

## **Church Stretton Residential Development Checklist**

This checklist is designed to assist developers, architects, agents and officers, in considering development in Church Stretton. It is intended to contribute to a continued high quality of life for the people of Church Stretton and the preservation of local character of the built environment, landscape beauty and historic backdrop.

This checklist should be used in conjunction with policies and guidance contained in the Shropshire Council Core Strategy, SAMDev Plan and Place Plans as well as the Government's National Planning Policy Framework (NPPF) 2018 and guidance from Shropshire Council, included in its Accreditation Checklist. The Town Design Statement should also be used to inform development, alongside the Conservation Area Design Guide (CADG) and Community Led Plan (due to be started in 2020).

Paragraph 128 of the NPPF 2019 says, "Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. "

**To this end ideally all development in the Strettons should.....**

### **In the wider context**

Aim for the best performance rating for design and sustainability

Respect local distinctiveness

Normally be on sites of less than 10 dwellings unless part of a larger site allocated in the local plan.

Be within the settlement boundary. Exception sites for affordable housing and affordable self- build houses, should abut a development boundary.

Be adaptable to the changing needs of individuals and families as well as an ageing population

Fulfil the requirements of local housing needs where data is available

Include a detailed Design & Access Statement when a planning application relates to the Conservation Area or is linked to a major development.

**In the context of the landscape**

Respect local views, landscape characteristics and landmarks.

Take into account views into and out of developments

Not be built on exposed ridgelines and prominent slopes

Protect, conserve and enhance the surrounding countryside & views

Ensure any existing green spaces and environmental networks are retained especially between Church Stretton and Little Stretton and Church Stretton and All Stretton

Retain hedgerows, trees, woodland, orchards, watercourses and ponds where these contribute positively to the character and appearance of the area.

Use open spaces and planting to link with surrounding countryside

**In reference to local distinctiveness**

Protect and conserve all Heritage Assets and their settings

Respect the Conservation Area and consult the Church Stretton CADG

Include a detailed landscaping scheme including trees to be planted, along with root protection treatment

Identify and protect the many TPO trees

Ensure all appropriate surveys and assessments have been undertaken to understand the habitats and species present on site

Respond favourably to existing form and layout of settlement and street scene

Relate to existing neighbouring plot size and building lines

Reflect local distinctive architectural styles, rooflines and building materials

Pick up on local vernacular detailing of surrounding built environment

Reflect existing boundary treatments (hedges, stone walls, local brick) particularly where these impact on the public realm. Avoid 1.8m closeboard fencing and other boundary treatment such as suburban style walls and fast- growing conifers, which are not in keeping with a rural setting and which may have a wider overall impact.

### **In respect of design**

Avoid straight- line development on the edge of settlements, which give a hard, urban appearance

Use varied house types incorporating different roof levels and roof furniture to avoid the effect of solid massing

Use a muted paint colour canvas in keeping with the area

Where security fencing is required, utilise open loop or post and wire treatment with back planting of thorny shrubs/hedges

Employ water harvesting as well as permeable surfaces to avoid water roll off

Not employ solar panels which face the highway or lane, or which detract from the visual amenity of the area. Panels if used should be non- reflective

Avoid the use of urban street furniture, road markings and concrete block paving.

More detailed design advice on the areas listed below can be obtained from the Church Stretton CADG.

Roofs

Dormer windows

Roof-lights

Chimneys

Windows

Doors

Satellite dishes

TV antennas

Cladding

Railing & fences

Extensions

Porches

Conservatories

Sheds & outbuildings

CS TC Autumn 2019