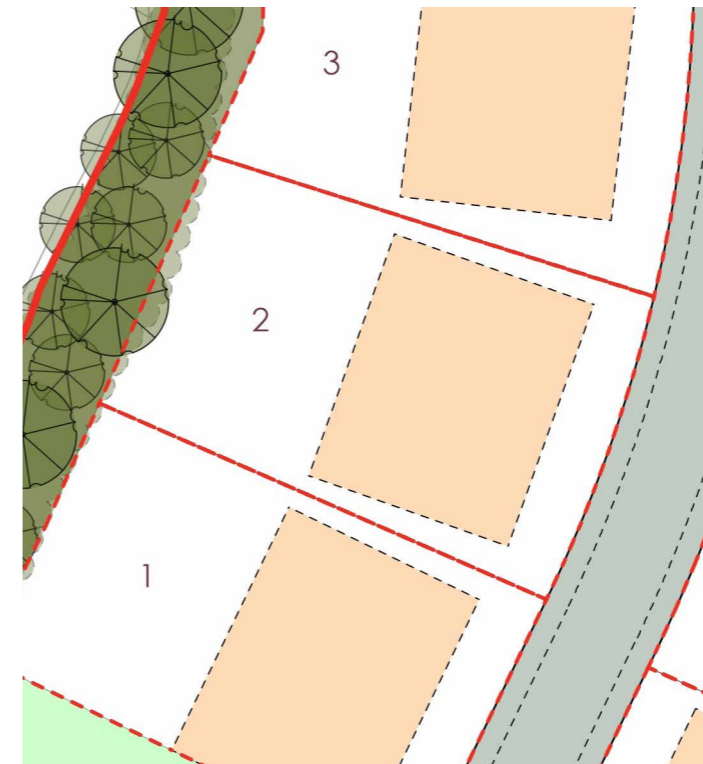
01. PLOT LAYOUTS

The Illustrative Planning Layout sets out the boundaries for each individual plot, along with the potential build and parking areas. This ensures the development follows the overall strategy for the wider site and negates any potential for over-development.

Active frontages are encouraged as they add interest, life and vitality to the public realm and street. They also provide a sense of overlooking and natural surveillance.

House typologies and internal configurations will be designed by the plot purchaser.

The image below is an extract taken from the illustrative planning layout. The dashed red line indicates the plot boundary and the orange rectangle indicates the permitted build/parking areas within the plot.



1.1 CODE

- Principle elevations should be orientated to face the proposed street
- Active frontages are encouraged, especially to buildings occupying corner plots, or those that present more than one facade onto public space; this will enhance public security, and passive surveillance and improves the amenity of the public domain by encouraging pedestrian activity.
- Corner plots are a key element in place-making and provide a key role in moving from one space to another. A well designed corner plot will make an important contribution to the character and attractiveness of the place. Therefore, it may be appropriate to make a design statement through height or materials when a building occupies a corner plot.

02. SEPARATION DISTANCES

Dwellings must comply with specific separation distances indicated below, to ensure adequate room is allowed for access, construction etc. and to ensure relevant planning policies are adhered to such as overlooking to habitable rooms.

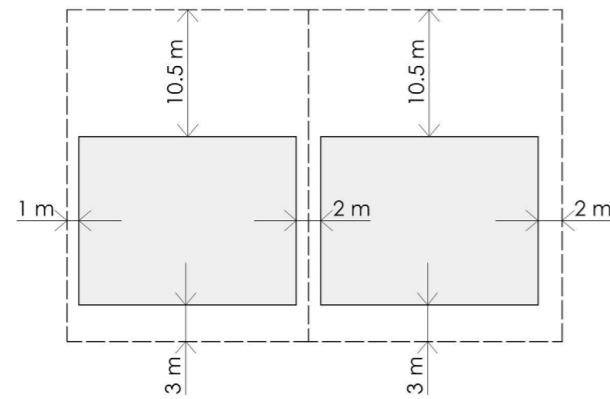


Diagram A. Minimum separation distances

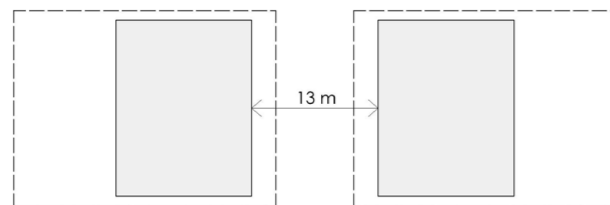


Diagram B. Minimum front to front separation distances

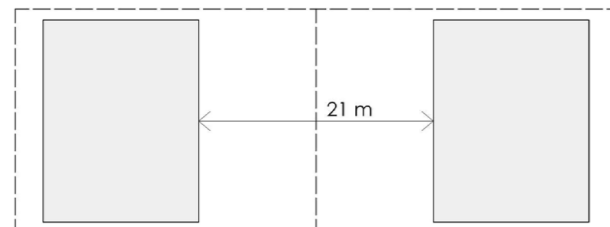


Diagram C. Minimum back to back separation distances

2.1 CODE

- No built form is permitted within 1m of boundaries that separate adjacent plots to allow for access, construction and maintenance.
- Dwellings must not result in a separation distance of less than 2m between two adjacent side elevations (Diagram A).
- No built form is permitted within 3m of any plot boundary fronting a street, shared driveway or private drive.
- Private garden depths are to be a minimum of 10.5m and widths are to be a minimum of 5m.
- Dwellings fronting one another, including instances where front to side or back to side scenarios occur, must not result in a separation distance of less than 13m (Diagram B).
- Dwellings must not result in a separation distance of less than 21m between rear elevations (Diagram C).

03. ARTICULATION OF FORM

A variety of build heights ranging from one to two storey may be utilised. Varying roof-scapes are encouraged to add visual interest and aid distinction.

04. BUILDING SCALE & MASS

Within the context of this custom housebuilding scheme, massing refers to the general size and shape of a proposed dwelling and is determined by proportions of length, width and height.

The development will be characterised by dwellings of varying footprints set within generous plots. Building heights are to range between one and two storey and **must not exceed 8m** in height (from finish floor level). Footprints must not exceed the maximum parameters shown on the illustrative layout.

3.1 CODE

- Any future application should consider the local character of the area and the existing built form.
- Well proportioned front elevations are encouraged.

4.1 CODE

- The layout of the dwelling is to be determined at Reserved Matters stage.
- Buildings must not exceed the maximum footprint parameters (permitted build area) as shown on the Illustrative Planning Layout.
- Dwellings must be of an overall mass that does not detrimentally impact on the surrounding properties.
- Buildings must be no taller than 8m from finish floor level.

05. PARKING & CYCLE STORAGE

There are three key objectives for the wider parking strategy:

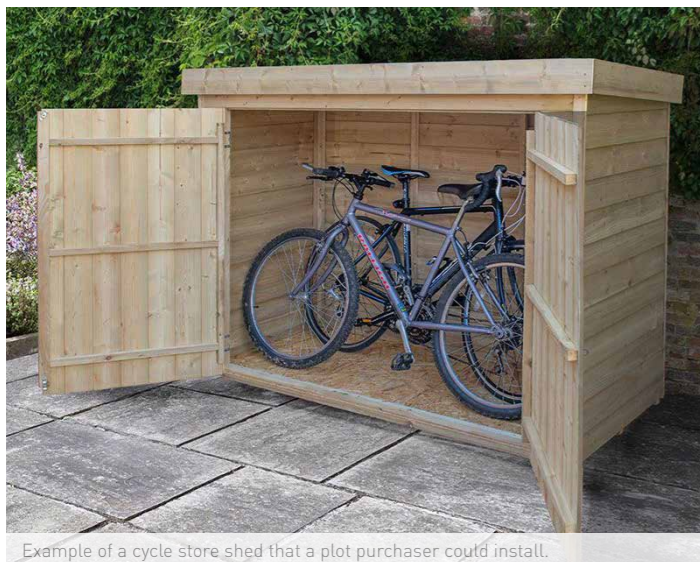
1. To ensure that sufficient allocated parking is provided for residents and visitors in locations that will discourage on street parking
2. To ensure the design of parking areas and driveways does not undermine the village character or street frontages
3. To ensure the delivery of well designed and convenient parking arrangements

All parking and cycle parking will be provided on-plot in accordance with Stratford-on Avon District Council's Parking Standards (Part O of the SPD July 2019); as outlined in the adjacent tables.

It is acceptable for parking to be provided within car ports or garages, so long as the internal space measures a minimum of 3 x 6m per space.

The criteria listed and illustrated adjacent must be applied to the layout of parking and garages

Electric vehicle charging points (EVCP) are to be provided to all plots.



Example of a cycle store shed that a plot purchaser could install.

5.1 CODE

- Where no boundary features exist nearby, parking spaces are to be 2.5m x 5m minimum. An additional 0.25m must be added to the width of the space where a physical boundary occurs. The depth of the space must be extended to 5.5m if a boundary feature occurs to the end of a bay.
- When a garage is intended as an allocated parking space, internal dimensions are to be at least 6 x 3m. When garages are used as an allocated parking space and cycle storage, internal dimensions are to be at least 7 x 3.5m (3.15m between piers), and have a door width of at least 2.4m.
- All parking must be set back behind the building line.
- Minimum set back for a garage is 6m from the plot boundary to conveniently allow space to park in front.
- All dwellings must comply with the parking standard outlined in the table below:

LAND USE/ DWELLING SIZE	MIN PARKING PROVISION
1 bedroom house	1 space
2/3 bedroom house	2 spaces
4+ bedroom house	3 spaces

- Each dwelling must provide secure, covered cycle parking, either within garages or external stores and must comply with the table below:

LAND USE/ DWELLING SIZE	CYCLE PARKING PROVISION
1/2 bedroom house	1 space
3/4 bedroom house	2 spaces
5+ bedroom house	3 spaces

06. SUSTAINABILITY

ENERGY

From 15th June 2022, Building Regulations state that all new homes must produce 30% less carbon dioxide emissions than previous standards.

Each new dwelling should be built to Passivhaus Standards so that it exceeds current Building Regulations in the UK. Passivhaus standards ensure carbon footprints and household bills and reduced significantly.

Plot purchasers will also be encouraged to achieve carbon neutral homes through creating more energy over the course of a year than the home itself consumes

One way to achieve this would be to install solar panels and a battery power wall. The power wall will capture solar electricity that would otherwise have been exported back to the grid. Once the sun has gone down, the battery can meet evening and night-time electricity loads, so solar electricity can be used at any time.

Homes are to incorporate water efficiency and recycling measures to achieve the enhanced technical standard for water usage under the building regulations. Water saving fixtures and fittings such as dual flush cisterns and flow reducers are to be installed where possible.

Each custom built dwelling should be fitted with a water butt to harvest and store rainwater for irrigation.

ECOLOGY

Measures to support and enhance biodiversity such as the installation of bird and bat boxes are strongly encouraged and supported.



An example of a bat box which could be incorporated in the external fabric



Hedgehog friendly gravel boards could be installed within boundary fencing

6.1 CODE

To aid in future proofing, each dwelling should adopt the following principles:

- Homes are to be built to meet Passivhaus criteria.
- Plot purchasers will be able to increase specification further to a carbon neutral solution through the integration of renewable technologies such as solar panels, battery power walls, air / ground source heat pump and micro wind turbines.
- Reducing the need for energy - through well designed schemes to manage solar gain and a fabric first approach to maximise insulation, air tightness and thermal mass;
- Using energy more efficiently - through the use of energy efficient lighting and appliances with a minimum A+ rating; and
- At least one electric vehicle charging point must be installed on each plot.

6.2 CODE

Each dwelling must incorporate at least one of the following into their proposals:

- Bird or bat box
- Amphibian kerbs
- Hibernacula
- Hedgehog home
- Hedgehog hole/highway
- Garden pond

07. GARDEN ROOMS

Customers will have the ability to integrate a stand-alone customisable garden room within their plot, providing additional usable space to their home.

It may be an addition which is installed later on to accommodate the customer's evolving needs.

Garden rooms can be sufficiently flexible to provide for a wide variety of uses to suit individual plot purchasers bespoke requirements, with anything from a garden office, to a home gym or a simple garden retreat.

Customers will have the ability to select their choice of external and internal material treatment from a contextually appropriate palette.

7.1 CODE

- The garden room must not be in-front of the property
- The total area of the garden room must not cover more than 50% of the total area of land around the dwelling
- The garden room must be single storey and less than 3 metres high (4 metres with a dual-pitched roof). If it's within 2 metres of the site boundary, the maximum height is 2.5 metres.
- The eaves are no more than 2.5 metres above ground level.
- The garden room must not have a balcony, veranda or raised platform.
- The garden room must not be self-contained living accommodation.

08. MATERIALS

A palette of contextually appropriate building materials are to be adhered to. This process will introduce a layer of controlled aleatory to the street scene, whilst remaining in-keeping with the local built vernacular.

WALL TREATMENTS



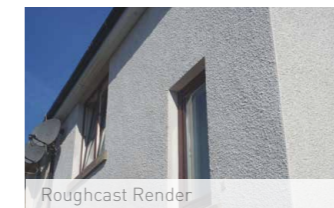
Buff Brick



Multi Red Brick



Painted Brick



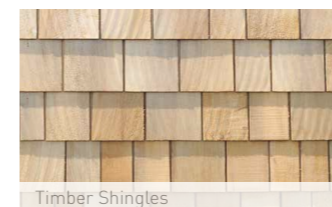
Roughcast Render



Smooth Render



Vertical Timber Cladding



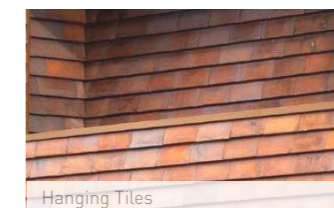
Timber Shingles



Horizontal Timber Cladding



Weatherboard Cladding



Hanging Tiles



Standing Seam Metal



Recon Stone



Natural Stone



Brick Slips

4.1 CODE

WALL TREATMENTS

- Facing materials will be reflective of the wider local area. Either brick (within the range of tones found within the wider village), painted brick, stone, render of various shades and cladding comprising various materials.
- All types of facing treatment specified are to be agreed with the Local Planning Authority.

ROOF TREATMENTS



Small Format Plain Tile in Red



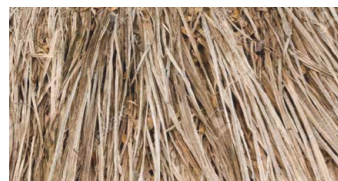
Small Format Plain Tile in Brown



Slate



Metal Standing Seam



Thatch



Grass



Coloured Steel Roof



Cedar Shingle



Asphalt Shingles



EDPM Rubber Roof

ROOF TREATMENTS

- Main roof material finishes will be predominantly roof tiles of varying colour, slate, thatch and metal standing seam. Green and EDPM rubber roofs may also be appropriate on subservient single storey elements.

09. LANDSCAPING & LIGHTING

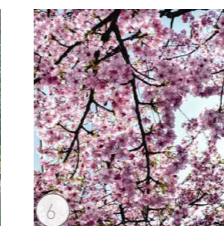
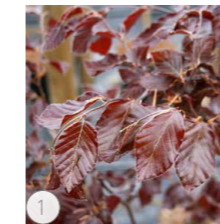
LANDSCAPING

Landscaping within the Custom Build phase will continue to provide a fundamental role within the street scape, and should provide a cohesive thread to plot frontages.

The table below along with photographic examples, shows an indicative range of species which could be suitable for use.

Planting will be subject to approval at the Reserved Matters stage and completed within a reasonable time frame, following completion of infrastructure works and prior to construction of the final dwelling - the specific sequence of works is to be discussed and agreed with the council.

SPECIES	COMMON NAME	RECOMMENDED ASPECT
1. Fagus Sylvatica	Copper Beech	East/West
2. Prunus	Blackthorn and Plum	East/West
3. Fraxinus Excelsior	Common Ash	East/West
4. Ulmus Procerus	English Elm	East/West
5. Salix sp.	Willow	East/West
6. Prunus Padus	Cherry	East/West



LIGHTING

In order to minimise potential disturbance to both retained and newly planted habitats the lighting scheme will be designed to ensure that light spill onto vegetated areas and water bodies is avoided where possible. Where lighting is absolutely necessary within or adjacent to areas of green infrastructure should be in low wattage, directional, low level and/or shaded to minimise light spill onto potential flight lines and foraging habitat, in line with industry guidance.

9.1 CODE

- Buffer planting to mitigate potential overlooking will be supported, so long as it does not cause unacceptable overshadowing to future occupiers or neighbouring properties.
- Tree and hedge heights must be considered so as not to impact on adjacent plots
- Native tree and shrub species scale, growing rates and maximum heights must be considered at the design stage.

9.2 CODE

- All lighting in the vicinity of green infrastructure should meet the current environmental standards of good practice in order to minimise potential lighting disturbance of habitat corridors and potential roost sites, including bat boxes.

10. BOUNDARY TREATMENTS

Plot boundaries are to be defined using a variety of treatments as indicated below. Natural treatments are encouraged to enhance biodiversity within the site.

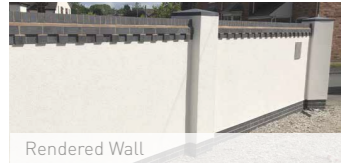
BOUNDARY TREATMENTS



Stone Wall



Hedging (any variety)



Rendered Wall



Metal Fence



Timber Fence



Post & Rail Fence



Brick Wall



Hazel Hurdle

11. WASTE & RECYCLING

In order to help reduce the visual clutter that often dominates the façades of modern properties, consideration must be given to the design and location of bin storage.

Stratford-on-Avon operates a three bin system. Refuse and recycling provision must be located in a discrete yet accessible location, and should not face or be visible from the street. Side access to rear gardens must enable bins to be moved and stored within the rear of the property.

10.1 CODE

- Rear boundary treatments are to be no higher than 1.8m.
- Front boundary treatments are to be no higher than 1.2m.

11.1 CODE

Any external refuse storage or area of hard-standing must be large enough to accommodate:

- One 240-litre wheeled rubbish bin for residual waste.
- One 240-litre wheeled rubbish bin for dry recycling.
- One 240-litre wheeled rubbish bin for food/garden waste.

The above is subject to any new building regulations and/or design standards coming into force.

SUMMARY

THIS DOCUMENT SUMMARISES THE RATIONALE BEHIND THE INITIAL PROPOSALS FOR A CUSTOM BUILD SCHEME ON THE LAND OFF WALTON ROAD, WELLESBOURNE.

The proposals provide an appropriate and viable means of developing the site through responding to its constraints and opportunities identified to form an exciting, high-quality, extension to the existing community.

Lone Star Land fully embrace the opportunity to exceed industry norms in order to deliver a sustainable scheme of the highest quality. This includes:

- An illustrative masterplan that supports best practice place-making principles to nurture an inclusive and legible environment that prioritises pedestrians and ease of movement;
- Maximising opportunities to create a positive interface with the existing landscaping and woodland edge, offering residents access to high quality amenity;
- The delivery of 10 new energy efficient, cost effective, custom build family homes which will be highly functional and will suit plot purchasers' modern living aspirations;
- The Custom build strategy offers flexibility within a controlled set of parameters. This ensures plot purchasers benefit from an appropriate level of choice over the design and layout of their home whilst maintaining a cohesive integrated feel to the overall development.

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