

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

Policy BE14

Representations: Total received 15

Number in Support: 5

Modification Proposed:

This policy will be updated to reflect the changes to National design standards and will be renumbered to Policy BE11 due to earlier policy changes.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy BE14	Neighbourhood Plan Steering Group Response
-------------	-----------	--	-------------	--

Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	<p>Is this policy, which as written gives no additional in-principle support for replacement dwellings, actually necessary and could not all proposals for dwellings simply be assessed under the other built environment/design policies? The policy should be clear whether it is supportive of replacement dwellings in principle.</p> <p>Reference to Lifetime Homes in Policy BE14 should</p>	Agreed.

			<p>be deleted (see comments in respect of Policy BE6).</p> <p>Policy needs to be more positively worded and to encourage enhancement of areas by better design rather than just respecting existing character. For example, higher density could lead to greater quality for buildings and spaces.</p> <p>In the explanation, is it appropriate to include the sentence relating to good quality dwellings not being demolished to meet a personal preference or desire? This is stifling personal choice. Nowhere in National policy does it state that you cannot replace an unlisted dwelling just because it is in good condition.</p>	<p>In order to justify the replacement of a habitable dwelling with another to meet the desire of the owner, the new dwelling should attempt to reflect a higher standard than that outlined in the Building Regulations.</p>
--	--	--	--	---

Agents and Developers' Comments				
505	Boyer Planning re: Hallam Land Management	Policy BE6 and BE14	<ul style="list-style-type: none"> Housing Standards incorporated into new Building Regulations has replaced the CfSH so reference to this should be deleted in these policies 	<ul style="list-style-type: none"> Noted. Changes will be made to reflect the latest standards/guidance
513	Stansgate planning re Mr C Swan		Delete reference to Level 5 Code for Sustainable Homes having regard to Deregulation Act 2015 as explained in representations to NP Policy BE6.	Agreed. Replace with BREEAM 'Excellent' standard.
514	Stansgate Planning re Town Trust		Delete reference to Level 5 Code for Sustainable Homes having regard to Deregulation Act 2015 as explained in representations to NP Policy BE6.	See above comments.
516	Framptons re ROSCONN		This policy is out of date in its reference to Code for Sustainable Homes.	See above comments.

	Group			
519	Daniel O'Donnell		The government has discontinued the Code for Sustainable Homes and as such the policies are out of date.	See above comments
520	Charles Vickery		Such policies are out of date. The government has discontinued the Code for Sustainable Homes.	See above comments

Residents' Comments				
025	Jane Dodge		I agree	Supportive
056	Martyn Luscombe	Stratford Voice	Strongly support	Supportive
057	Trevor Honychurch		Does this allow sufficiently for developing new styles of building which may not be to everyone's taste?	All developments must comply with BE2 – Responding to Local Character, BE3 – Design Codes and Master Planning and BE6 – Design Quality Standards.
095	Eric Ward		Agree	Supportive
170	Peter Emmerson		The statement that "this policy will apply only to lawful dwellings, not to caravans and mobile homes" is ambiguous. Caravans and mobile homes may be "lawful dwellings". Does this imply that these structures are exempt and therefore beyond control? This should be clarified.	There are technical legal reasons for the wording used.
228	John Campton		Support	Supportive
253	Daniel O'Donnell		The government has discontinued the Code for Sustainable Homes and as such the policies are out of date.	The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. The paragraph relating to Level 5 of the Code for Sustainable Homes has been removed.

278	Joan Graham		Have my support as long as they really improve conditions for everyone.	Supportive
-----	-------------	--	---	------------