

DESIGN & ACCESS STATEMENT
KINETON ROAD, GAYDON
DECEMBER 2022

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INTRODUCTION

01

01 | INTRODUCTION

1.1 Authorship & Purpose

This Design & Access Statement has been prepared by Malcolm Payne Group Ltd to support an outline planning application submitted to Stratford-on-Avon District Council on behalf of Ellis Machinery.

Malcolm Payne Group is a Royal Institute of British Architects' Chartered Practice specialising in integrating new developments into sensitive rural and urban locations, including conservation areas and the settings of heritage assets, and in converting and restoring the fabric of historic buildings.

The following pages set out the on-site constraints and outline the proposed design approach which has been informed by criteria contained within national and local planning and design publications, including the National Planning Policy Framework, the Stratford-on-Avon District Core Strategy and the Stratford-on-Avon Development Requirements SPD. Statements on sustainability and access are included in this document and the Planning Statement prepared by Frampton Town Planning Ltd that accompanies the application fully describes the relevant planning policy context.

The vision for the project is to deliver a small group of serviced plots providing opportunity for the development of self-build homes within a village setting, in line with the objectives of The Self-Build and Custom Housebuilding Act and as reflected in Stratford DC's Core Strategy (para 5.2.16).

This statement includes a Design Code that sets out the proposed development parameters in response to the village context and site specific constraints. As part of the Design Code, Plot Passports define the scope for each individual dwelling, and a Material Palette is provided to ensure that the new homes harmonise with the local vernacular.

1.2 References

This statement is to be read in conjunction with the following supporting documents which accompany the application:

- Planning Statement prepared by Frampton Town Planning;
- Arboricultural Statement prepared by LandArb Solutions;
- Preliminary Ecological Appraisal prepared by Griffin Ecology;
- Noise Assessment prepared by Inacoustic;
- Utility Planning Report prepared by MJA Consulting;
- Drainage Strategy prepared by Bridges Pound Engineers;
- Site Vehicle Tracking prepared by DTA Transportation Ltd;
- Transport Technical Note prepared by DTA Transportation Ltd;
- Landscape Strategy prepared by ah Landscape Associates.
- Historic Impact Assessment prepared by Richard K Morriss & Associates;



CONTEXT

02

02 | CONTEXT

2.1 Location

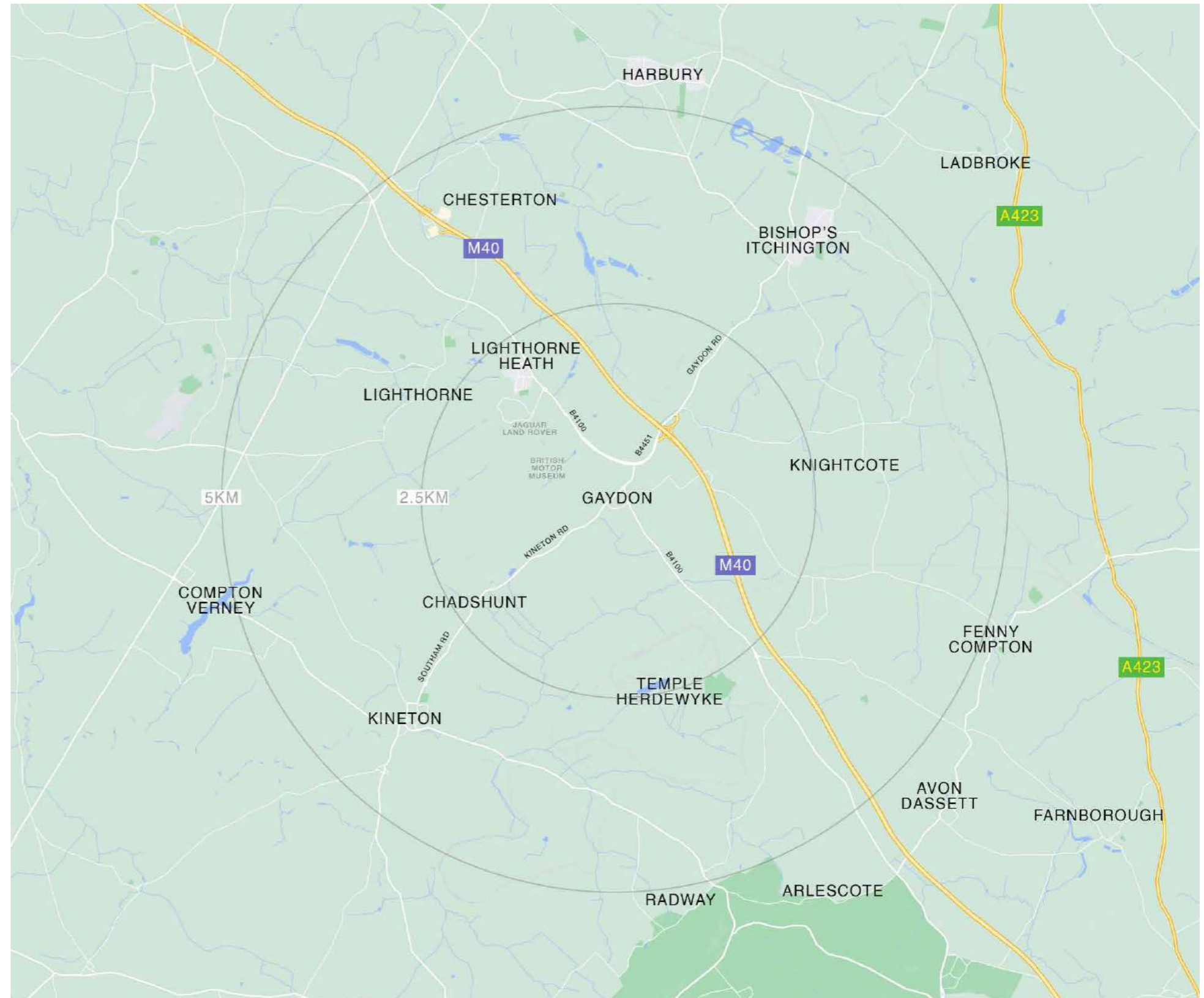
The application site is located in the village of Gaydon, on the northern side of Kineton Road. The site forms part of the land owned by Ellis Machinery, who are a leading supplier of used agricultural machinery.

Gaydon is located within the district of Stratford-on-Avon and situated approximately 16km to the east of Stratford-upon-Avon town centre, 14km to the south-east of Warwick and 16km to the north-west of Banbury. The village is positioned amongst a number of smaller settlement areas between the three towns and within the Lias Uplands region of the Feldon Character Area, as defined in the Stratford-on-Avon District Design Guide.

The British Motor Museum and Jaguar Land Rover Gaydon, one of the principal engineering and vehicle testing centres in the UK, is located approximately 1km to the north-west of Gaydon.

The village is well connected with vehicular routes accessible via Kineton Road. Approximately 1.5km the north-east of the village runs the M40, connecting Birmingham and London through Warwickshire and Oxfordshire.

There are no village train stations within the surrounding area, the nearest station is located 10km north in Leamington Spa and provides regular services to local towns including Warwick, Kenilworth and Banbury and mainline services between Birmingham and London.



Village Location Plan

02 | CONTEXT

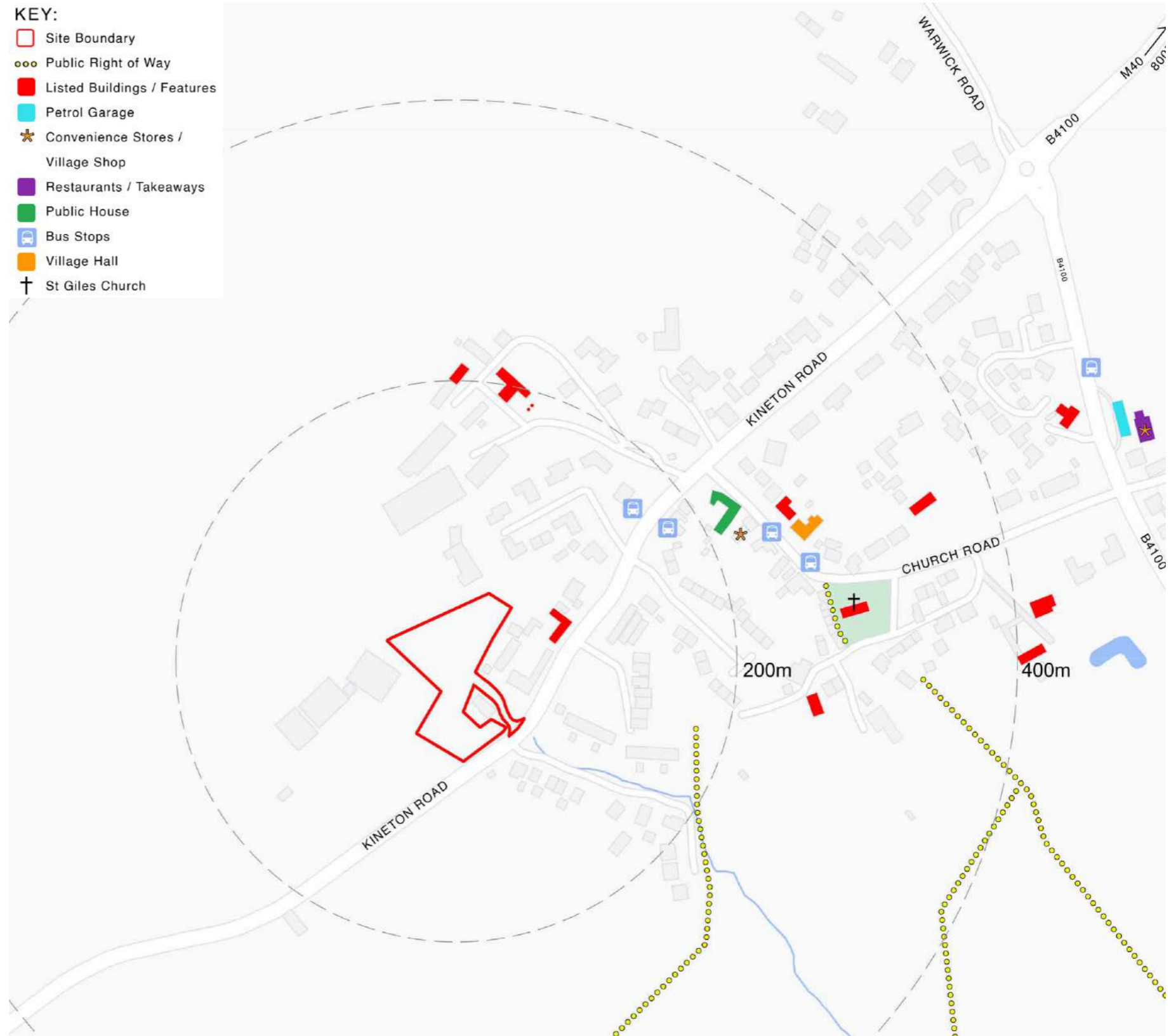
2.2 Access & Local Amenities

The site is located on Kineton Road within Gaydon's Built-Up Area Boundary, as defined in Stratford DC's draft Site Allocations Plan (June 2022). Kineton Road, the primary route through the village, connects Kineton village to the south-west with Junction 12 of the M40 to the north-east and supports local bus services between Stratford and Leamington Spa. Bus stops are located within a short walk c.150m north-west of the application site.

Gaydon is classified as a 'Local Service Village' with a Public House (The Malt Shovel Inn), Village Store, Church and Village Hall all located along Church Road approximately 250m north-east of the application site. To the eastern edge of the village is a petrol filling station, convenience store and food & drink outlet.

The nearest educational facilities to the site are located between 1.5km and 2.5km north of Gaydon in Lighthorne Heath which provides a Nursery and Primary School. A Primary School is also located 2.5km south west of the site in Temple Herdewyke with Kineton Primary and Secondary Schools around 3.7km to the south-west of Gaydon.

Kineton Surgery is the nearest health care facility located 3.7km from the site. Warwick Hospital and Stratford-upon-Avon Hospital are both located approximately 15km away from Gaydon.



Local Amenities Plan

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2.3 Planning Policy

The application is accompanied by a Planning Statement prepared by Frampton Town Planning Ltd that fully describes the relevant planning policy context. In terms of design the following local policy documents are relevant to the application scheme:

Stratford-on-Avon District Core Strategy 2011-2031 (Adopted July 2016)

The core strategy document provides the strategic context upon which development decisions will be made and sets out policies which new development in the district should follow, and against which proposals will be assessed by the Local Planning Authority.

Development Requirements Supplementary Planning Document (Adopted October 2021)

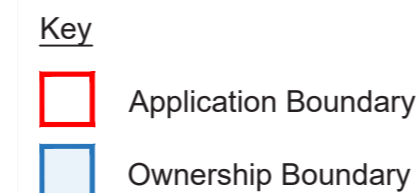
The document builds upon the Core Strategy Policies to provide guidance on how applicants can meet the policy requirements against which planning applications will be assessed. This includes guidance on Design, Access, Building Layout, Style, Landscaping, Parking and also for Self-Build Housing.

Draft Site Allocations Plan (Revised Preferred Options Consultation – June 2022)

Currently under consultation, once adopted this document will form part of the district's Development Plan providing a 'second tier' plan containing policies that supplement the Core Strategy.

Stratford-on-Avon District Design Guide

Provides general design guidance principles including for the development of new housing, defining the district's character areas and promoting designs that have a strong connection with local distinctiveness



Site Location Plan

02 | CONTEXT

2.4 The Application Site

The application site encompasses an area of c.0.5 hectares set in the eastern corner of Ellis Machinery's ownership boundary.

The site forms part of the hard-standing forecourt used for the display of agricultural machinery for sale and hire. To the west of the application boundary are three large agricultural buildings constructed of corrugated metal cladding and masonry. The buildings are used primarily for the storage and maintenance of agricultural equipment with part of the central building also accommodating office space.

Although currently clear of built form, the application site formerly contained three large double-height agricultural buildings all of which were demolished in 2007.

Ground levels fall gradually across the site from north to south with levels at the northern boundary approximately 1 metre higher than the southern boundary. Levels across the site from east to west are relatively flat. The ground covering is made up mostly of gravel, on which agricultural machinery is displayed, with an area of grass towards the northern corner of the site.

The northern boundary is delineated by mesh security fencing, beyond which trees and shrubs provide a substantial visual screen to the adjoining dwelling at 'The Paddocks' and to grassland to the north. A drainage ditch/watercourse is located beyond the boundary which collects surface water run-off and directs it to an underground pipe that partially crosses the southern area of the application site, discharging into an open ditch along Kineton Road which runs into to a small pond beyond the site to the east.

The western boundary of the application site is currently open but would be defined with new fencing under the proposals, thereby separating it from the remaining gravel courtyard to the west.



View from centre of the site towards northern boundary



View of existing hedgerow along the northern boundary



View of eastern boundary and Gaydon Farm Barns beyond



Existing drainage culvert in southern part of the site

02 | CONTEXT

2.4 The Application Site (continued)

The north eastern and eastern boundaries are defined by timber trellis-topped close boarded fencing. The eastern boundary separates the application site from the adjoining group of former agricultural buildings, once part of Gaydon Farm, that have recently been converted into residential dwellings.

The southern parcel of the site is located to the rear of the converted farm building know as 'The Croft', separated by a continuation of the trellis-topped close boarded timber fencing. Within this area the culverted drainage discharges into the open ditch along Kineton Road and is enclosed with wire mesh fencing. The southern boundary runs parallel to Kineton Road, separated from the highway by a grass verge and the drainage ditch. This boundary is defined by a tall densely-planted hedgerow, screening the site in views from Kineton Road.



View of southern boundary adjoining the Gaydon Farm Barns



Southern site boundary



Agricultural buildings to the west of the application site



View south west along kineton road adjacent to site entrance

02 | CONTEXT

2.5 Trees, Planting & Ecology

The majority of the application site is set out with gravel hardstanding forming a forecourt for the display of agricultural vehicles and machinery. The area laid to grass to the northern part of the site contains an apple tree adjoining the north-western boundary and a walnut tree on the north-eastern boundary. An Arboricultural Statement prepared by LandArb Solutions accompanies the application and fully describes the trees and their condition. The walnut tree is of fair condition. The apple tree is of poor structural condition with a hollow curved stem that leans towards the northern boundary.

A conifer hedge around 2.5m in height and 12m in length runs part way along the south-western boundary parallel to the adjoining access to the machinery yard. Hedgerow planting set immediately beyond the northern boundary includes hawthorn, ash and cypress with some canopies that partially overhanging the site. Hedge planting along Kineton Road, adjoining the south-eastern boundary, contains a variety of species of planting including Hazel, Hawthorn, Sycamore and Elder averaging around 2.5m in height. Two trees, a low quality Maple and Birch, are located immediately beyond the eastern boundary.

The application is accompanied by an Ecological Appraisal prepared by Griffin Ecology Ltd. The site has no designations for nature conservation. A walkover survey found the site offers limited ecological distinctiveness being dominated by hardstanding and species poor amenity grassland. The two on site trees and adjoining hedgerows provide the most ecological value. The site is considered to offer low suitability to support nesting birds, foraging bats, amphibians, reptiles, badgers or hedgehogs. The existing apple tree is a potential habitat for invertebrates although none were recorded at time of survey. The hedgerows adjoining the northern and southernmost boundaries are considered to provide valuable connectivity through the landscape for a range of wildlife and as such have a moderate to high ecological value.



View to the north-west corner of the site



View of the grassed area in the north



View towards southern corner of the site



View towards eastern boundary from the Gaydon Farm Barns development

02 | CONTEXT

2.6 Adjoining Land & Buildings

Agricultural Buildings

Three large double-height agricultural buildings are located to the west of the application site, constructed in corrugated metal sheet cladding, brick and blockwork. The buildings are rectangular in plan with the central building featuring a single storey brick-built extension accommodating additional office space. The ridge height of the buildings at their tallest measures c.9m above ground level.

Meadowland

Immediately north of the application site is an area of open grassland, retained as part of a recent planning application to extend the gravel yard northwards beyond the agricultural buildings (20/02333/FUL).

The Paddocks

A modern detached house known as 'The Paddocks' lies around 10-13m beyond the northern site boundary separated by its associated private garden and boundary planting that serves to screen it from view from within the application site. The dwelling's primary outlook is westwards over the meadowland to the north of the application site. The house is of traditional brickwork construction, in one-and-a-half and two storeys surmounted by a pitched tiled roof incorporating attic accommodation served by roof-lights.



Central and western agricultural buildings



Eastern agricultural building



Existing open grassland to the north of the application site



View of the Paddocks from Upper Farm Meadow

02 | CONTEXT

2.6 Adjoining Land & Buildings (continued)

Converted Barns

Located to the south east of the application site are a group of four former agricultural barns, once part of Gaydon Farm, recently converted to form 7no. dwellings (12/02452/FUL). The former barns have been sympathetically repaired and extended in a combination of brick and timber cladding and re-roofed in slate to retain their agricultural character. The historic built form and layout has been maintained and detailing that references their agricultural history has also been used.

The dwellings are in a mixture of one and two storeys. Of the four dwellings immediately adjoining the application site the three along the eastern boundary are in two storeys with the fourth, which backs on to the southern part of the application site, in a single storey. The upper levels of the two storey dwellings are, in part, served by rooflights with no - or very limited - outlook over the site, thereby enabling privacy between them and any new dwellings proposed on the application site.



View from Kineton Road to Gaydon Farm Barns entrance



The Malt House Barn Conversion



The Croft Bungalow Conversion



Refurbished and converted buildings formerly of Gaydon Farm

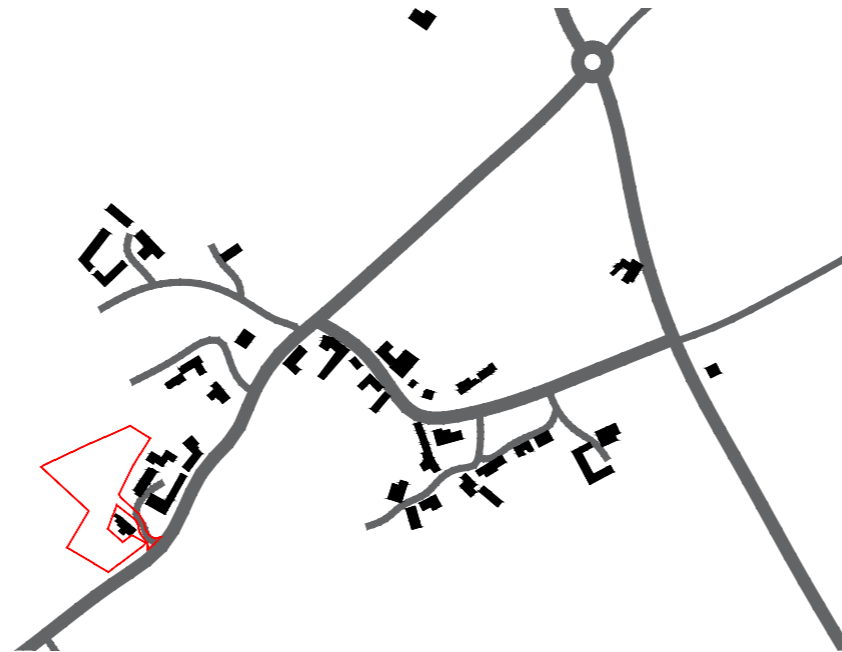
02 | CONTEXT

2.7 Local Character

The site is located to the south western edge of Gaydon, c.250m from the historic village core which is centred around St. Giles Church, located on Church Road. The adjacent figure ground plans illustrate the pattern of development in the village up to the present day.

The Church of St. Giles - which was rebuilt in 1852 – the Malt Shovel Public House, Village Hall and a small group of C17 and C18 dwelling houses form the historic core of the village along Church Street and Church Lane. Early farmsteads remain to the outskirts of the village, their plan form characterised by a farm house and an adjoining group of associated working buildings set out in a courtyard arrangement.

A small number of detached and semi-detached Victorian/Edwardian houses sit between the earlier dwellings along Church Street. The post-war era saw expansion of the village beyond the core with more extensive development, primarily of detached houses, along the northern part of Kinton Road with some cul-de-sac developments of terraced housing and low-rise apartments off Kinton Road to the south of the village. The mid-twentieth century also saw the development of larger scale agricultural buildings around the historic farmsteads to the south-west of the village.



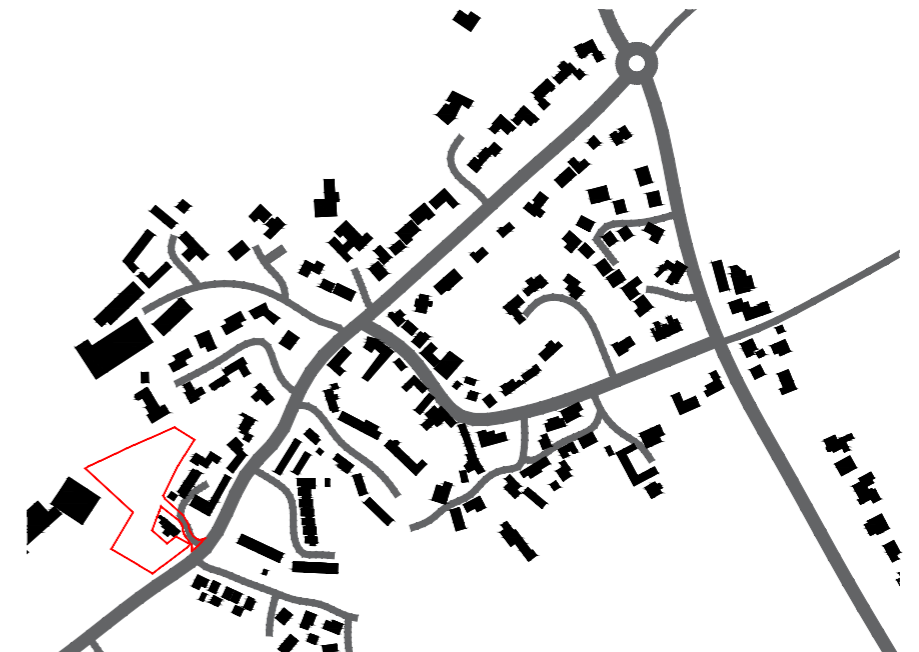
1880 Figure Ground Plan



1910 Figure Ground Plan



1950 Figure Ground Plan



2022 Figure Ground Plan

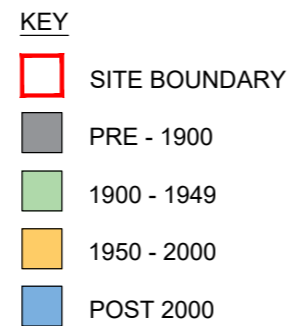
02 | CONTEXT

2.7 Local Character (continued)

Since 2000 the development area of the village has gradually expanded with clusters of new housing developments, to the north-east surrounding the Grade II listed Gaydon Inn, and to the south-east opposite the application site along Kineton Road.

The three primary roads through the village - Kineton Road, Church Road and Banbury Road (B4100) – are now characterised by their wide variety of housing styles spanning the eras of development.

The northern end of Kineton Road is populated by large detached dwellings in one-and-a-half and two storeys constructed from traditional materials – mainly brick with some examples of render, hanging tile and timber cladding - in an array of different styles. The southern part of the village features a mix of post-war, higher density dwellings along St Giles Road and St Mark's Close, and larger low density dwellings along Upper Farm Meadow.



02 | CONTEXT



Highfield House, Kineton Road



Filbert House, Kineton Road



Render and Brick dwellings located on Church Road



Brick and Thatched dwelling on Claylands



Rendered detached dwelling along Kineton Road



Render & Thatched dwelling on Victor Close

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Dwelling located on Upper Farm Meadow



The Hollies at Gaydon Farm Barns



Bungalow located on the Edgehill View development



School House, Kineton Road



The Malt House at Gaydon Farm Barns



Dwelling located on the Edgehill View development

02 | CONTEXT

2.8 Heritage & Listed Buildings

The application is accompanied by a Heritage Impact Assessment prepared by Richard K Morriss & Associates that describes the heritage context of the site and evaluates the impact of the proposals on identified heritage assets. The village of Gaydon is not a designated conservation area nor does it contain any registered parks or gardens. Gaydon has a total of 12no. listed buildings, all grade II, the majority of which are cottages and farmhouses, typically of stone construction surmounted by pitched roofs in slate, tile or thatch.

The listed buildings include:

- Church of St. Giles
- The Leys
- Gaydon Manor Farmhouse
- Stable at Gaydon Manor Farmhouse
- Old Bakehouse Cottage
- The Old House
- Poplars Farmhouse
- Barns 30 metres west of Poplars Farmhouse
- Gaydon Inn
- Gaydon Farmhouse

Gaydon Farmhouse is the closest listed building to the application site, its rear garden adjoining the northern boundary of the site. Thought to date from 1674 with late C18/early C19 alterations the dwelling faces Kineton Road and is set behind a small open frontage laid to grass. Constructed of coursed Lias stone – a main building material of historic building in the Lias Upland region of the Feldon character area – in two storeys plus an attic storey served by two dormer windows to the Kineton Road frontage. A slate covered pitched roof has brick chimney stacks to either end. The associated former barn buildings (not listed), recently converted to dwellings, sit to the south-west limiting visibility between the application site and the listed farmhouse.



Gaydon Manor Farmhouse



Gaydon Farmhouse



Stable at Gaydon Manor Farmhouse



Old Bakehouse Cottage



DESIGN PRINCIPLES

03 | DESIGN PRINCIPLES

3.1 Opportunities & Constraints

Analysis of the site and its surroundings have defined a series of constraints upon development and highlighted opportunities to make efficient use of previously developed land, now surplus to requirements, within the village's Built-Up Area Boundary. The adjacent plan illustrates the main constraints that have been identified.

The main constraints and opportunities that have informed the design of the application proposals are summarised as follows:

New Housing

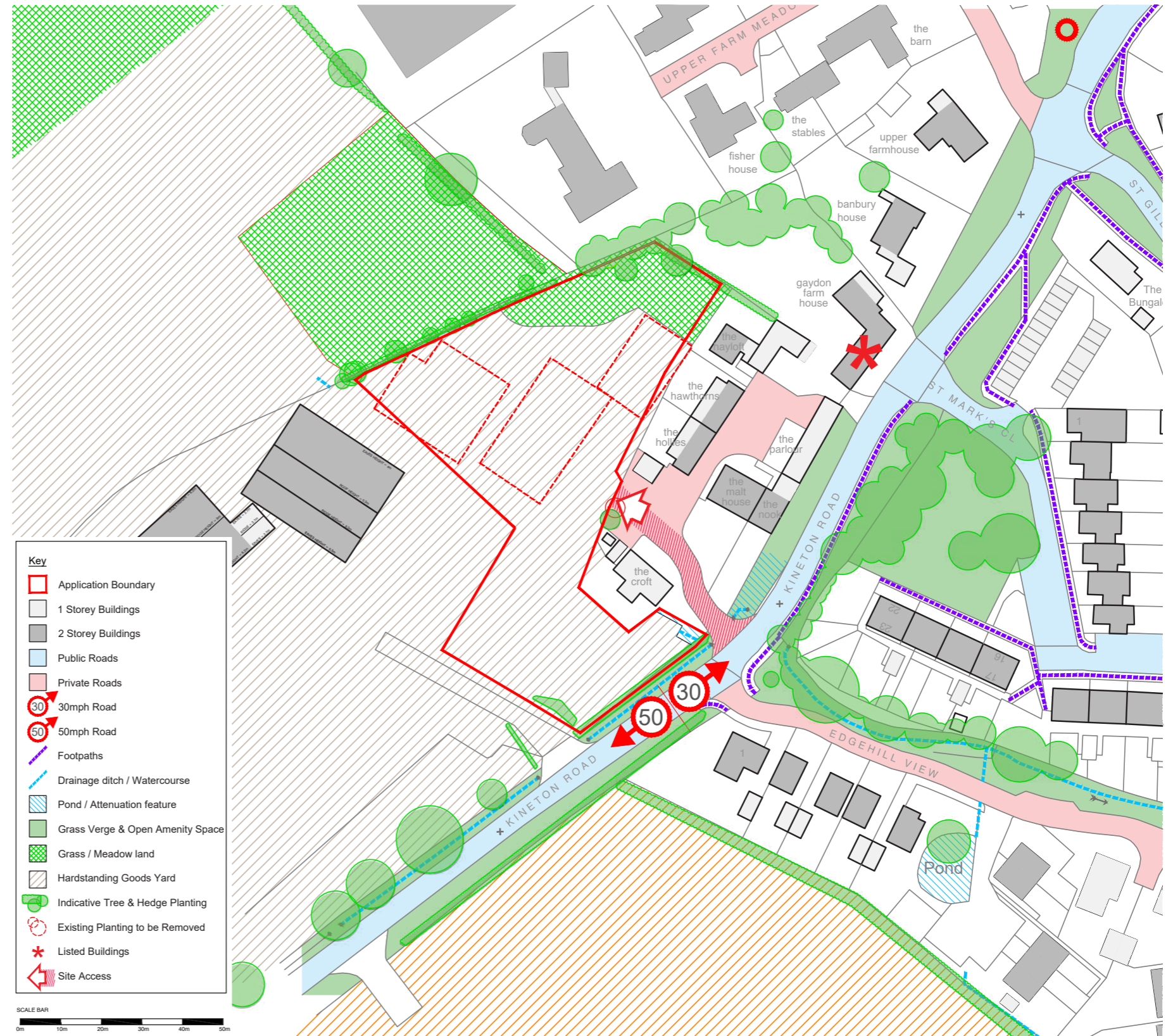
The site provides opportunity to deliver a small group of self-build dwellings towards meeting Stratford District Council's self-build housing targets in line with the government's 'Self-build and Custom Housebuilding Regulations 2016' within the settlement boundaries of the Local Service Village.

Levels

The site is relatively flat with a fall of approximately 1 meter between the north and south boundaries enabling new dwellings to be constructed at a level commensurate with that of the neighbouring houses in an accessible arrangement suitable to all potential occupants.

Trees, Planting & Ecology

Existing trees within the site, all of which are of low quality, are located towards the site boundaries. Their canopy spread and root protection areas encroach relative little into the main body of the site and could be retained within the private rear gardens of the new dwellings without affecting the deliverable footprint of the houses. Existing trees along the eastern boundary are of low quality, one of which would require removal to facilitate access to the site. Adjoining tree and hedge planting provide wildlife connectivity and would be retained.



Constraints & Opportunities Plan

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Existing Buildings & Structures

The site once contained agricultural barns that have now been demolished leaving no existing structures. The current gravel yard is now surplus to requirements offering potential to make efficient use of previously developed land toward meeting identified housing needs. Existing adjoining buildings to the east have been recently converted to residential use with minimal overlooking of the application site. The adjoining house to the north is screened from views within the site by boundary planting.

Access

There is opportunity to continue the existing vehicular access off Kineton Road that serves the adjoining dwellings at Gaydon Farm Barns to serve a small group of new homes on the site, situated within walking distance of the existing amenities provided within Gaydon

Drainage

Ground conditions would support infiltration drainage techniques for the disposal of surface water to maintain current run-off rates. Existing private drains opposite the site to the east and a public sewer along Kineton Road provide feasible options for the disposal of foul water.

Noise

Surveys undertaken on site found that noise would not constrain residential development with some boundary screening recommended between the site and the adjoining commercial yard.

The application is accompanied by a Parameter Plan derived from analysis of the site, its context and the resultant development constraints and opportunities. This is to be read in conjunction with the Design Code, set out in Section 4 of this statement that contains Plot Passports defining the proposed design parameters for each plot, along with the accompanying Materials Palette that provides a menu of facing materials for the new dwellings.

3.2 Use & Amount

The application scheme proposes the redevelopment of the 0.5ha site to provide a total of 6no. self-build plots to accommodate dwellings in a range of sizes. The Parameters Plan and individual Plot Passports defines the area for each plot and the following maximum dwelling sizes (including garages):

Plot 1 : 5 Bed detached house @ max. 2,980ft² / 277m²
Plot 2 : 5 Bed detached house @ max. 3,175ft² / 295m²
Plot 3 : 5 Bed detached house @ max. 2,980ft² / 277m²
Plot 4 : 5 Bed detached house @ max. 2,583ft² / 240m²
Plot 5 : 3 Bed detached bungalow @ max. 1,453ft² / 135m²
Plot 6 : 3 Bed detached bungalow @ max. 1,830ft² / 170m²

3.3 Indicative Layout

An indicative site layout has been developed to define the design parameters for each plot and to illustrate how the proposed dwellings could be sited to form a coherent group of homes that would echo the historic pattern of built form in the wider village whilst respecting the outlook and amenity of adjoining dwellings.

The development would be accessed via a new entrance formed across the south eastern boundary from the adjoining group of recently converted dwellings, providing natural surveillance over movement routes to and from the site. The layout is proposed to be inward-facing, towards the centre of the site, creating a courtyard-style arrangement reminiscent to that of the neighbouring former farm buildings and other historic farmsteads at the periphery of the village. This arrangement enables rear gardens to each dwelling to adjoin the site boundaries with appropriate separation distances to adjoining dwellings, respecting the outlook and amenity space of neighbouring houses to the north and east and providing a buffer of private amenity space to the retained yard to the west.

Plots 1-4 would be located to the northern portion of the site, whilst two single storey plots, 5 and 6, would be to the southern portion to the rear of the adjoining single storey dwelling at 'The Croft'. Plots 2 and 4 would occupy the northern and western corners and it is envisaged that each would have an L-shaped plan to define the courtyard arrangement, creating a sense of enclosure within the site and providing those dwellings with dual aspect outlook over their private amenity space to the rear.

The Indicative Site Layout illustrates a potential configuration of dwellings that meet the maximum gross internal areas as stipulated by the Parameters Plan, with built form and varied roofscapes that echo the adjoining dwellings and former farm buildings.

3.4 Scale

The scale of proposed dwellings is defined on the Parameters Plan and Plot Passports and has been carefully considered in relation to the adjoining dwellings and surrounding views. Plots 5 & 6 would be single storey with a maximum build height of 6m above ground due to their proximity to the adjoining single storey dwelling at 'The Croft'. This will ensure no overlooking of the neighbouring dwelling and maintain a small scale of development, screened by existing boundary planting in views along Kineton Road, on the approach to the village.

Dwellings at Plots 1-3, set between the adjoining two storey dwellings to the north/east and the double-height agricultural sheds to the west, would provide up to two storeys of accommodation with a maximum build height of 9.0m, whilst Plot 4, up to one-and-a-half storeys, would have a maximum ridge height of 8.0m above ground, commensurate with that of the adjoining properties.

03 | DESIGN PRINCIPLES

3.4 Scale (continued)

The Parameters Plan and Plot Passports define restrictions on outlook from the proposed dwellings to limit overlooking of other plots within the development or of the neighbouring properties. For each plot a 'Max Extent of Dwelling' zone is also defined and is intended to give plot purchasers maximum flexibility when designing their self-build home whilst also respecting the outlook and amenities of adjoining plots and neighbouring dwellings.

Allowing for flexibility the 'Max Extent of Dwelling' zones are greater than the defined maximum gross internal area for each plot and the residual space within each plot would exceed the indicative minimum garden sizes prescribed in the Development Requirements SPD.

3.5 Appearance

Whilst the final appearance of the proposed dwellings would be subject to each plot owner's designs the Design Code in Section 4 of this statement includes a Material Palette that has been created to provide a menu of materials proposed for use within the development. The Material Palette references the village's existing buildings to provide a range of suitable materials, enabling flexibility and variety of design whilst ensuring the new dwellings would together form a cohesive development that harmonises with the character of the village.



Indicative Site Layout

03 | DESIGN PRINCIPLES

3.6 Landscape Strategy

The application is accompanied by a Landscape Strategy prepared by AH Landscape Associates. The two existing on site trees, whilst of low quality would be retained within the boundary of Plot 4 as they offer some ecological value, as would the conifer hedge within Plot 6. The birch tree adjoining the south-eastern boundary would be removed to enable formation of the access route into the site. A small section of the hedge along the Kineton Road frontage would be removed to provide access to the proposed communal refuse store. All other planting adjoining the site boundaries would be retained, partially screening the site from surrounding views and maintaining wildlife connectivity in line with the recommendations of the Ecological Appraisal.

A permeable material is proposed for the shared surface roads serving each of the plots, enhancing the courtyard space and reducing surface water run-off as part of the drainage strategy. The adjoining areas of the site outside of the individual plot boundaries are proposed to be laid to grass and planted with small groups of trees. New hedgerow planting of mixed native species is proposed along the eastern site boundary to the adjoining dwellings. A footway wrapping around the boundary to the adjoining dwelling at 'The Croft' would be set out in permeable paving leading to a communal refuse store near the Kineton Road frontage.

Landscaping within each of the plot areas would be subject to each plot purchases detailed designs. However, the Landscape Strategy Plan indicates private amenity space laid to grass, ornamental shrub planting to frontages and their boundaries defined by close boarded fencing to the rear with metal estate railings to the fore.



Landscape Strategy Drawing by ah Landscape Associates



03 | DESIGN PRINCIPLES

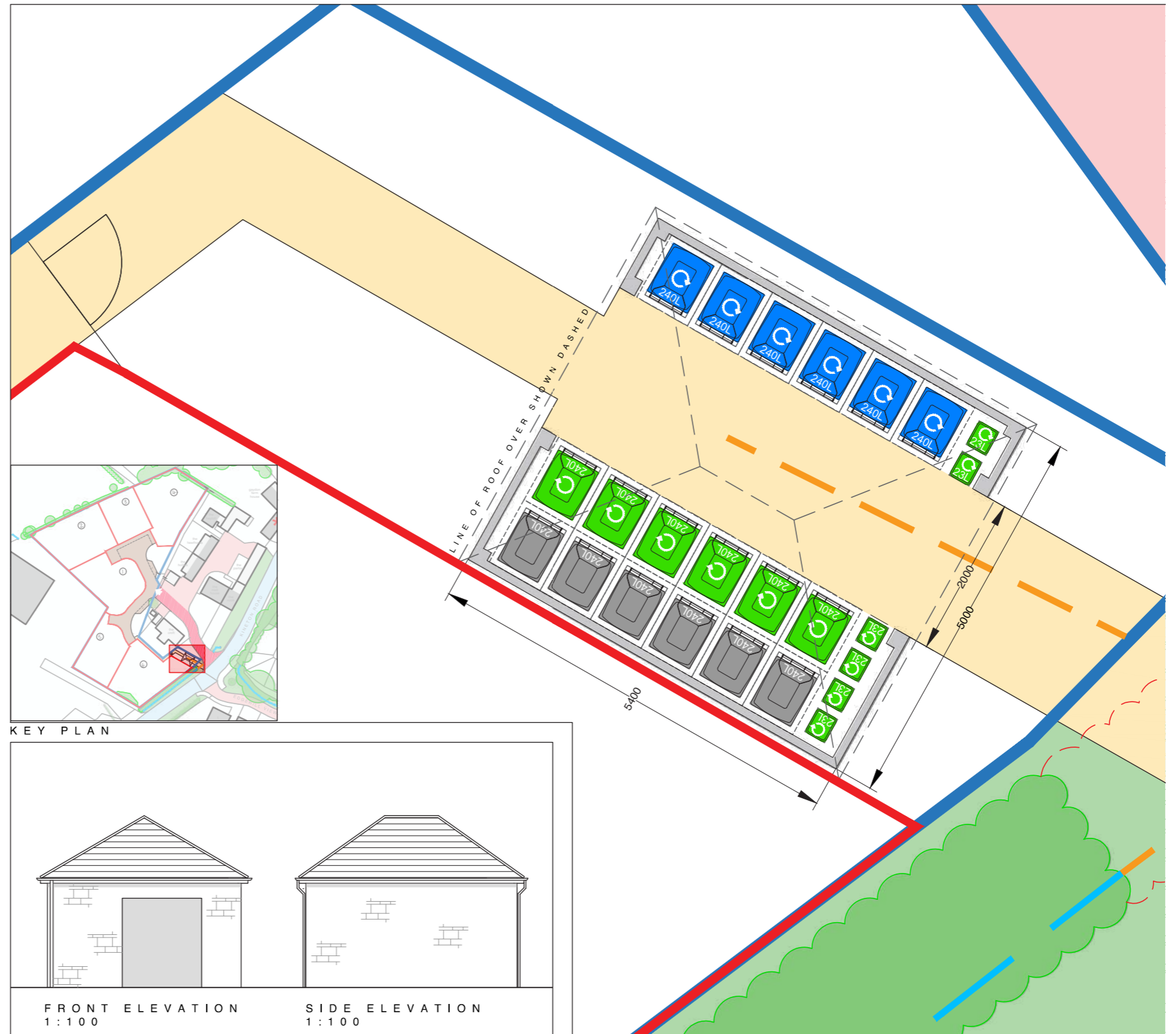
3.7 Refuse & Recycling

A refuse store for use by all plots is proposed to be located in the south-east corner of the site, adjacent to the existing vehicular access to the adjoining converted farm buildings, located c.7m from the highway thereby enabling collection from Kinton Road. The refuse store is proposed to be constructed where the culverted drainage continues as an open ditch, requiring further culverting to accommodate the new store over.

The refuse store has been designed to accommodate a maximum of 4 bins per plot, each having space for 3no. 240L wheelie bins (Recycling, Garden Waste & Residual Waste) and 1no. food waste caddy in line with Stratford DC's 123+ waste collection service. The store would accord with the design guidance set out in Part P of the Council's Supplementary Planning Document including a 2m wide clear access way to allow for safe manoeuvring and transfer of the refuse containers to the collection vehicle.

The store would be constructed in coursed Lias stone with a slate hipped roof to compliment the neighbouring converted farm buildings along the Kinton Road frontage. Beyond the refuse store the residents' access path adjoining Plot 6 would be secured with a gate.

Each of the new dwellings would have storage space within their rear garden for wheelie bin storage, screened from the communal courtyard, in a location to provide convenient access for residents and to enable bins to be moved to the communal store for collection.





ACCESS

04

04 | ACCESS

4.1 Access to Transport & Local Services

The application site is located within Gaydon's Built-Up Area Boundary, as defined in Stratford District Council's Draft Site Allocations Plan (June 2022). Gaydon is classified as a 'Local Service Village' served by a Public House (The Malt Shovel Inn), Village Store, Church and Village Hall, all located within 5 minutes walk/ approximately 250m north-east of the application site.

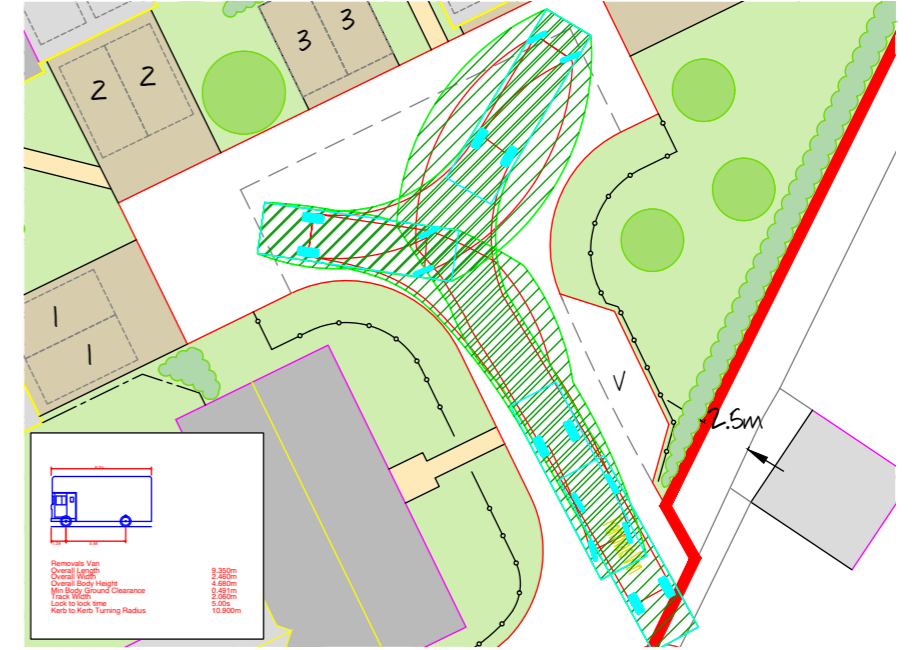
The M40 motorway runs approximately 1km to the north-east of Gaydon connecting Birmingham and London through Warwickshire and Oxfordshire. Kineton Road, off which the application site is located, is one of the main roads through the village supporting local bus services between Stratford and Leamington Spa. Bus stops are located within a short walk c.150m north-west of the application site.

4.2 Access from the Highway

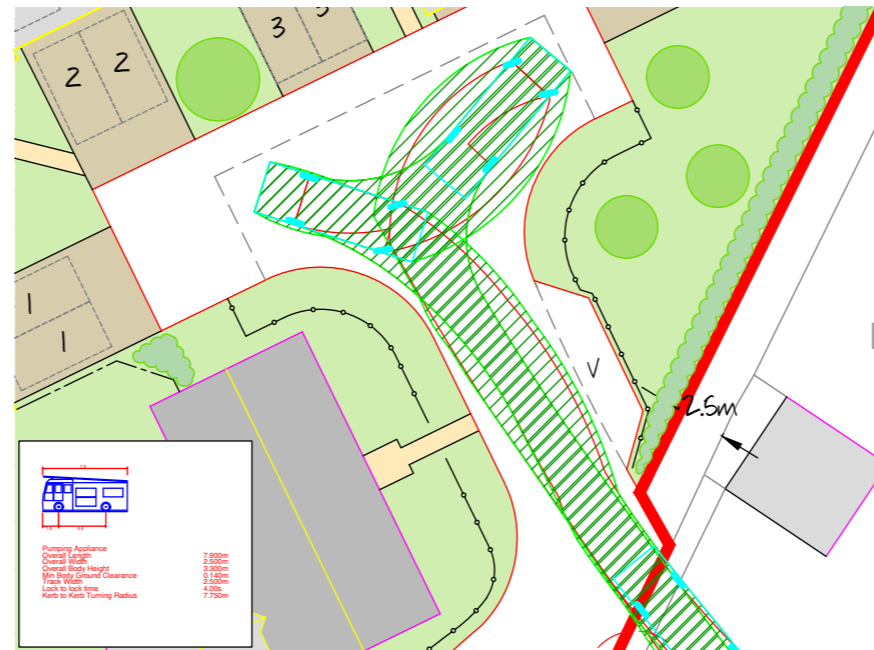
The application site would be accessed from Kineton Road, across the south eastern boundary via the private road to the adjoining group of recently converted former farm buildings. This private road, currently serving six properties, would continue as a shared surface into the application site between the adjoining dwellings at 'The Croft' and 'The Hollies', terminating in a turning head at the centre of the 'courtyard' serving the proposed dwellings at Plots 1-4. A short section of shared surface road would branch off to the southern portion of the site serving Plots 5 and 6.



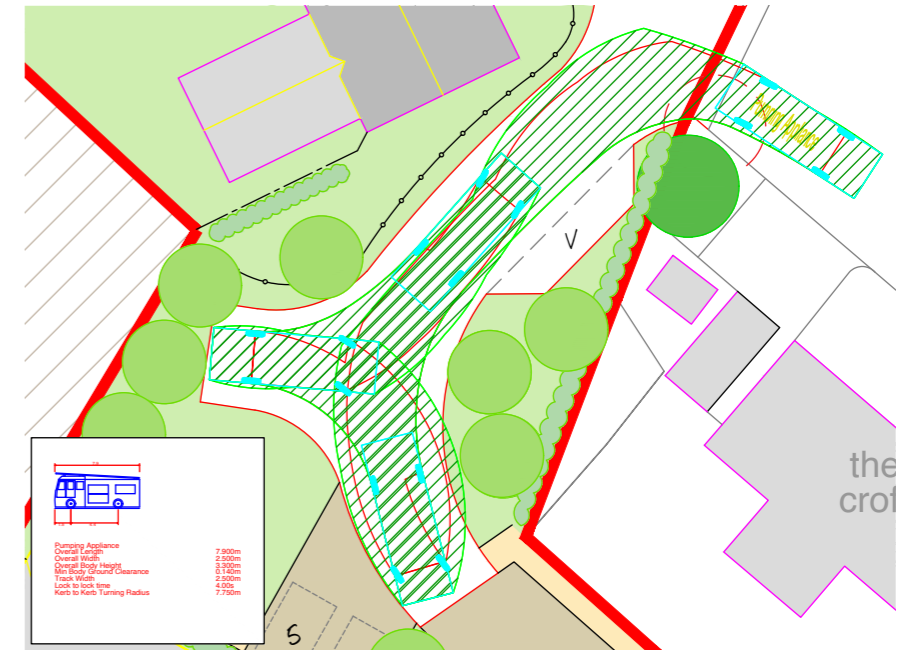
Proposed Shared Surface Layout



Tracking Diagram



Tracking Diagram



Tracking Diagram

04 | ACCESS

4.2 Access from the Highway (continued)

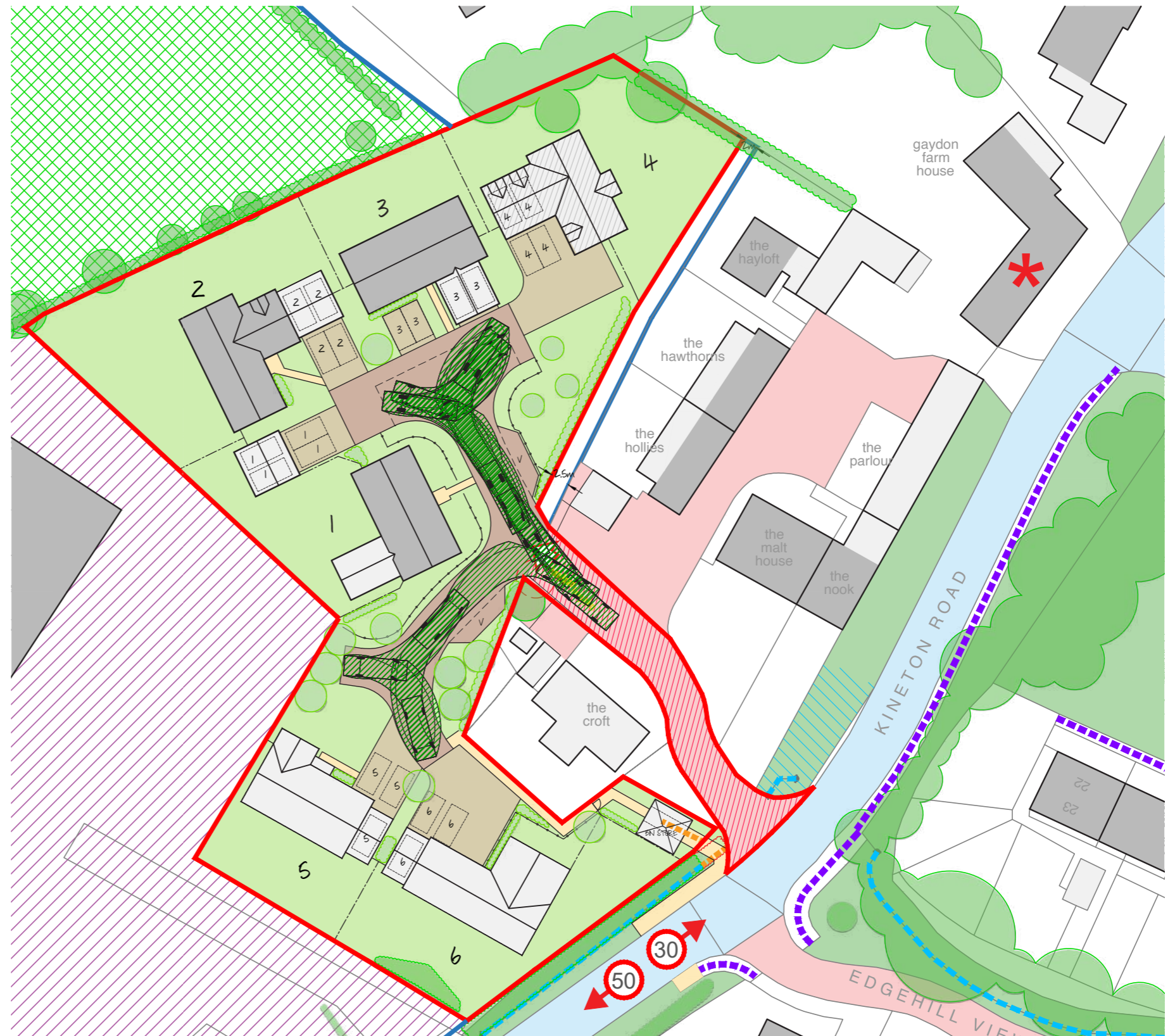
As illustrated in the tracking diagrams prepared by David Tucker Associates the proposed arrangement of roads would accommodate turning of delivery and fire service vehicles within the site. Refuse vehicles would not be required to enter the site, instead collecting refuse from the communal store adjoining the public highway on Kineton Road. The new shared surface access would accord with Policy SAP.7 of Stratford District Council's Draft Site Allocations Plan (June 2022) to provide the both '(a) A legal access to a public highway (or equivalent) for vehicles, pedestrians and cyclists to serve each individual plots' and '(b) Connections to all services, i.e. electricity, water, drainage, sewerage, internet, at the boundary of each plot'.

A Transport Statement by David Tucker Associates accompanies the application and demonstrates that the proposed development will have no material adverse impact on the safety or operation of the adjacent highway network.

4.3 Inclusive Access

The proposed development would provide level access to each plot from proposed shared surface. As a minimum, the detailed design of each new house will be required to developed in accordance with Building Regulations Part M - 'Category 1: Visitable dwellings' and provide:

- drop kerbs at pedestrian junctions with the highway and driveways;
- level approaches to dwellings;
- level thresholds to the entrances to dwellings;
- step-free access internally across the ground floor of all dwellings;
- doors, internal hallways and corridors at ground floor level of suitable widths to accommodate wheelchair users;
- services and controls at appropriate heights to assist people with reduced reach.



Combined Site Tracking

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4.4 Vehicle & Cycle Parking

The Site Parameters set out within the Design Code stipulate the number of parking spaces to be provided to each plot and their minimum size of 2.5m x 5.0m. The final location of the vehicle spaces/garages are to be agreed with the Local Planning Authority as part of Reserved Matters Applications for each plot. Where proposed, single garages should be no less than 3m x 6m internally and double garages no less than 6m x 6m. All plots will incorporate electric vehicle charging points serving their parking spaces.

The proposed inward facing layout illustrated on the Indicative Site Layout and Parameters Plan would provide good natural surveillance of plot frontages where parking will be located and over the 2no. proposed visitor's parking spaces set parallel to the new shared surface roads. A minimum of 2no. secure cycle spaces are to be provided for 3-bedroom dwellings (Plots 5&6) and a minimum of 3no. spaces are to be provided to 5-bedroom dwellings (Plots 1-4).



Indicative Vehicle & Cycle Parking Layout



Gaydon Farm Barns

SUSTAINABILITY

05

05 | SUSTAINABILITY

5.1 Sustainable Design

Whilst the design of each dwelling will be determined by the individual plot purchaser (subject to separate planning applications) the outline application promotes the development of houses constructed with high levels of insulation and air-tightness to avoid heat losses. This 'fabric first' approach would reduce energy demand to maximise the benefit of low and zero carbon energy sources such as heat pumps and photovoltaic panels. Heating systems should be designed with variable output to meet only the required loads with low energy appliances and lighting systems to further reduce energy demands and low consumption water appliances to minimise water use.

Each new dwelling will be required to meet current building regulations. This includes Approved Document Part L: Conservation of fuel and power (2021) requiring all new dwellings, as a minimum, to achieve a 31% reduction in carbon emissions over that required in the previous (2013) standard. These requirements align with Stratford DC's Draft Site Allocations Plan (Revised Preferred Options Consultation – June 2022) Policy SAP.7 for 'Delivering Self-Build and Custom Housebuilding'.

In accordance with other current building regulations the new dwellings will also need to be designed to provide sufficient ventilation to achieve good indoor air quality (Part F), and to prevent overheating by limiting unwanted solar gains whilst providing adequate means to remove heat from the indoor environment (Part O). In accordance with Building Regulations Part S each dwelling will be required to provide electric vehicle charging facilities.

Subsequent Reserved Matters applications for each of the plots will need to be supported by a Sustainability Statement setting out how each dwelling will meet or exceed these requirements.

5.2 Sustainable Construction

Whilst the use of traditional construction techniques is not precluded, Modern Methods of Construction (MMC) are promoted for the new dwellings, offering the potential to deliver higher standards of quality control and energy efficiency when compared to traditional methods, typically with less embodied carbon and reduced construction waste. Self-build housing is well suited to the use of MMC with data showing a greater uptake when compared to other modes of housing delivery. This approach aligns with Policy SAP.7 of Stratford DC's Draft Site Allocations Plan (Revised Preferred Options Consultation – June 2022) which supports the application of Modern Methods of Construction on self-build and custom-build homes.

To ensure that construction of the dwellings causes minimum disruption to neighbouring residents a 'Construction Management Plan' should be secured by a condition attached to any planning consent. The application scheme encourages the use of management techniques to provide a safe, clean, considerate, and environmentally conscious site where noise, vibration and air quality are actively controlled are to be implemented. The waste hierarchy of reducing, reusing and then recycling waste is promoted to ensure that minimum volumes of materials are used.

5.3 Biodiversity

Soft landscaping surrounding the access roads and within private amenity space is proposed to replace the current hardstanding with the introduction of additional new planting of native species to increase the value to local wildlife and enhancing biodiversity across the site. Existing planting is proposed to be retained wherever possible including hedges and the two existing trees within the application site. Existing hedge planting adjoining the site would be retained to maintain wildlife connectivity. Construction activities should be carefully managed to minimise impacts resulting from noise, light, vibration and visual disturbance to adjacent habitats.

5.4 Drainage

A Drainage Strategy prepared by Bridges Pound accompanies the outline application.

An existing ditch along the northern boundary drains into a culverted watercourse which currently discharges within the southern corner of the application boundary, this drainage outlet is proposed to be culverted and the outlet extended to discharge outside the application boundary, into the drainage ditch that runs to the south of the site along Kineton Road.

Infiltration tests have been carried out in four locations across the site and revealed that shallow soakaways will be a suitable primary drainage system to be employed. The implementation of permeable shared surface and footpath areas will support the infiltration approach, whilst a secondary drainage method that will utilise the existing culvert running north to south along the western edge of the site will provide any additional drainage capacity if required.

Records show that the closest sewer to the application site is the foul sewer serving the Edge Hill development opposite the site. This would serve as the most suitable point for connection due to its location and available capacity. It would however require permission from the developer as it is not yet a public sewer. If permission is not granted, Severn Trent Water have advised that a connection to the combined network along Kineton Road should be feasible.



DESIGN CODE

06

06 | DESIGN CODE

6.1 Self-Build

Stratford District Council’s Development Requirements SPD defines self-build as ‘projects where individuals or groups directly organize the design and construction of their new home(s)’.

Self-build allows individuals the freedom to create their own home to a high quality, bespoke finish within specified design parameters.

This application proposes division of the application site to provide 6no. serviced self-build plots for subsequent sale to plot purchasers who will in due course prepare their own detailed designs to be submitted to the Local Planning Authority for approval.

This design code, along with the application plans, sets out the parameters for each of the plots which have been carefully developed in response to specific site constraints, the relationship to neighbouring properties, the village context and the character of the wider area. The siting of the plots and their relationship to each other seeks to create a harmonious enclave of bespoke dwellings echoing the historic pattern of development in the wider area whilst enabling each new home to be developed without detriment to its neighbours.

The road layout is to be a shared surface providing vehicular and pedestrian access to each plot with two shared parking spaces for visitors. Each plot is to be provided with all required services (drainage, water, electricity and internet) to their boundary. A communal refuse store, for the benefit of all plots, is to be constructed towards the existing highway for collection of recycling and waste by the District’s waste collection service from Kineton Road.



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6.2 Site Parameters

The site parameters plan sets out the design constraints for each of the self-build plots in order to create a cohesive and considered development that responds sympathetically to its surroundings. The Site Parameters Plan highlights the individual plot boundaries and their vehicular access points from the shared surface access route.

The maximum extent of each dwelling has been highlighted for both single and two storeys, this is to ensure each plot respects its neighbouring plots and the existing dwellings outside the application site. The direction of principal elevations has been shown, this will create the inward facing barn range style of development intended to create a sense of enclosure when entering the site, and as a result providing private rear gardens around the perimeter of the site. Areas of restricted outlook have also been carefully considered to eliminate overlooking of new and existing plots.

Both plots 1 & 3 have a single storey element to enable an extended portion to the front/rear. This is noted as being limited to 50m². For Plot 1 this is to enable a large enough private rear garden to be formed. Plot 3's constraint is to ensure the build line of the plots along the northern boundary is not altered disproportionately.

The general parameters for the 6no. plots within the application site are as follows:

General Parameters for Plot Purchaser

Prior to the commencement of development, Reserved Matters planning approval must be applied for to the Local Planning Authority to approve that your design complies with the Plot Passport and Design Code.

The home must be built within the specified 'build zone' and not exceed the maximum Gross Internal Area (GIA) stated for each individual plot for construction above ground. In addition to the above area, a further 40% of the max permissible GIA can be constructed below ground for a basement.

The footprint of the home is not required to fill the entire area & can be positioned anywhere within it. The Gross Internal Area for each plot is scheduled on the Parameters Plan.

Prior to completion, the home shall not be occupied for residential purposes. No temporary buildings or caravans are allowed on the plot.

No works or storage of materials may be undertaken outside the curtilage of the plot, unless prior permission from the relevant approving authority is given, either the Highways authority or the District Council as applicable.

Any part of the home that would;

- i) have more than a single storey; and
- ii) would be within 2 metres of the boundary with a neighbouring home that has received either confirmation of compliance or planning permission must not extend beyond the rear wall of the neighbouring home by more than 3 metres.

Merging & subdivision of plots is not permitted.

Prior to development a Principal Designer must be appointed by the Plot Purchaser (as client), as required under the 2015 Construction Design and Management regulations.

Any upper-floor window that is on a side elevation and less than 1.7m above floor level of the room and faces onto a neighbouring house must be:-

- (i) obscure-glazed
- (ii) non-opening

The maximum building height means the height of the home when measured from ground level of the plot to the top of the highest part of the roof excluding any renewable energy generation structures, external chimneys, flues, soil or vent pipes, which must not exceed the highest part of the roof by 1 metre or more.

A minimum of 2 secure cycle spaces are to be provided for 3-bedroom dwellings (Plots 5&6) and a minimum of 3 secure cycle spaces are to be provided to 5-bedroom dwelling (Plots 1-4).

Storage for 3 no. 240 litre wheelie bins (recycling, garden and general waste) and 1 no. 23 litre bin (food waste) should also be provided within each plot.

The number of parking spaces indicated must be provided on plot and be a minimum 2.5m x 5.0m in size. The position of your parking space/garage is to be agreed with the Local Planning Authority as part of the Reserved Matters Application. The minimum size for a single garage should be no less than 3m x 6m internally, and a double garage should be no less than 6m x 6m.

Principal elevation treatments facing the shared access must be designed to respond to the public realm (E.g. incorporate windows to all floors). It is advised that windows facing on to the public realm are active (i.e. provide views from habitable rooms such as living room/kitchen).

Key Terms

Gross Internal Area (GIA)

The total enclosed internal floor area of the dwelling, measured within the external walls taking each floor into account and excluding the thickness of external walls. The GIA includes garages.

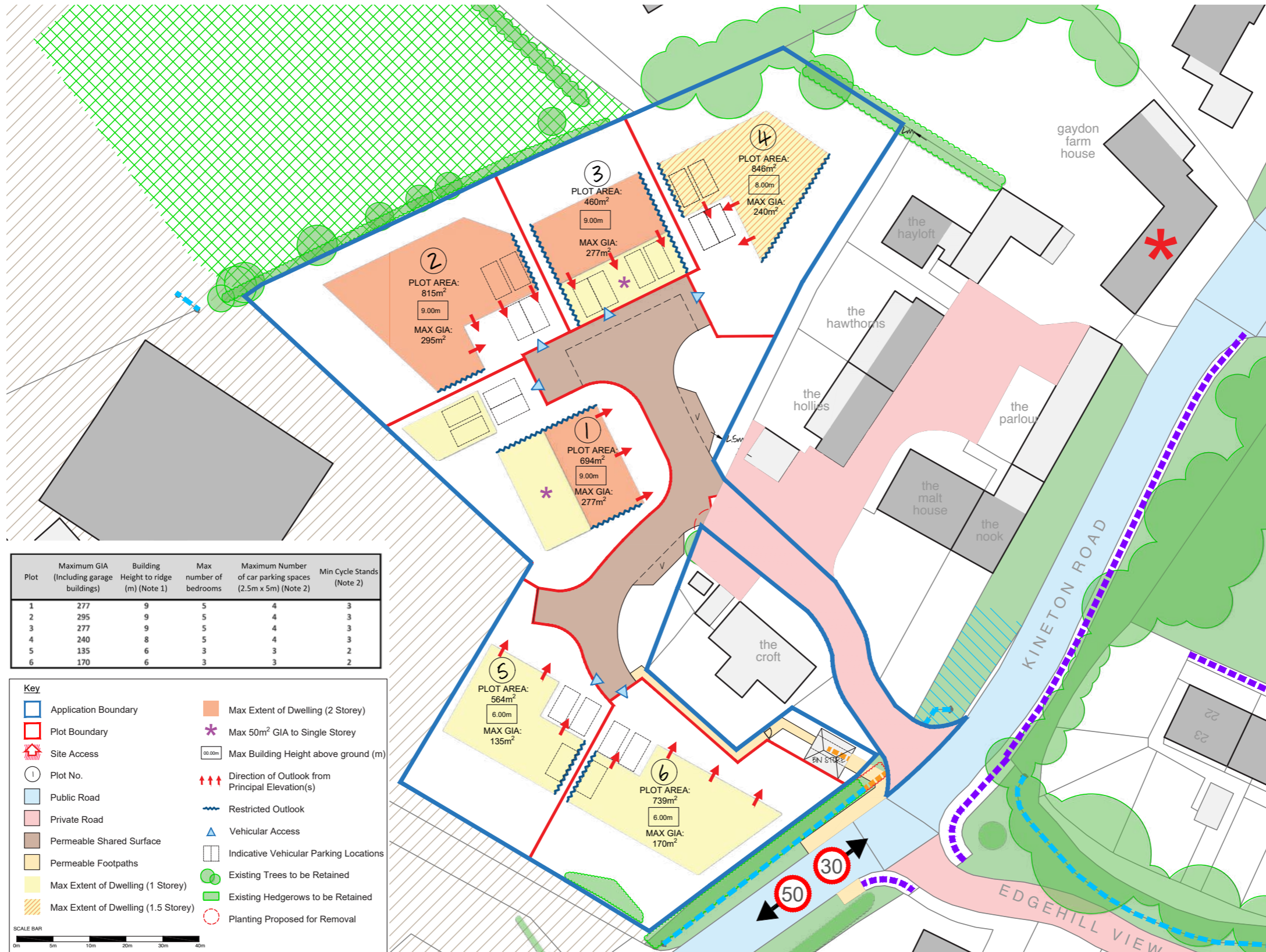
Principal Elevation

Elevation of the dwelling that fronts the main highway / access road serving the house.

Key Note

The parameters stated above relate to the design of homes. There are additional conditions that are statutory (i.e. legislation) & mandatory within the agreement for sale & deed of transfer that must be adhered to. Ensure these have been referred to prior to proceeding with design work, fabrication or construction. This includes conditions relating to health & safety, site working hours, deadlines for completing the dwelling & consideration of neighbouring properties.

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Parameters Plan

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6.3 Material Palette

The palette of materials has been carefully selected to reference local examples that characterise Gaydon, ensuring that the development will harmonise with its village context.

Gaydon exhibits use of traditional materials and construction methods, primarily comprising brick and stone-built dwellings, typically with slate or tiled pitched roofs. Limited examples of timber cladding, hanging tile and thatched roofs can also be seen dispersed throughout the village.

Each of these materials are included as options in the Design Code Material Palette. The primary façade options include facing brickwork in red/orange and pink/orange tones, coursed White/Blue Lias Limestone (characteristic of historic buildings in Gaydon and the wider 'Lias uplands' character area) and coursed Lias Limestone with Ironstone detailing, along with light-coloured render. The palette of materials will also serve to complement the appearance of the adjoining listed Gaydon Farmhouse and its associated former barns.

Variation to the primary materials can be created through the use of cladding in the form of timber boarding in both natural and black/grey finishes and/or grey hanging tiles. Additionally a proportion of accent materials including Corten steel, standing seam metal cladding and green/living walls could add further interest. The palette as a whole is intended to complement the character of the area whilst enabling plot purchasers the flexibility to realise their own design ambitions. A diverse palette of roof materials will encourage a varied roofscape, reflective of the roofscape character of dwellings along Kineton Road. Both traditional and modern roofing methods have been selected including tile, slate, metal standing seam and thatch with opportunity for the integration of renewable energy technologies including photovoltaic tiles/panels and for the use of green roofs to enhance biodiversity across the site.

A colour palette has also been set for window frame and door colours to encourage a varied, yet cohesive development. As part of the application process for the detailed designs of individual dwellings samples of the selected materials are to be submitted to the Local Planning Authority for approval prior to their use on site.



Brick dwelling with tile hanging along Kineton Road



Brick and render cottages with tiled roofs along Church Road



Brick, Timber & Slate Dwelling at Gaydon Farm Barns



Gaydon Manor Farmhouse constructed of Stone, Brick & Tile

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Material Palette Facade Options



Red/Orange brick to match adjoining former barns



Red/Orange Brick to match traditional local brickwork



Pink/Orange Brick to match traditional local brickwork



White Render



Cream Render



Coursed white/blue Lias Limestone to match traditional stonework



Coursed Lias Limestone with Ironstone detailing to match traditional local stonework

Cladding



Grey Hanging Tile



Timber Boarding Natural



Timber Boarding Black / Grey

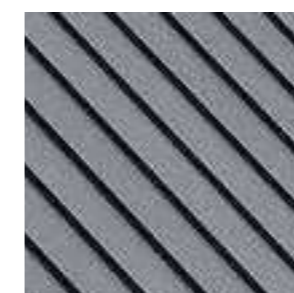
Roofing



Green Roof



Solar Tiles



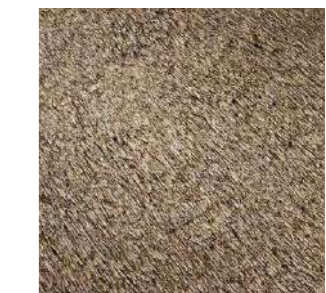
Metal Roofing - Corrugated or Standing Seam



Slate

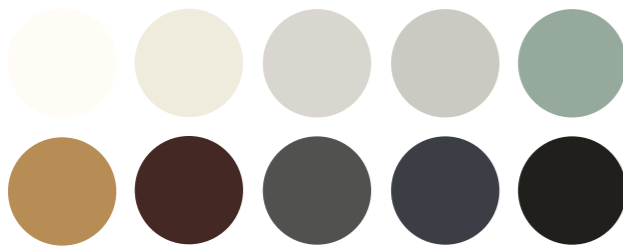


Tile



Thatch

Window Frame & Doors



Frame & Door Colours

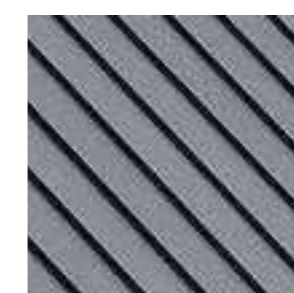
Accent Materials (up to 30% of surface area)



Corten Steel



Green Walls



Metal Cladding

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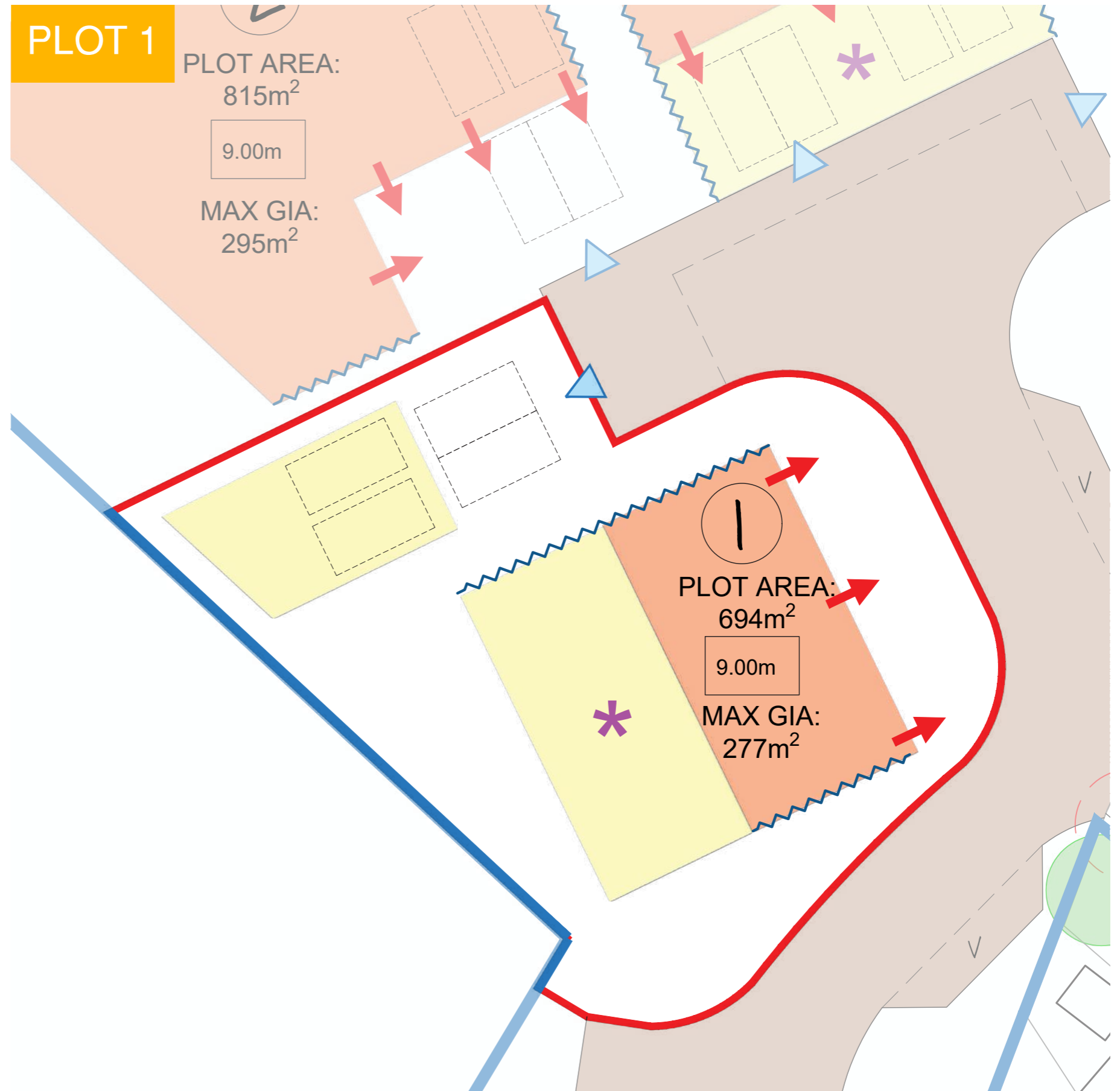
6.4 Plot Passports

MAIN FEATURES

Plot No. 1
 Unity Type 5 Bed Detached
 Plot Area 694m²
 Max GIA 277M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal



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Plot Passport

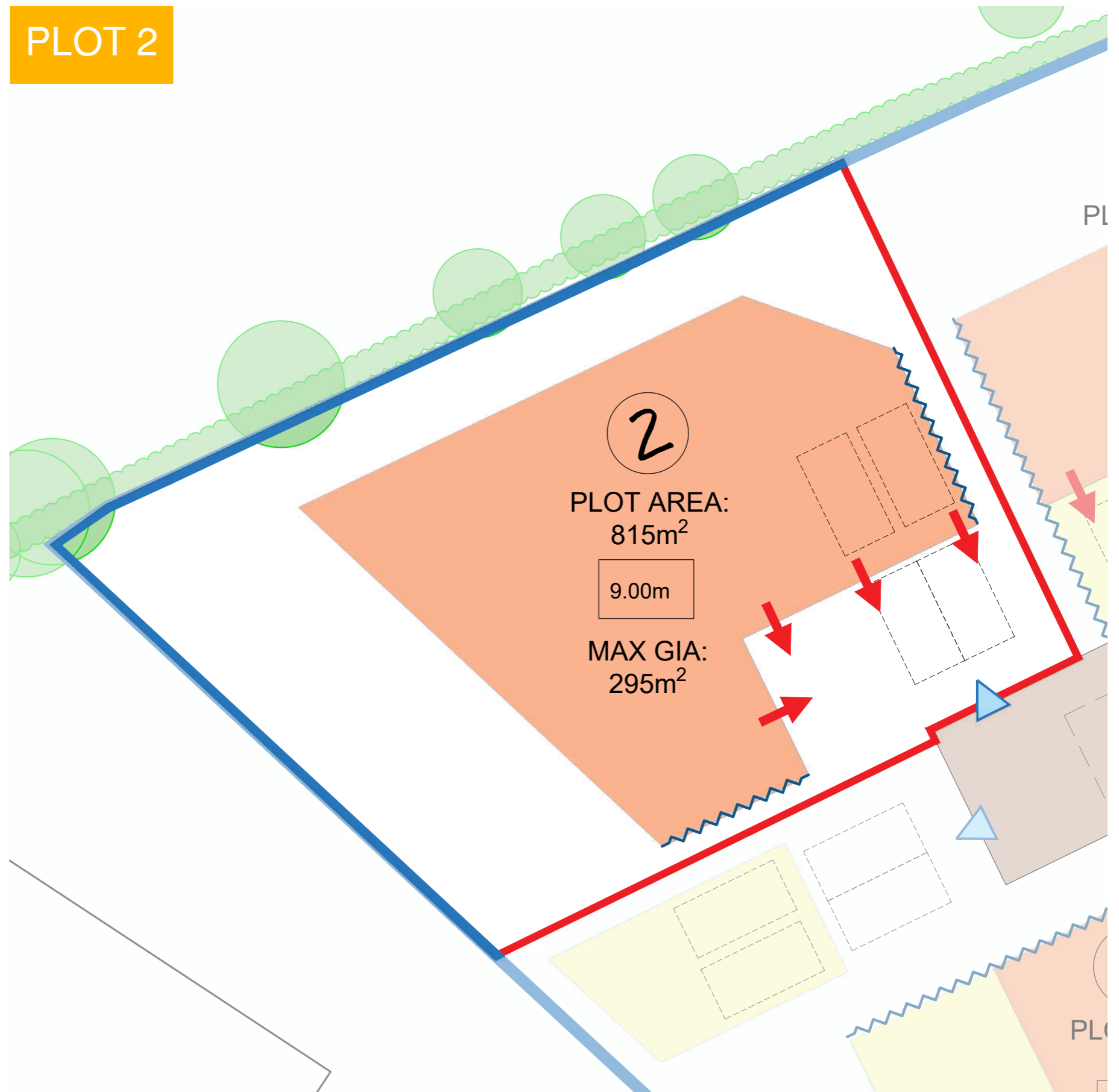
MAIN FEATURES

Plot No. 2
 Unity Type 5 Bed Detached
 Plot Area 815m²
 Max GIA 295M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal

PLOT 2



06 | DESIGN CODE

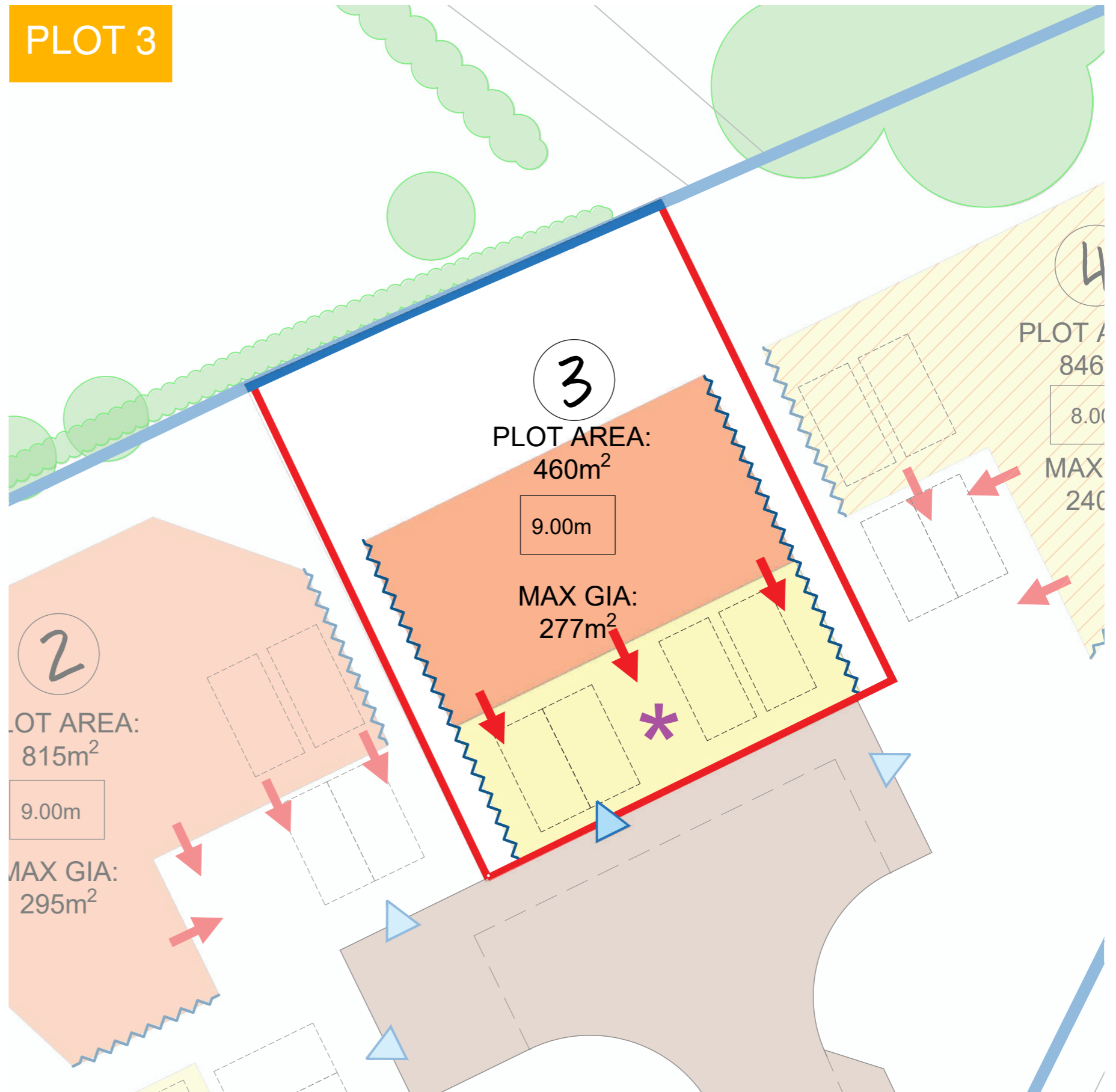
Plot Passport

MAIN FEATURES

Plot No. 3
 Unity Type 5 Bed Detached
 Plot Area 460m²
 Max GIA 277M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal



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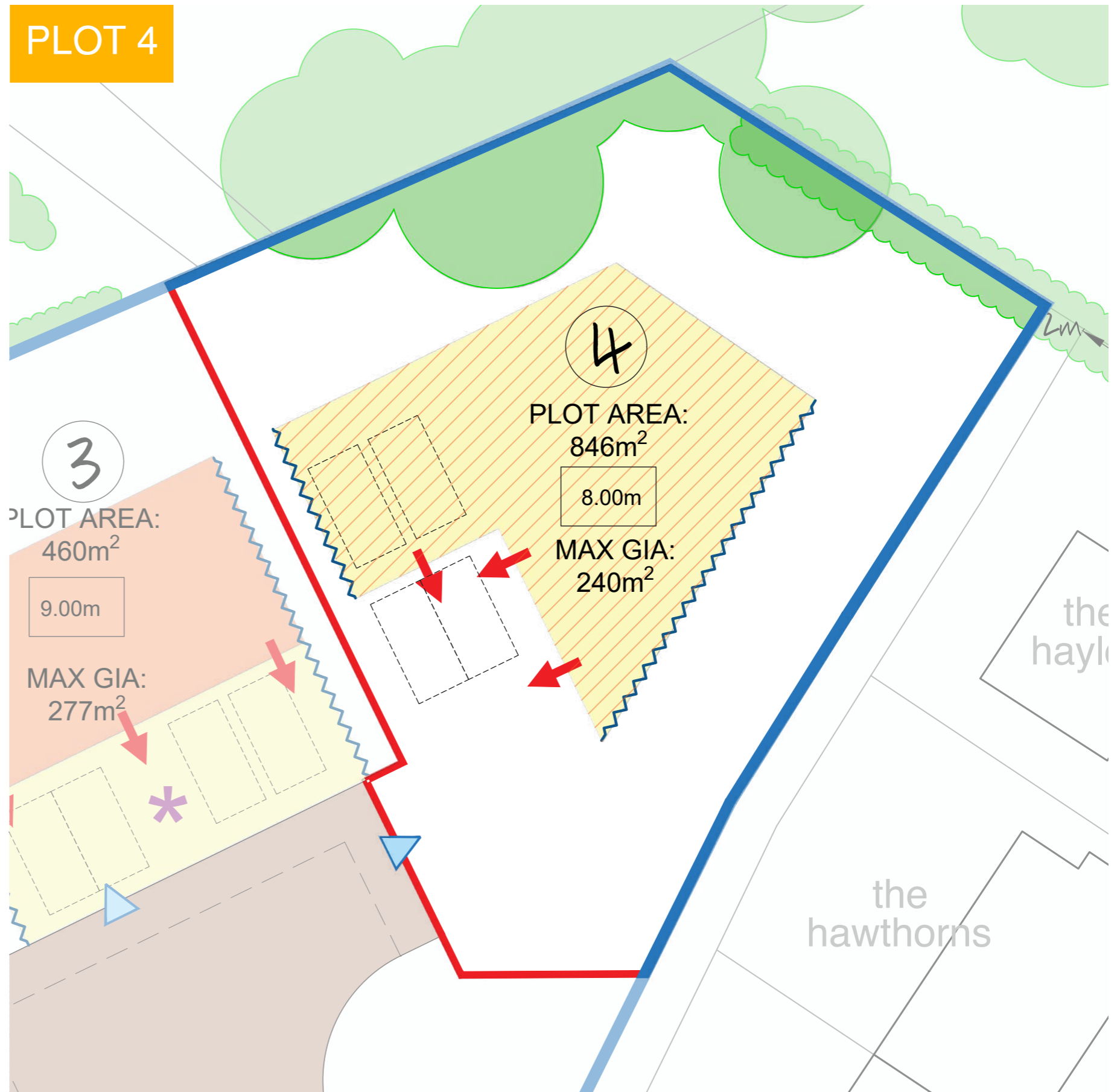
Plot Passport

MAIN FEATURES

Plot No. 4
 Unity Type 5 Bed Detached
 Plot Area 846m²
 Max GIA 240M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal



06 | DESIGN CODE

Plot Passport

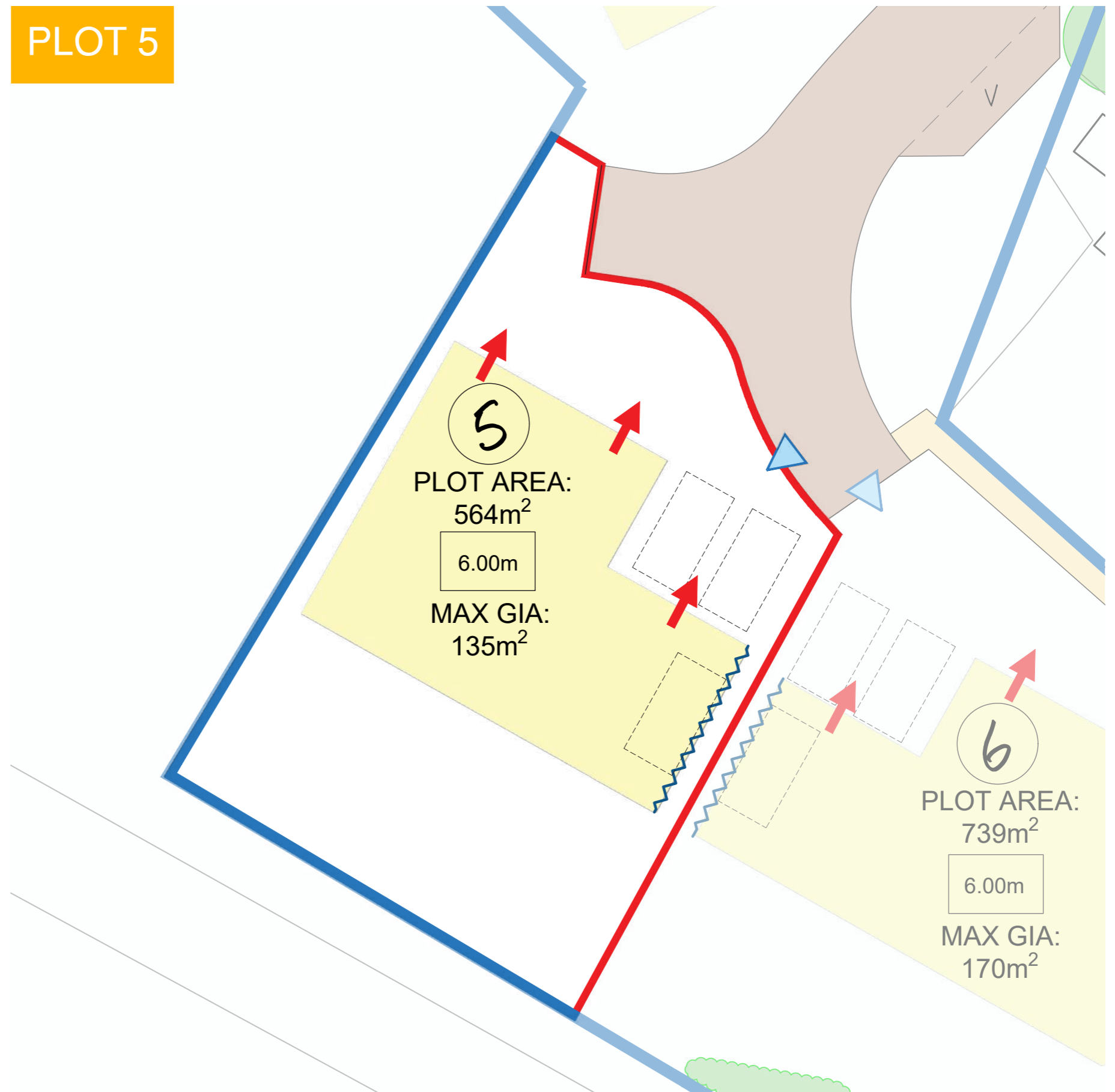
MAIN FEATURES

Plot No. 5
 Unity Type 3 Bed Detached Bungalow
 Plot Area 564m²
 Max GIA 135M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal

PLOT 5



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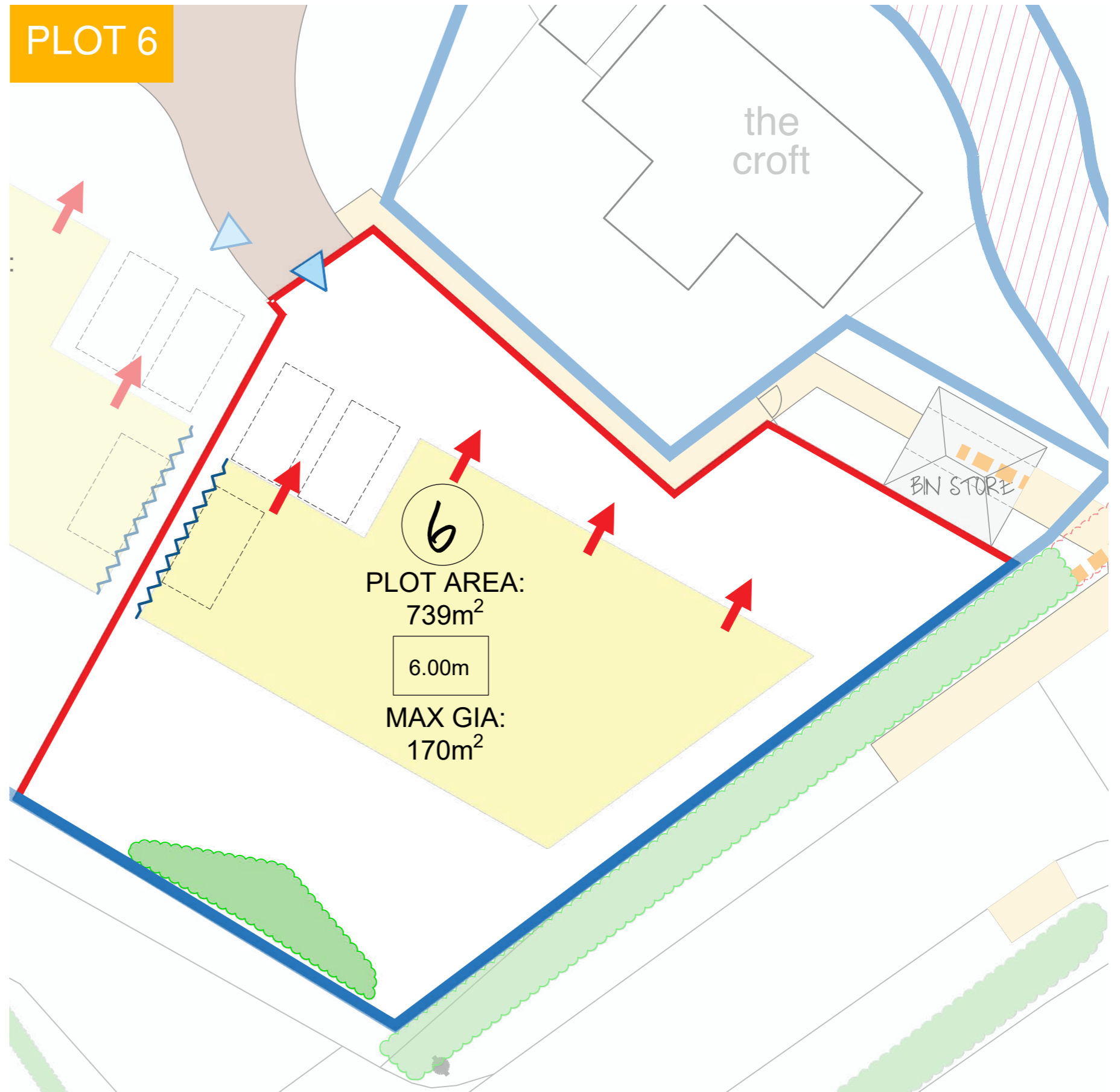
Plot Passport

MAIN FEATURES

Plot No. 6
 Unity Type 3 Bed Detached Bungalow
 Plot Area 739m²
 Max GIA 170M²

Key

-  Application Boundary
-  Plot Boundary
-  Site Access
-  Plot No.
-  Public Road
-  Private Road
-  Permeable Shared Surface
-  Permeable Footpaths
-  Max Extent of Dwelling (1 Storey)
-  Max Extent of Dwelling (1.5 Storey)
-  Max Extent of Dwelling (2 Storey)
-  Max 50m² GIA to Single Storey
-  Max Building Height above ground (m)
-  Direction of Outlook from Principal Elevation(s)
-  Restricted Outlook
-  Vehicular Access
-  Indicative Vehicular Parking Locations
-  Existing Trees to be Retained
-  Existing Hedgerows to be Retained
-  Planting Proposed for Removal





CONCLUSION

07 | CONCLUSION

7.1 Conclusion

The application scheme seeks to help meet identified local housing needs for the delivery of self-build plots in line with emerging Policy SAP.6 Providing for Self-Build and Custom Housebuilding as set out in Stratford DC's draft Site Allocations Plan (June 2022), reflecting the aspirations of the national Self-Build and Custom Housebuilding Act. The proposals would bring previously developed land, now surplus to requirements, into beneficial use within the defined Built-Up Area Boundaries of the Local Service Village of Gaydon.

The application site is sustainably located, within walking distance to the core of the village of Gaydon and to nearby bus stops serving routes between Stratford and Leamington Spa.

The site is not located within a conservation area nor does it contain any heritage assets. The Heritage Impact Statement concludes that the application scheme would not cause any harm to the character, significance or setting of the nearby grade II listed Gaydon Farmhouse.

The site has no designations for nature conservation and is dominated by hard standing and species-poor grassland with low suitability to support wildlife. Trees and hedgerows within and adjoining the site would be largely retained to maintain local wildlife connectivity and the Landscape Strategy proposes introduction of new planting of native species providing opportunity for ecological enhancements.

The site lies in a zone of low probability of flooding and the ground is considered suitable for the implementation of shallow soakaways to reduce surface water run-off with existing adjoining drainage channels providing additional capacity if required. Existing sewers run close to the east of the site that would accept foul drainage flows from the proposed new dwellings.

The application scheme seeks to echo the pattern of historic farmsteads within the village with a small group of self-build homes at a scale commensurate with the adjoining dwellings. The proposed layout would provide appropriate separation distances between dwellings that would not compromise the outlook or privacy of neighbouring properties.

A new shared surface road would provide vehicular and pedestrian access to each of the proposed plots and enable turning for delivery and emergency vehicles within the site. Each plot would be served with electricity, water, drainage and internet connections to their boundaries and a communal refuse store would enable collection of waste and recycling from the public highway on Kineton Road.

The application is accompanied by a Parameters Plan, Plot Passports and a Design Code defining the development constraints for each of the plots. This will enable delivery of a well-considered enclave of bespoke dwellings whilst providing sufficient scope for plot purchasers to implement their own design ambitions without detriment to their neighbours. The Design Code includes a Material Palette informed by the character of the surrounding area to allow plot purchasers flexibility in the appearance of their homes whilst harmonising with the local vernacular.

The new houses would be well insulated with good levels of air tightness and would be required to achieve at least a 31% reduction in carbon emissions over previous standards, promoting the integration of low/zero carbon energy systems.

7.2 Summary

This application is submitted to Stratford-on-Avon District Council for consideration on the basis that the proposals accord with the objectives of national and local planning policies for the delivery of self-build homes, located on previously developed land within the Built Up Area Boundaries of a Local Service Village. The application scheme would deliver a small-scale development of self-build housing appropriate to the size and character of the settlement where it is located. The submitted Parameters Plan, Design Code, Plot Passports and Material Palette provide a carefully considered framework that offers plot purchasers the opportunity to design and build homes in line with own aspirations whilst harmonising with the village context.

DESIGN & ACCESS STATEMENT
KINETON ROAD, GAYDON
DECEMBER 2022