

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

Policy BE7

Representations: Total received 14

Number in Support: 9

Modification Proposed:

Despite the support for this policy, its requirements repeat Core Strategy Policy CS.4 (B) 'Water Environment and Flood Risk' and is to be deleted.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy BE7	Neighbourhood Plan Steering Group Response
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Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	The policy requirement repeats Core Strategy Policy CS.4 (B) 'Water Environment and Flood Risk'.	Will be deleted
1003	WCC - Flooding		The first sentence is okay until the word 'drainage', the words 'where site conditions are favourable' can be removed. The second sentence is not required; there is always a way of providing suitable and sustainable drainage to a site, the solutions just vary	Noted The policy requirement repeats Core Strategy Policy CS.4 (B) 'Water Environment and Flood Risk'

			<p>(as identified in the explanation below BE7).</p> <p>Page 70 - The words 'ground' and 'storm' should be removed.</p> <p>Currently WCC are only commenting on Major Developments as applications are made. Pre-Application advice is not currently available, although it is our intention to provide this service going forward. Therefore it may not be able to consult WCC prior to an application being submitted.</p>	and is to be deleted
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Agents and Developers' Comments				
512	RPS re Taylor Wimpey and Miller Homes		Policy approach is generally supported and acknowledges that solutions must be appropriate to characteristics of sites, which can greatly vary.	<p>Noted.</p> <p>Supportive, but the policy requirement repeats Core Strategy Policy CS.4 (B) 'Water Environment and Flood Risk and is to be deleted</p>

Residents' Comments				
003	William Bruce Horton		Replace "All development proposals must incorporate suitable and sustainable means of drainage where site conditions are favourable" with "All development proposals must incorporate suitable and sustainable means of drainage". SuDS are sufficiently comprehensive and flexible to cover all conditions. Further they can be integrated with urban design to deliver a wide range of benefits, not just flood risk reduction but also water quality,	Supportive, but the policy requirement repeats Core Strategy Policy CS.4 (B) 'Water Environment and Flood Risk and is to be deleted

			amenity, health, recreation, biodiversity. SuDS should be integrated with green transport corridors and env improvement areas, not considered separately. This would also reduce costs significantly.	
025	Jane Dodge		I agree	As above
056	Martyn Luscombe	Stratford Voice	Support. Where additional drainage is necessary its capacity should take into account the likelihood of a reduction in the permeable land within the development over its life due to the construction of extensions, conservatories, garden sheds, widened driveways etc. that do not form part of the initial design.	As above
057	Trevor Honychurch		Agree	As above
086	Jenny Fradgley		Ensure Warwickshire Market town character maintained - lower density, only 2.5 story, green buffer zones on the edge of town, maintain the view of the undeveloped rim of the town from the centre	As above
095	Eric Ward		Agree	As above
139	Renny Wodynska		This is critical - many of the fields around us were covered in standing water for months 2 years ago when it rained continually for 2 years. Insufficient attention has been paid to this. The impact of rampant building is that more of us will be potentially flooded.	As above
140	Alan George		Many fields around us were covered in standing water for months 2 years ago when it rained continually for 2 years. If they were developed we would have significant flooding problems in future. More consideration needs to be given to this .	As above

201	Graham John Nicholson	The Inland Waterways Assoc. (Warks branch)	Agree	As above
228	John Campton		Yes	As above
278	Joan Graham		Is VITAL - drains in the town cannot cope in heavy rain especially near Shottery and on Birmingham Road.	As above