

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

Policy BE6

Representations: Total received 21

Number in Support: 9

Modification Proposed:

This policy will be re-written to take account of the latest changes to National design standards. Code for Sustainable Homes will be replaced with BREEAM.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy BE6	Neighbourhood Plan Steering Group Response
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Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	The Government has abolished the Code for Sustainable Homes and the Lifetime Homes standards requirements. They have been replaced by the Housing Technical Standards Review with many aspects moved from regulation in the planning system to a component of Building Regulations. There is potential for optional higher standards to be sought (e.g. in respect of accessibility) but these must be set out in the Core Strategy. Policy BE6	Noted. Changes will be made to reflect the latest standards/guidance

			<p>therefore needs to be revised to reflect the emerging Core Strategy. It is understood that Building for Life 12 remains as it differs from Code for Sustainable Homes and the Lifetime Homes as it does not set policy standards or requirements. Instead, it is a tool for the assessment of good design. In that respect, it may be more appropriate for reference to the use of Building for Life 12 to be included in Policy BE1 or as a separate standalone policy. The requirement for the use of Building for Life 12 is considered to be consistent with Core Strategy Policy CS.9 as both would result in high quality design outcomes.</p> <p>Notwithstanding changes at national level which will undoubtedly impact on this Policy, there are likely to be important implications for the Council's partner housing associations when developing schemes. In practice, the requirement for all developments from 2020 onwards to achieve 100% Lifetime Homes compliance (unless unviability can be demonstrated) could in practice hamper delivery of schemes. The Town Council is invited to consider whether their proposed approach would align with the guidance in the NPPF and with policies in the emerging Core Strategy. If there is any divergence, it would be good practice to identify the specific local circumstances that are considered to justify this approach. This will assist the Council's partner housing associations in making informed investment decisions.</p>	
1004	WCC – Public Health		We strongly support Policy BE6 as in section 1 of our Neighbourhood Development Planning for Health document.	Supportive

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 	Noted. Changes will be made to reflect the latest standards/guidance
507	JLL re: Gateway One	Developer's Agent	<p>We understand that the Code for Sustainable Homes (CSH) and lifetime Homes Standards are not being applied by SDC in terms of the imposition of planning conditions.</p> <p>In addition, the CSH has now been scrapped by the government and it is understood that elements of the previous CSH will be incorporated into Building Control Legislation.</p> <p>This policy should therefore be updated accordingly.</p>	Noted. Changes will be made to reflect the latest standards/guidance
508	Pegasus Group re: Gallagher Estates	Policy BE6	<ul style="list-style-type: none"> CfSH now withdrawn and the Lifetime Homes Standard is currently under review Emphasis on BfL is too great – this is only a policy tool 	<ul style="list-style-type: none"> The policy will be redrafted to take account of the changes in national guidance Noted. In the absence of CfSH the BfL tool should arguably be used more rigorously
512	RPS re Taylor Wimpey and Miller Homes		<p>The first part of this policy refers to Lifetime Homes. As noted in response to Policy H8, the issue of Lifetime Homes is currently under debate as part of the Core Strategy Examination and should be reserved until the Inspectors final report is published.</p> <p>The second section refers to Code for Sustainable Homes. As part of the Government's Housing</p>	Providing the subject matter is not a strategic issue, the NDP can impose different (higher or lower) thresholds or triggers than the CS. If the NDP had to be in exact conformity with the CS on all issues then what would be the point in having a NDP? The NDP process allows different local policies to be

			<p>Standards Review, it has been proposed that the Code for Sustainable Homes standard is to be abolished. This is reflected in paragraph 3.1.8 of the June 2015 Main Modifications to the Core Strategy, which acknowledges that the Code will be phased out and replaced by national standards within the Building Regulations. Reference to the Code should be removed from the policy.</p> <p>The third section of the policy refers to the Building for Life 12 criterion, a policy tool proposed by the Design Council. The policy advocates that favourable condition will be given to developments scoring green for all 12 of the criteria, whilst those with red and amber scores will need to be justified through supporting statements. This is not how the criteria was intended to be used, as highlighted on page 6 of the January 2015 Building for Life guidance, which states:</p> <p><i>“For these reasons, whilst we encourage local authorities to adopt BfL12, we recommend that they avoid explicitly setting a requirement for all proposed developments to achieve 12 ‘greens’. Instead, we recommend that local policies require all proposed developments to use BfL12 as a design tool throughout the planning process with schemes performing ‘positively’ against it.”</i></p> <p>The checklist of features should be used less prescriptively, as suggested in the January 2015 Building for Life guidance where it can be used as a positive tool to guide development, rather than a mechanism to prevent it.</p>	<p>developed through the plan making process providing they do not conflict with the strategic vision of the CS.</p> <p>The policy does not set a requirement for all development to achieve 12 green lights. It merely encourages 12 green lights by saying that schemes which achieve such a result will be looked upon favourably. It then goes on to say that if a scheme achieves red or amber lights then justification must be made. It does not say that such schemes would be refused.</p>
513	Stansgate		Reference to Code for Sustainable Homes needs	At the time of writing the CfSH was

	planning re Mr C Swan		<p>deleting and other standards such as Lifetime Homes and Building for Life are to be advisory rather than a requirement which is the way this policy is written. This is as a result of the Deregulation Act 2015 which came into force March of this year and aims to simplify the local planning burden by removing regulations duplicated in other legislation. It means Code for Sustainable Homes is no longer to be included in Local Plans; rather carbon reduction measures are to be applied through Building Regulations. Furthermore, reference to the Code has been deleted from Core Strategy Policy CS.3 Sustainable Energy so to include it in the NP is not in line with the Core Strategy.</p>	<p>still in use. This has clearly changed and the plan will be updated to reflect this position.</p>
514	Stansgate Planning re Town Trust		<p>Reference to Code for Sustainable Homes needs deleting and other standards such as Lifetime Homes and Building for Life are to be advisory rather than a requirement which is the way this policy is written. This is as a result of the Deregulation Act 2015 which came into force March of this year and aims to simplify the local planning burden by removing regulations duplicated in other legislation. It means Code for Sustainable Homes is no longer to be included in Local Plans; rather carbon reduction measures are to be applied through Building Regulations. Furthermore, reference to the Code has been deleted from Core Strategy Policy CS.3 Sustainable Energy so to include it in the NP is not in line with the Core Strategy.</p> <p>In addition, the governments continued commitment to zero carbon homes by 2016 applies to sites of 10 or more dwellings, not to all new housing developments as stated in BE6.</p>	<p>See above comments.</p>

516	Framptons re ROSCONN Group		This policy is out of date. The Government has cancelled Code for Sustainable Homes.	See above comments.
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, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
056	Martyn Luscombe	Stratford Voice	Support	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
057	Trevor Honychurch		Strongly agree. There is no reason why we should not expect all new builds to be at a high standard (Level 5) and for all new homes to incorporate solar panels, the highest insulation and water saving devices from the outset. Let's make Green the normal and expected standard for the Town.	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this

				change
086	Jenny Fradgley		Strongly agree	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
095	Eric Ward		Agree	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
201	Graham John Nicholson	The Inland Waterways Assoc. (Works branch)	Agree	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
228	John Campton		Yes	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change
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. This policy has

				now been re-written to take account of this change
256	Valerie Ansfield		An extended area of the Birmingham Road should be designated for Improvement in Design Standards. The Avenue / Bishopton Spa houses should be retained as an area of historical significance & receive some protection / enhancement as having a large number of Victorian Trees & is a Green Corridor.	Not sure how or why the area suggested should be specified
278	Joan Graham		All very good principles and should help the town keep its unique market character.	Supportive, but The Government has now decreed that Design Quality Standards will now be based on Building Regulations only. This policy has now been re-written to take account of this change