

Harbury Neighbourhood Development Plan

Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General)

Regulations, 2012

Appendix 1 - Comments from Stratford-on-Avon District Council – March 2017

Policy related comments:

Section	Reference/NDP page	Comment
Map 1 – Settlement Boundary	p.29	No additional comments on the proposed changes to the settlement boundary.
Section 5 – Policies and Proposals	Policy H.03 (p.35-36)	If housing in the Parish is to meet requirement identified in the Core Strategy, it would seem inappropriate to expect developers to agree the mix of dwellings with Parish Council. Also, schemes cannot be expected to meet the needs of older and younger residents – dwellings may be suitable but occupancy of market dwellings cannot be controlled. Core Strategy does not stipulate that development should provide self-build so wording of this policy is probably too prescriptive.
Section 5 – Policies and Proposals	Policy H.04 (p.37-38)	Criterion (b) should start with 'In...'
Section 5 – Policies and Proposals	Policy H.05 (p.38-39)	No additional comments on the proposed changes to this policy.
Section 5 – Policies and Proposals	Policy H.07 (p.40-41)	The policy is acceptable if fully justified. There seems to be a mismatch between 12 no. LGSs identified in the policy (12 off) and those highlighted in Appendix 2 (15 off). Manor Orchard Green and Frances Road Green do not appear to be highlighted in Appendix 2. It would be helpful if reference letters of LGSs in policy were included in Appendix 2 to make it clear – it is expected the Examiner to ask for this.
Section 5 – Policies and Proposals	Policy H.09 (p.46-47)	No additional comments on the proposed changes to this policy.
Section 5 – Policies and Proposals	Policy H.10 (p.47-48)	No additional comments on the proposed changes to this policy.
Section 5 – Policies and Proposals	Policy H.14 (p.57)	No additional comments on the proposed changes to this policy.

Section 5 – Policies and Proposals	Policy H.15 (p.58)	It is unclear why traffic calming measures have been deleted as they seem appropriate for inclusion in a NDP policy.
Section 5 – Policies and Proposals	Policy H.19 (p.63-65)	The policy would appear to be acceptable if it is fully justified. An Examiner will expect to see reasoned justification for all the sites listed in the policy, to ensure they meet the 'set criteria' for local listing.