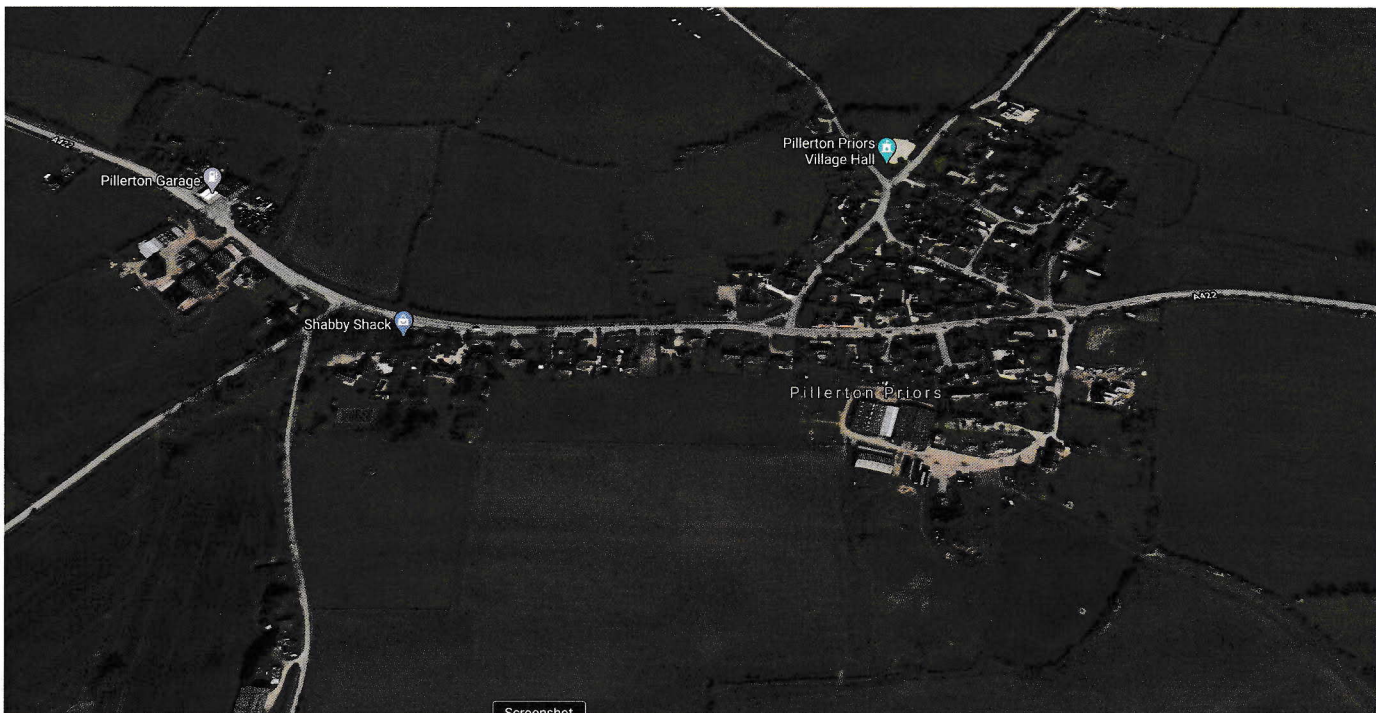
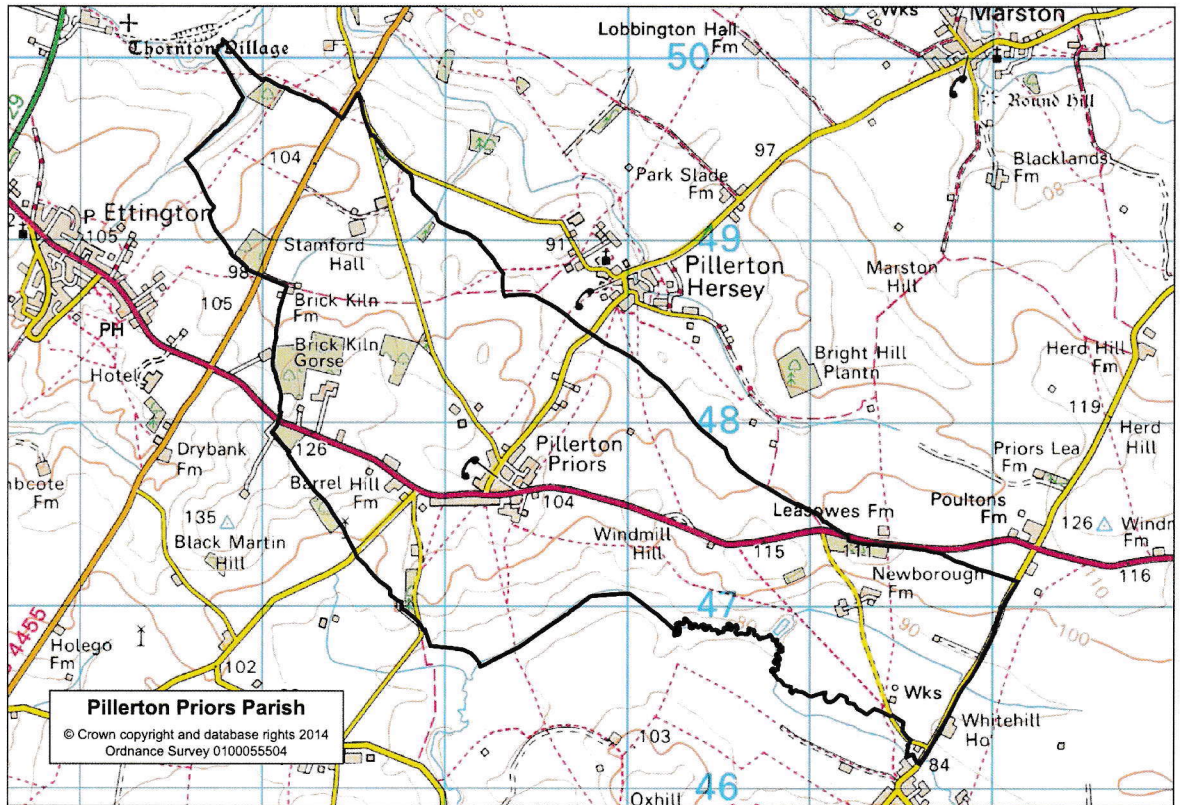


Pillerton Priors Village Design Statement 2020

Development Guidelines for the village of Pillerton Priors



Map 1



Photo 1

Introduction

This Village Design Statement (VDS) describes the character of the local area identifying what is special and distinctive about our village. It aims to ensure that any future changes in the parish take into account local knowledge and ideas and protect and enhance the special nature of the village.

Scope

The area covered by the VDS is the whole parish of Pillerton Priors, shown in Map 1. It includes the built environment of the village of Pillerton Priors.

Purpose

The Village Design Statement is a tool for empowering the residents of Pillerton Priors to affect the future of their village and parish. It reflects the views of the community concerning the conservation and enhancement of the character of their environment. It formulates guidelines which are the key messages of the VDS.

Community Involvement

Community involvement has been essential in the framing of the design statement, in order to build a complete picture of what the people who live in the Parish think, and what they want for the Parish.

127 households were delivered a questionnaire by a team of volunteers. All residents aged 16 and over were invited to complete a survey. The survey ran from Saturday 29th September 2018, with a closing date of Friday 19th October. 96 questionnaires were completed in total, giving an excellent return rate of 75.6%.

All the information provided was processed by an independent third party, and SDC aggregated and analysed the responses to create the final report. This allowed complete confidentiality for the responses.

A full copy of the report is on the Parish Council website www.pillertonpriors.com.

Subsequently a village open day, attended by over 50 residents, was held to discuss the results and seek further views. Further quantitative and qualitative feedback was obtained during this open day.

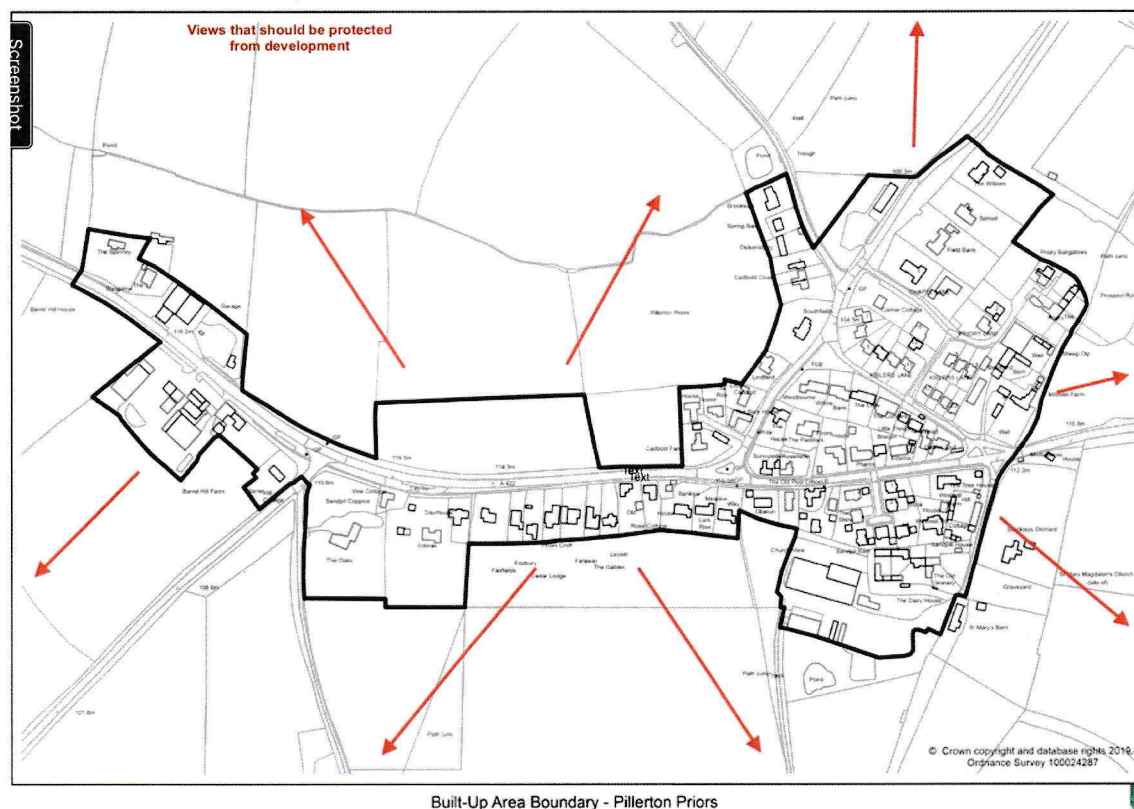
Status

The Statement and its guidelines is addressed to all those who may be involved in planning, approving or implementing change that may alter the look or feeling of the village. It gives guidance in the consideration of planning applications, to inform residents and their architects and builders about aspects of developments that the village finds desirable, and to influence, for example, highways authorities and utility companies. To these ends it contains guidelines that should be taken into account in decision making.

Planning Policy Context

The Core Strategy Policy of Stratford-on-Avon District Council CS.16, identifies Pillerton Priors as a Cat 4 Local Service Village. Development should accord with our Guiding Principles PP1 to PP6 found in the main Pillerton Priors Parish Plan (PPPP) pages 19 to 25.

Pillerton Priors Parish (Map1) is bisected (North South) by the Feldon Parkland Special Landscape Area and the southern perimeter of the village (BUAP) has unrestricted views towards the North Cotswolds (Photo1).



Settlement Pattern

Pillerton Priors is a typical 'nucleated' village which means a 'clustered' settlement where the houses are grouped closely together, often around a central feature like a church, pub or village green.



Village History

The village has an interesting history dating from pre 11th Century (see page 4 of PPPP)

Buildings

The gradual evolution over the centuries of Pillerton Priors has resulted in a variety of building styles. Types of housing are mixed, though detached and semi-detached single storey and two storey houses are more numerous than terraces. Since there is no mains gas supply to the village most houses have chimneys, many of which are active.

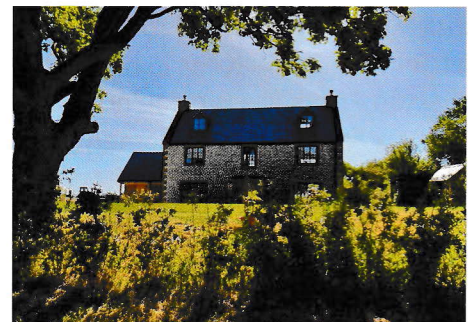
Examples of 18th Century buildings



Examples of 19th / 20th Century buildings



Examples of 21st Century buildings



The Village Today

The village has changed little in terms of the number of dwellings and population. There are 127 dwellings with a population of just over 300. The electoral roll stands at 185.

Most houses are permanently occupied and most own two vehicles.

Sitting on the busy A422 speeding vehicles (which include an increasing number of parcel delivery vans and HGVs) are a serious concern to villagers (see P8 of PPPP).

The population of Pillerton Priors is made up of young families, home workers, farming households commuting to their place of work and retirees.

Social Life

Social events are organised by the Church, the PP Drop In Club, the Village Hall committee and also a regular PoP Up Pub.



Public Transport

Public transport is limited, there is a daily bus service to Stratford-upon-Avon and Banbury calling at nearby villages en-route. There are also bus services available for the transport of school pupils to and from a number of local schools.

The nearest mainline rail service is Stratford-upon-Avon or Banbury

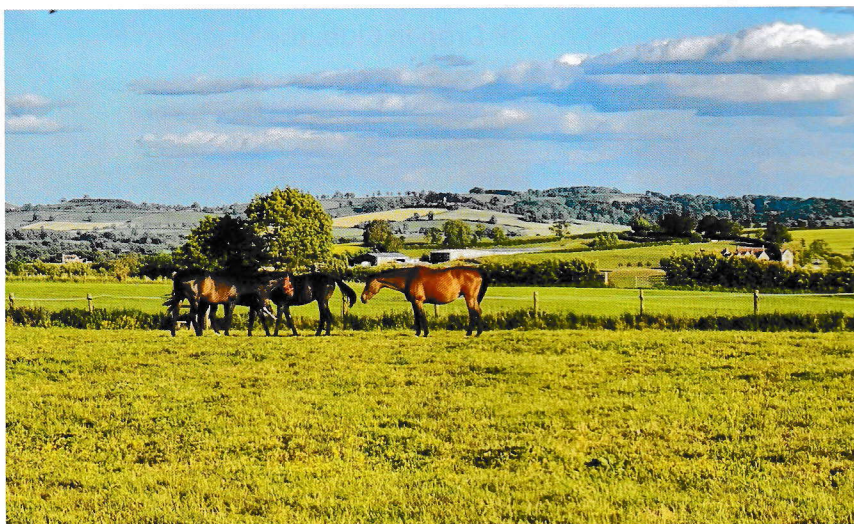


Landscape and Farmland

The village is surrounded by rolling farmland. There are a few outlying buildings of mainly agricultural origin. The fields are marked by hedgerows containing many large trees. Several fields still retain ridge and furrow features.

Response to our survey question about valued open spaces gave the strong opinion that the many views of the open countryside from the roads and footpaths, both within and outside the settlement, are very important to Parishioners and any large scale development in the landscape would be unwelcome. The rural setting of the village is much valued by the community.

Some of the roads within the village have pavements but their quality is variable. Grass verges within the village also suffer from vehicle misuse.

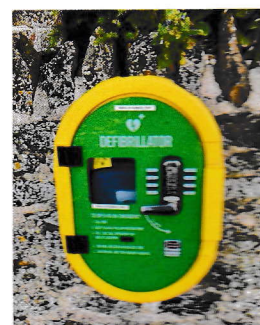


The village tries to maintain Dark Skies and the avoidance of street lighting.



Street signage is minimal and street furniture comprises a village notice board and a defibrillator.

Boundaries to houses and gardens are mainly fencing and hedges.

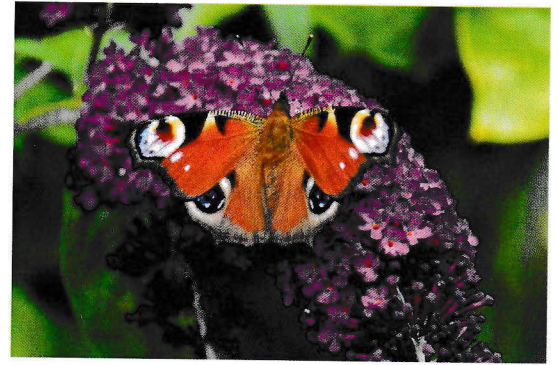


Guidance for Development

The following sections develop guidance for developers based on the surveys, village meetings and general consultations with the community.

New Development

The Stratford-on-Avon District Council Core Strategy Document restricts new development in Pillerton Priors which must be consistent with those of a Category 4 Local Service Village. It was apparent from our consultations that the community supports such a policy and considers it appropriate for a village of our size. Within the settlement any development of farm buildings should be controlled with their external appearance being respected. Domestic usage is preferred, though other usage would be considered.



The six Guiding Principles contained within the PPPP (pages 20 to 25) were formulated after lengthy consultation with the local community with the desire that they should inform any design of new buildings, extensions or conversions.

Any such changes should reflect the character of the settlement and neighbouring properties and contribute harmoniously to the rural streetscape. Given the eclectic nature of the houses, this is not felt to be excessively restrictive. Stone and old brick, or carefully selected red brick are preferred as building materials. For roofs, slate, stone-slate, or carefully selected tiles are appropriate, with there being a preference for dormer windows over roof lights. Wooden, stone or metal windows are common. PVC windows however, should be visually modern versions that are indistinguishable from painted wood.

Modern and innovative design will be supported, if it sensitively respects its site, location and the amenity of neighbouring properties, in terms of mass, volume and materials.

Energy-efficient design of spaces and services and use of renewable 'green' energy (e.g. solar gain) is desirable.

Boundaries, Landscape and Parking

The boundaries of both properties and fields are vital in the visual appearance of the village and the parish. The rolling farmland and field pattern, bounded by trees and hedges which surround the village, is visible throughout from the roads and footpaths. Few farm buildings mar the open character of the landscape. Any change in these aspects is unwelcome. The rural environment should be protected. (Guiding Principle PP3)

Traditional hedge mixtures are preferred to coniferous ones, being more in keeping with the rural character of the village.

The number of open spaces within the built environment is limited. The village green is small but now fiercely protected from encroachment. Street lighting is not favoured and the protection of the village dark skies are welcome.

External lighting should be PIR security lighting that is responsive to movement only. Environmentally favourable developments such as solar panels and heat pumps are to be encouraged subject to the normal restrictions.

The considerations in this document have led to the following guidelines:

- Any new development should be small scale.
- The current built environment boundaries should not be extended and the views protected.
- The design of any new building or extension of existing buildings is critical and should reflect the character of the settlement and neighbouring properties and contribute harmoniously to the rural streetscape.
- Reflecting the rural character of the settlement, building should not be over 2.5 storeys high
- Development of existing farm buildings within the settlement is welcomed as long as the result is aesthetically pleasing; they should retain their external appearance and preferably be for domestic use.
- Stone, or brick which matches existing old red brick, are the preferred building materials.
- Roofs should be slate, stone-slate.
- Window frames should appear to be wooden, stone, metal or visually modern PVC.
- Boundaries should be low and preferably of stone, brick walling or traditional hedging.
- Any new developments should have parking spaces in accordance with SDC guidelines.
- Any new building electricity supply should go underground where possible.
- Public footpaths, including those through private land, should be protected from development.
- The views of open spaces should be protected (BUAB map on p3 of this VDS).
- There should be a plan for tree planting throughout the parish. Any new development should incorporate tree planting.
- Grass verges and greens should be protected from damage caused by vehicles.
- The dark sky policy should be respected. External lighting to redevelopment should be PIR security lighting responsive to movement only.
- The village should continue to be rural in character, not urban or suburban.

