

Responses to Representations made on the Pre-submission Draft Stratford Neighbourhood Development Plan

Policy BE10

Representations: Total received 11

Number in Support: 8

Modification Proposed:

Only the Character Appraisals contained within the Town Design Statement will be referenced due to the age of this document. The most up-to-date Alveston VDS (2015) will also be referenced. The Policy will be renumbered to Policy BE9 due to the deletion of an earlier policy.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy BE10	Neighbourhood Plan Steering Group Response
-------------	-----------	---	-------------	--

Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	Arguably, the changes to the planning system have muddied the water in respect of the role and status of supplementary guidance. Firstly, the status of any supplementary advice depends on whether it has been formally adopted as a Supplementary Planning Document (SPD) and prepared in accordance with the Local Planning Regulations and can be used as part of the decision-making process or whether it is simply supplementary planning guidance and has	Only the Character Appraisals contained within the Town Design Statement should be referenced due to the age of this document. The most up-to-date Alveston VDS (2015) should also be referenced.

			<p>been endorsed by Council as such. If the former, the SPD needs to clearly state which policies it is providing supplementary guidance on. Since the three documents referred to pre-date the Core Strategy, all three would need to be re-adopted against the Core Strategy (assuming they are still consistent with it). It is unclear as to whether SPD can be adopted against Neighbourhood Plan. Notwithstanding this, the National Planning Policy Framework (NPPF) is clear that "Supplementary planning documents should only be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens of development" (NPPF, paragraph 153). It should be noted that most of the District Council's existing SPDs fall on the adoption of the Core Strategy.</p>	
--	--	--	---	--

Agents and Developers' Comments				
507	JLL re: Gateway One	Developer's Agent	<p>This policy states that development which clearly fails to accord with the documents listed: '<i>will be resisted</i>'. This approach does not build in the flexibility that the NPPF requires when determining planning applications. For example, there may be other material planning considerations that justify the granting of planning permission.</p> <p>Hence, this policy should be re-worded to ensure that it provides sufficient flexibility in line with the NPPF.</p>	<p>The Policy wording already suggests Supplementary Guidance will be a material consideration but does not suggest this is the only consideration.</p>

Residents' Comments

025	Jane Dodge		The Alveston Village Design Statement is about to be updated to a 2015 issue.	Noted
039	Katherine Burnett	Canal & River Trust	<p>The Explanation for Policy BE10 – Use of Supplementary Planning Guidance identifies “One of the functions of the Local Design Guide would be to provide a development brief on particular proposals within this Neighbourhood Development Plan such as the Canal Regeneration Zone...” We would welcome involvement in the production of a design guide for the canal regeneration zone. We recommend a number of guiding principles for waterside developments which could contribute to the creation of the masterplan. Individual waterways and water spaces need to be viewed as an integral part of a wider network, and not in isolation. Water should not be treated as just a setting or backdrop for development but as a space and leisure and commercial resource in its own right. The ‘added value’ of the water space needs to be fully explored. Waterways themselves should be the starting point for consideration of the development and use of the water and waterside land – look from the water outwards, as well as from the land to the water. A waterway’s towing path and its environs should form an integral part of the public realm in terms of both design and management. It is important that the siting, configuration and orientation of buildings optimise views of the water, generate natural surveillance of water space, and encourage and improve access to, along and from the water. New waterside development needs to be considered</p>	<p>Supportive The Canal & River Trust would be a specified consultee on design matters as anything that impinges on the canal it would have to be consulted</p>

			holistically with the opportunities for water-based development, use and enhancement. Improve the appearance of the site from the towing path and from the water at boat level, and enhance the environmental quality of the waterway corridor. It should be recognised that appropriate boundary treatment and access issues are often different for the towing path side and the offside.	
056	Martyn Luscombe	Stratford Voice	Strongly support, subject to the NDP taking priority in any situation where policies may be contradictory.	Supportive
057	Trevor Honychurch		Agreed	Supportive
095	Eric Ward		Strongly agree; not a moment too soon!	Supportive
168	Mrs Anna Louise Gregg		Strongly support.	Supportive
201	Graham John Nicholson	The Inland Waterways Assoc. (Warks branch)	Agree	Supportive
210	Rachel Syson		Is there not something that can be referred to for Tiddington?	There is currently no specific Village Design Statement for Tiddington, but a character statement for Tiddington exists in the Town Design Statement
228	John Campton		Support	Supportive