

Stratford Neighbourhood Development Plan Pre-Submission Consultation

Your Name: ...Charles Vickery.....

Are you content with the Neighbourhood Development Plan as a whole?

YES	
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NO	X
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If NO, please give your comments for any modifications you would like to see to the Policies or Proposals, or the reasons why you oppose them.

Policy/ Proposal No	Comments or Reasons
Policy H1	Policy H1 is contrary to the cost / benefit approach of the NPPF, it should instead only indentify the limit of the urban area.
Policy H2	A strategic Gap is not needed to preserve the setting and character of Stratford-upon-Avon, Tiddington and Alveston.
Policy H3	The policy, through the upper limit of the number of houses looks to promote less development than the local plan, it would therefore undermine the policies of the local plan.
Policy H4	Having a presumption against development of Greenfield Land does not accord with the NPPF.
Policy H6	This policy does not accord with national guidance limiting S106 contribution for developments under 10 dwellings.
Policy BE3 Policy BE4	The requirement of a design code and master plan for all developments over 10 dwellings is excessive and unjustified for such relatively modest schemes.
Policy BE6 Policy BE14	Such policies are out of date. The government has discontinued the Code for Sustainable Homes.

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Policy BE8	All land around Stratford upon Avon, Tiddington and Alveston is generally best and most versatile agricultural land
Policy BE11 Policy BE12	These policies are neither in accordance with the cost / benefit approach of the NPPF or statute.
Policy CLW14	There is not any justification for including standards that are higher than the Building Regulations.
Tiddington	The survey undertaken by the TVRA did not fairly represent the different housing proposals options; as such the survey was fundamentally flawed.