

## Hampton Lucy Neighbourhood Development Plan

### Submission Neighbourhood Plan Regulation 16 Consultation (Neighbourhood Planning (General) Regulations, 2012)

#### Schedule of Comments

Response No.	Respondent	Policy /Section	Reference / page	Comment
HL01	Cotswolds National Landscape	General	N/A	<p>Thank you for notifying the Cotswolds National Landscape Board of the Neighbourhood Planning (General) Regulations 2012 (as amended) – Regulation 16 consultation on the Hampton Lucy Neighbourhood Plan.</p> <p>As Hampton Lucy parish is at its nearest point around 13km from the boundary of the Cotswolds National Landscape, the Board does not wish to comment upon the Neighbourhood Plan.</p>
HL02	National Highways	General	N/A	<p>National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.</p> <p>We note that the SRN in closest proximity to the plan area is the A46 trunk road which is approximately 3 miles from Hampton Lucy. We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no further comments to make.</p>

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HL03	British Horse Society	General	N/A	<p>Overall</p> <p>The British Horse Society is the UK’s largest equestrian Charity, representing the UK’s 3 million horse riders. Nationally equestrians have just 22% of the rights of way network – only 17.7% in Warwickshire - and are increasingly forced to use busy roads to access them.</p> <p>Between 1/1/22 and 31/12/22</p> <ul style="list-style-type: none"> <li>• 3,552 road incidents involving horses have been reported to The British Horse Society</li> <li>• 69 horses have died</li> <li>• 125 horses have been injured</li> <li>• 139 people have been injured</li> <li>• 26% of riders were victims to road rage or abuse</li> <li>• 82% of incidents occurred because a vehicle passed by too closely to the horse</li> <li>• 78% of incidents occurred because a vehicle passed by too quickly</li> </ul> <p>In Warwickshire the number of reported incidents has risen from 62 in 2020 to 73 in 2021.</p> <p>This illustrates the importance of neighbourhood plans being committed to protect, improve and extend on and off-road access for vulnerable road users including equestrians to prevent these numbers from increasing in the future. ‘Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users’ (NPPF, s100).</p> <p>DEFRA has recorded a population of 2,248 horses in the CV35 postcode area (2021). The contribution per horse to the economy, according to BETA (2019), is £5,548, therefore in this case a significant contribution of £12,471,904 per annum. The equine industry provides diverse employment (vets, farriers, feed outlets, saddlers, instructors, venues, liveries, etc). Promoting, nurturing and enabling equestrian access would support the equestrian industry.</p> <p>The Neighbourhood Plan strategic objectives state that ‘development proposals should improve connections between people and places’, ‘protect and enhance the natural</p>

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				<p>environment', have 'no detrimental effect on existing community facilities' and enhance 'health and wellbeing'. These are commitments which would be promoted by the protection and enhancement of PRow and multi-user routes.</p> <p>Whilst walkers/ramblers and cyclists use of footpaths and bridleways are mentioned in the draft, there is no mention of equestrian access and opportunities to connect new infrastructure as multi-user routes to improve the network. Such provisions would futureproof the routes and engage a wider range of users in active travel and leisure which in turn will impact positively on health and wellbeing and road safety statistics. Excluding equestrians in the language used and therefore the commitment made in the plan does not only place them at higher risk on roads but also could be construed as discriminatory as the majority of horse riders 'hacking out' are women.</p> <p>Equestrian activity contributes to health targets. Research undertaken found that 68% of respondents participated in horse riding and associated activities for 30 minutes or more at least three times a week (University of Brighton and Plumpton College on behalf of The British Horse Society). Sport England estimate that such a level of sporting activity will help an individual achieve or exceed the government's recommended minimum level of physical activity. According to BETA two-thirds of equestrians are women and Church et al (2010) found 37% of women who are horse riders are over 45 years of age and over a third would pursue no other physical activity.</p> <p>All vulnerable road users should be included otherwise the scenario is horses become sandwiched between MPV traffic on one side and cyclists on the other. Active travel/utility travel does include equestrians. Jesse Norman in House of Commons debate on Road Safety, 5 November 2018: "We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders".</p> <p>The draft document mentions NCN routes; Sustrans have a Paths for Everyone commitment therefore equestrians are welcome on their paths.</p>

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				The BHS would welcome further dialogue. Information is available from <a href="https://www.bhs.org.uk/go-riding/leaflets-and-downloads/">https://www.bhs.org.uk/go-riding/leaflets-and-downloads/</a>
HL04	Canal and River Trust	General	N/A	Based on the information available our substantive response is that the Trust has no comment to make on the document. This is because we do not hold any assets or land within the area covered by the draft NDP.
HL05	Sport England	General	N/A	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.  <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p>

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				<p data-bbox="898 300 1928 363"><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p data-bbox="898 405 2024 756">Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p data-bbox="898 798 2016 1078">Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work.</p> <p data-bbox="898 1086 1581 1118"><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p data-bbox="898 1160 2002 1224">If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p data-bbox="898 1232 1995 1264"><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p data-bbox="898 1305 1995 1369">Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies</p>

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				<p>should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England’s Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>

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				If you need any further advice, please do not hesitate to contact Sport England
HL06	Historic England	General	N/A	<p>Thank you for the invitation to comment on the Submission Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it.</p> <p>Our previous comments on the earlier regulation 14 consultation remain entirely relevant, that is:          “We commend the commitment in the Plan to support limited well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green infrastructure”.</p> <p>Beyond those observations we have no further comments to make on what Historic England considers is a good example of community led planning that takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>I hope you find this advice helpful.</p>
HL07	Coal Authority	General	N/A	<p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>
HL08	WCC Flood Risk	Policy H1	Village Boundary	<p>We support the protection of open spaces and river corridors</p> <p>A comment has been included that 32 additional homes will be built in the Neighbourhood Area from 2011 to 2031. A comment has also been made stating 25 of these have already been built but as a comment for future reference, if a site is for over 10 dwellings it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a</p>

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		Policy H3	Housing Design	<p>site-specific Flood Risk Assessment and Surface Water Drainage Strategy must be submitted to the Lead Local Flood Authority for review.</p> <p>A comment could be included to say all developments will be expected to include sustainable drainage systems.</p> <p>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.</p> <p>A comment could be included to say all developments will be expected to include sustainable drainage systems and that new developments need to consider their flood risk when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below:  <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems">https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems</a></p>
		Policy NE1	Local Green Space	We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.
		Policy NE4	Flood Risk	<p>We note that this policy lacks specific reference to surface water flood risk and development drainage. We strongly recommend consideration of the below points:</p> <p>You could develop this point to include the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable</p>



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				<p>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length</p> <p>A comment could be included to say all developments will be expected to include sustainable drainage systems and that new developments need to consider their flood risk when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below:</p> <p><a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems">https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems</a></p> <p>You have included references to the NPPF and Core Strategy Policies. WCC FRM have their own Local Guidance for Developers which may be worth including in the reference documents. A link has been detailed below:</p> <p><a href="https://api.warwickshire.gov.uk/documents/WCCC-1039-95">https://api.warwickshire.gov.uk/documents/WCCC-1039-95</a></p> <p>A key has been included on the Flood Zone mapping on page 36 denoting what the different shades of blue mean. A similar key would also be useful on the pluvial flood map.</p> <p>In this section it would be good to mention that all above ground attenuation features should be designed to be multifunctional and consider the four pillars of SuDS which are water quality, water quantity, amenity and biodiversity.</p> <p>In this section reference is made to a photo showing the impact of flooding with the view from the road from Charlecote leading to the village centre. This photo appears to have not been included within the document.</p>

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		Policy IN2	Parking	The document suggests that new car parks might be developed at some stage. Depending on the size and type of drainage, there is an opportunity to introduce SuDS and adequate treatment for flows, to ensure that discharge/run off flows leaving the car park site do not degrade the quality of accepting water bodies, providing greater amenity.
HL09	Natural England	General	N/A	<p>Thank you for your consultation on the above dated 15 June 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Hampton Lucy Neighbourhood Plan.</p>
HL10	National Trust	Policy BE1	Built Environment	Support - Whilst the National Trust support the inclusion of Policy BE1 within the Hampton Lucy Neighbourhood Plan, we consider that the wording should reflect that which is set out in paragraphs 200 - 202 of chapter 16 of the National Planning Policy Framework and Policy CS.8 of Stratford on Avon District Core Strategy, to refer to "less than substantial harm" being weighed against public benefits. Unacceptable harm suggests a more severe impact to which we would be concerned that public benefit could outweigh this when the NPPF indicates that substantial harm should be exceptional in the case of grade II listed buildings and registered parks and gardens and wholly exceptional in the case of assets of the highest significance (scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites).
		Policy NE2	Natural Environment	Support - We are pleased to see that additional valued views we recommended in the pre-submission version of the Neighbourhood Plan have been included in the Valued Views in figure 9.

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		Policy NE3	Natural Environment	Support - We are supportive of this policy and the appendix that accompanies it (appendix 3) and welcome the inclusion of both Charlecote Park Local Wildlife Site and the floodplain grassland up stream of Hampton Lucy bridge within the appendix as per the National Trust's recommendation to the pre- submission version of the Neighbourhood Plan. The amendments to the appendix do not however appear to reflect Figure 10 within the plan in respect of its identification of these additional Local Wildlife Sites, and we would recommend that Figure 10 is updated accordingly.
HL11	Makestone Strategic Land (Marrons Planning)	General	N/A	<p>The HLNP has been reviewed against the 'basic conditions' and legal requirements set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), and associated requirements of the National Planning Policy Framework (NPPF)1 (notably NPPF37, 101 &amp; 102) and National Planning Practice Guidance (NPPG) ('Neighbourhood Planning')2.</p> <p>The representations relate to MSL's land interests east of Snitterfield Street; a 'reserve site' allocation (ref. HAMP.A) identified in Stratford District Council's draft Site Allocations Plan (dSAP) (Revised Preferred Options, June 2022). The dSAP is central to the implementation of the adopted development plan, namely Policy CS.16D of the Stratford on Avon Core Strategy (SACS), a policy central to providing flexibility and ensuring that housing requirements can be met in full through to 2031.</p> <p>Whilst the Parish Council suggests that a review could take place within 2-years of the HLNP's adoption to align it with a future dSAP, there is no certainty that such a review would take place within a context of the Parish Council's ongoing objections to HAMP.A. This risk of future conflict between development plan documents - and confusion which would no doubt entail for the local community - could clearly be avoided through aligning the HLNP with the dSAP and Policy CS.16D at this stage.</p> <p>MSL's previous representations sought to set out a positive way forward for how the fundamental issues with the plan could be resolved by allocating HAMP.A to ensure that new homes, affordable homes, new habitats for wildlife and investment in local infrastructure can</p>

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				<p>be secured. This would also secure useable publicly accessible open space for community use on the southern part of the Site through masterplanning, consenting and a S106 Agreement - which a LGS designation will not achieve.</p> <p>With these proposed changes not incorporated in the submission version of the HLNP MSL maintains its objections to the plan as drafted, explaining why it fails against the basic conditions, national planning policy and guidance.</p> <p>Summary of the key objections</p> <p>MSL's response is summarised as follows.</p> <ul style="list-style-type: none"> <li>• The HLNP is in conflict with the adopted and emerging development plan, contrary to basic condition (e): Policy CS.16 of the adopted SACS requires reserve sites to be identified through to 2031 to provide flexibility and ensure that the district's housing requirements can be met in full. Stratford District Council has identified MSL's site at Hampton Lucy (HLNP ref. 4a and 4b) for allocation in the dSAP (East of Snitterfield Street, Policy HAMP.A), however the HLNP excludes this allocation, contrary to adopted and emerging planning policies. Further detailed justification is provided in section 3 of these representations.</li> <li>• Objection to LGS 9 in Policy NE1: the proposed LGS designation '9' - which covers the southern half of site 4a - is not justified and should be removed from Policy NE1. LGS 9 is not demonstrably special in terms of its local significance as explained in section 4 of these representations. Moreover, a LGS designation will not secure the site for public or community use, whereas an allocation, comprehensive masterplan and planning consent which binds the open space into public use via S106 - alongside provisions for its management including commuted sums - will.</li> </ul>

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				<ul style="list-style-type: none"> <li>Out-of-date HLNP evidence base: The HLNP relies on a seven year old site assessment from 2016. Stratford District Council's more recent evidence base informing the dSAP – including Sustainability Appraisal (SA) and, crucially, Heritage Impact Assessment (HIA) – all support the allocation. Further detail is provided in section 5.</li> </ul> <p><b>[Full response provided within Appendix 1]</b></p>
HL12	National Gas	General	N/A	<p>Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li><a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul>
HL13	National Grid	General	N/A	<p>An assessment has been carried out with respect to NGET assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li><a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul>
HL14	Individual	General	N/A	<p>The Neighbourhood Plan Group was set up in 2014.</p> <p>Consultation re the Neighbourhood Plan.</p>

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				<ul style="list-style-type: none"> <li>• March 2015. An Open Day was held in the village Hall to ascertain future development sites in the Neighbourhood area.</li> <li>• October 2016. A Residents Housing Needs Survey posted through every door .</li> <li>• March 2017. Open Day to give feed back to residents on Housing Needs Survey.</li> <li>• September 2019. An EGM was held by HLPC to discuss the 5 suitable development sites. All were objected to. 15 residents attended this meeting. This is not consulting residents.</li> <li>• 2021. Further Housing Needs Survey posted through every door.</li> </ul> <p>In November 2018 the PC agreed in principle to support/promote the Snitterfield Street site for affordable and self build housing.</p> <ul style="list-style-type: none"> <li>• In 2020 the SAP took out the Snitterfield Street site and one other.</li> <li>• June 2022. Another EGM to discuss the updated SAP regarding Snitterfield Street site which had been put back in to the SAP, and that Reg 14 should proceed on the basis that no site would be promoted. 12 members of the public were present. Once again this is not consulting residents.</li> <li>• No further questionnaires, surveys or open days have been undertaken.</li> </ul> <p>It is not sufficient that only those on the Clerk’s email list are consulted! I did not receive the Reg 14 document on which to comment, neither to my knowledge did my neighbours. This is <u>not</u> consultation.</p> <p>If a resident does not buy the Stratford Herald or is not on the Clerks email list, residents are not informed and do not know when. and if. an open day or consultation is taking place.</p> <ul style="list-style-type: none"> <li>• The Residents Survey is out of date. Therefore not relevant.</li> </ul> <p><u>LCHW1 Allotments.</u></p> <p>Explanation of this policy seems to be contradictory.</p>



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		Policy H1	Housing	<p><u>Policy H1 – Location of New Housing Development</u></p> <p>I object to the inclusion of “New housing within the Countryside will be strictly controlled and limited to .....self-build and custom-build housing outside but adjacent to the Village Boundary”, as this was added to H1 (at Reg.14) and there has been no meaningful consultation with the public to provide an understanding on the implications of including this; it has not been mentioned at scheduled Parish Council meetings. It was not mentioned at the extraordinary meeting on 14th June 2022 when the Minutes record that Councillor Matthews proposed that the Council proceed with the Regulation 14 consultation. This proposal was agreed. There has been no discussion as far as I am aware about self-build housing before the Reg.16 consultation.</p> <p>I am concerned that this policy is an ‘agreement in principle’ in the neighbourhood plan that self-build and custom-build is acceptable to the local community. The NP has no allocated sites, and if the NP is adopted, it may be the case that anyone who has land adjacent to the village boundary can then submit an application for self-build housing at any time, and a shortfall of available plots for those seeking a self-build plot on its register is a material consideration.</p> <p>I am not against self-build housing, but believe that the local community should have a say as to where such development should take place and that an up to date assessment of the sites submitted in the 2021 and 2023 SDC ‘call for sites’ and a new Residents Survey should be undertaken as the current one is out of date (being undertaken nearly 7 years ago. I believe SDC has a legal duty to meet the numbers of those seeking a self-build plot.</p> <p>May I ask that my responses to the Reg.14 consultation should be viewed as I believe they are still relevant as a response to Reg. 16.</p>

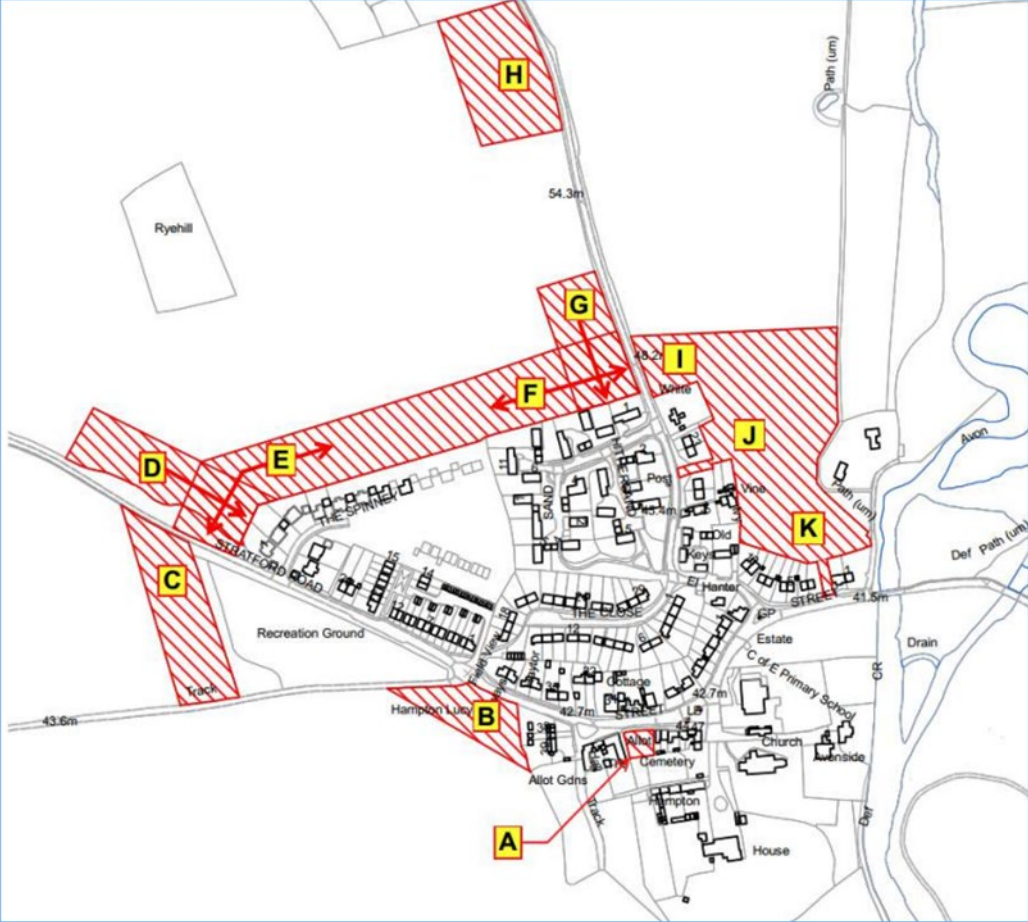


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HL16	Individual	General	N/A	<p>I was a member of the Neighbourhood Plan Group (NP Group) from the end of 2013 to May 2020 (apart from a gap between July 2018 and May 2019).</p> <p>I was a member of the Parish Council (PC) between May 2019 and May 2023.</p> <p>The Neighbourhood Plan (NP) should be A) evidence based and B) produced with the support of the community, following extensive consultation, and taking the views of the community fully into account. It is my opinion that this has not been done and that the current version of the NP does not meet either of these two requirements.</p> <p>In my opinion the Consultation Statement requires clarification.</p> <p><b><u>March 2015</u></b>  There was an 'Open Day', organised by the Neighbourhood Plan Group (NP Group) to provide information about neighbourhood plans and obtain residents' views on what they considered important in the neighbourhood area.</p> <p><b><u>In 2016</u></b>  Significant evidence was produced as follows:</p> <p><u>1.An extensive Residents' Survey was undertaken.</u></p> <p>Members of the NP Group had prepared the survey questionnaire and delivered it to every household in the neighbourhood area.</p> <p>The independent Performance, Consultation and Insight Unit at Stratford on Avon District Council (SDC) provided advice on the format of the questionnaire, and provided the subsequent analysis of the returned forms. Its Report (dated February 2017) is now displayed on the Hampton Lucy PC website. <a href="https://www.hamptonlucypc.uk/">https://www.hamptonlucypc.uk/</a></p>

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				<p>The Introduction and Methodology sections, on page 1 of the Report succinctly sums up the process for compiling the questionnaire following earlier consultations with the public. The 63% return rate was good.</p> <p>Respondents were shown a map of the various potential development sites in the parish. They were asked to rank each site from 1 to 11 as to which they preferred. The Residents' site preferences are tabulated and shown on pages 13 and 14 of the Report, together with the map showing the sites.</p> <p><u>2.Site Assessments were produced by an Independent Planning Consultant, Avon Planning Services Ltd.</u></p> <p>The NP Group had identified all the potential developments sites in and around the Hampton Lucy village, taken from the results of Stratford District Council's (SDC) 'call for sites', and after consulting with residents at the 2015 Open Day as to where they thought development could take place. (See figure 6 in the NP; a copy of the map is also shown below)</p> <p>It should be noted that Site H was also included when the landowner had submitted a planning application for four houses, indicating that the land was available for development. (16/01344/FUL) The planning application was subsequently withdrawn.</p> <p>The Site Assessments are shown on the PC website. <a href="https://www.hamptonlucypc.uk/">https://www.hamptonlucypc.uk/</a></p> <p><u>3.A Housing Needs Survey was undertaken in September 2016</u></p> <p>The Survey Report (dated November 2016) showed that there was a need for 4 dwellings. However, the Rural Housing Enabler, Warwickshire Rural Community Council (WRCC) informed the NP Group that the number of additional households with a Hampton Lucy address that were registered on Home Choice Plus (all homes for rent through a housing association) was 8</p>

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				<p>in 2017, indicating that demand was higher than the figure identified through the Survey. (By June 2019 this latter number had increased to 15.)  NB. The 2016 survey is no longer shown on the website, and has been replaced by the latest survey dated 2021.</p> <p><b><u>On 25th March 2017</u></b>  An 'Open Day' was held by the NP Group to provide feedback on the Residents' Survey, to answer any questions, and gather the views of those attending.</p> <p><b><u>I personally believe that this was the last time that meaningful consultation took place with the local community.</u></b></p> <p><b><u>12th November 2018</u></b>  An affordable housing development was discussed at the Parish Council Meeting and it was resolved to support in principle the proposal to build 10 affordable homes and provide 5 self-build plots at Market prices. The following is an extract from the Minutes  <a href="https://hamptonlucy.wordpress.com/">https://hamptonlucy.wordpress.com/</a> :</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p><b>6. Affordable housing development on the land to the east of Snitterfield Street and to the north of Bridge Street</b></p> <p>6.1 Councillor Schroeder summarised the outcome of the recent Housing Needs survey which suggested that five affordable homes were needed. Warwick Rural Community Council (WRCC) have also identified from the Stratford-on-Avon district Council's housing waiting list the need for a possible further 5 affordable homes, making a total of 10 needed in Hampton Lucy.</p> <p>6.2 Councillor Schroeder proposed that Hampton Lucy Parish Council supports in principle the proposal the Warwickshire Rural Housing Authority (endorsed by Warwickshire County Council) to build ten affordable houses and provide five self-build plots at market prices on land to the east of Snitterfield Street and to the north of Bridge Street.</p> <p>6.3 Councillor Jones said that it was important to have a balance of property within a village community. It is difficult for people who have grown up in the village to buy or rent property here. There was a great sense of community in the village and he was in support of the proposal.</p> <p>6.4 Councillor Matthews said that the proposal was sympathetic to the need.</p> <p>6.5 Councillor Schroeder said that all the houses would be built around a green space and would only back on to one house in Snitterfield Street but there was still a long way to go. There would also be another public open space at the lower end of the land.</p> <p>6.6 Councillor Jones seconded the proposal and all were agreed.</p> <p>6.7 <b>It was resolved that:</b> The proposal to support in principle the proposal to build 10 affordable homes and provide 5 self-build plots at market prices is accepted.</p> <p>The land in question is shown on the map below with the reference letters I, J, K :</p>

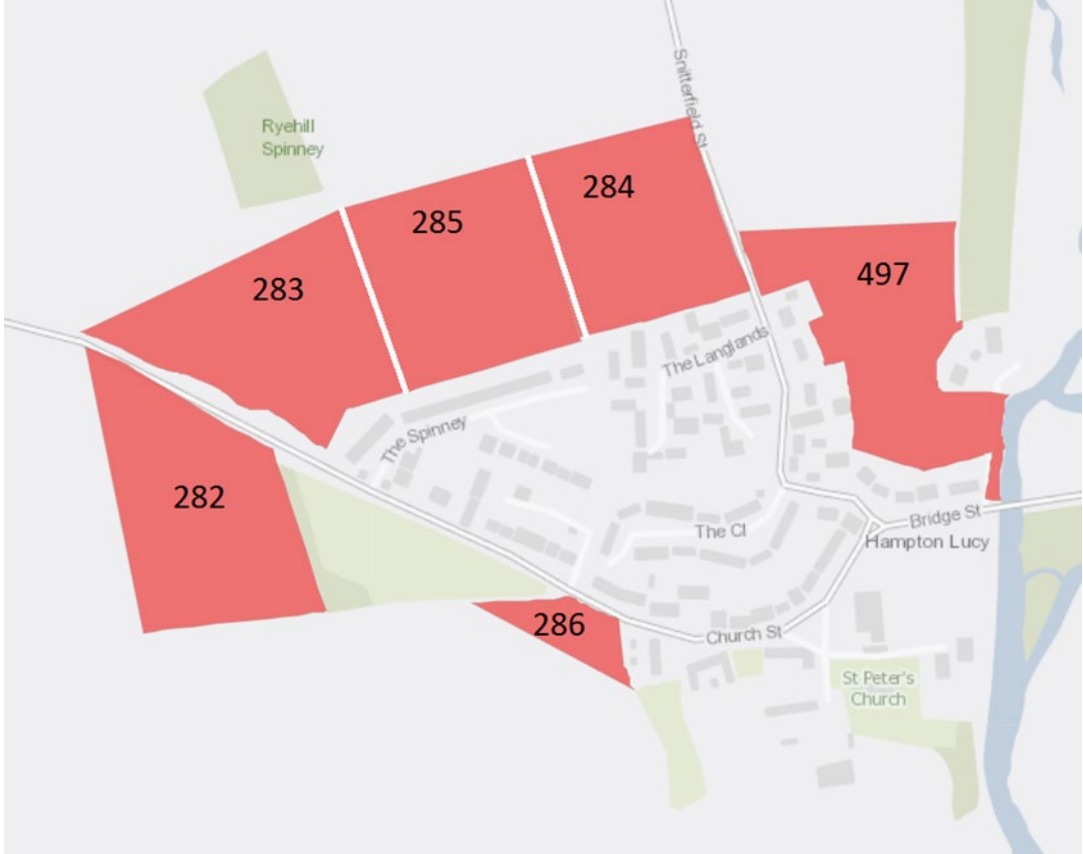
Response No.	Respondent	Policy /Section	Reference / page	Comment
				 <p data-bbox="904 1230 1350 1257">[Figure 6 in the Neighbourhood Plan.]</p> <p data-bbox="904 1299 1984 1364">The Consultation Statement refers to the next relevant meeting (an extraordinary meeting) held on:</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p><b><u>18th September 2019</u></b>  This was a meeting prompted by the Consultation undertaken by Stratford District Council (SDC) on its <b><u>Site Allocations Plan (SAP)</u></b></p> <p>Two sites in Hampton Lucy had been identified by SDC for the Site Allocations Plan (SAP). Site B on the map had been proposed for self-build housing, and site I, J for reserve housing. The latter was the site proposed by the PC for an affordable housing scheme at the 2018 PC meeting - also referred to as the 'Snitterfield Street' site.</p> <p>The Agenda, Minutes of the extraordinary September 2019 meeting, and the response submitted to SDC in respect of the SAP (for the deadline of 20th September) are attached.</p> <p>The PC objected to both sites, not five as referred to in the Consultation Statement. However, reference is made in the response to SDC that the 'Snitterfield Street' (I, J, K) site could be considered further for affordable housing by the PC.</p> <p><b><u>9th March 2020</u></b> – a meeting took place between members of the NP Group and the Avon Planning Consultant.</p> <p>The PC, in receipt of a grant, had engaged the services of the Avon Planning Consultant who had produced the site assessments in 2016. This included undertaking a 'health check' of the draft NP.</p> <p>At this time I was a Parish Councillor and a member of the NP Group. Together with another NP Group member, I attended a meeting with the Planning Consultant at his office on 9th March 2020.</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p><b><u>He pointed out that the PC had selected a site that he had assessed in 2016 as having limited potential, which had been relatively unpopular in the Residents' Survey and may not be large enough to accommodate the local need.</u></b></p> <p>He proposed that the PC may wish to enlarge the site or consider an alternative one. During the meeting he put these comments on an email, and forwarded them with a rough sketch to us. The following day I forwarded the email to the other members of the PC with the proposal that an informal meeting should be arranged with the Planning Consultant to discuss the options. Copies of the emails are attached. (I have the permission of the Consultant to forward his email as part of this response to SDC.)</p> <p><b>The other members of the PC did not respond to this email, and despite my continuing to ask the PC members, no meeting was ever arranged.</b> At this stage (March 2020) the PC was retaining its position with regard to considering the 'Snitterfield Street' site as being suitable for an appropriate affordable housing scheme.</p> <p><b><u>29th September 2020</u></b>  Consultation was being undertaken by SDC on its <b><u>Site Allocations Plan (SAP)</u></b></p> <p>I attended a remote (Teams) meeting at SDC for the: 'Site Allocations Plan Preferred Options version.' The preferred Options version of the SAP no longer included the reserve and self-build sites at Hampton Lucy.</p> <p>A copy of the email exchange between John Careford and myself is attached. I forwarded the email from John Careford to the members of the PC. Following this, the members of the PC decided that the Snitterfield Street site would no longer be promoted as a development site. However, this was never confirmed at a PC meeting.</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p>A copy of the Minutes from the November 2020 meeting is attached. The District Council's consultation on the SAP is acknowledged in the Minutes (in the section on Peter Richards' Report), but there was no debate on the subject at the meeting.</p> <p>I was subsequently informed by a Councillor that Hampton Lucy is unique in that there are no suitable sites for development. There is no evidence to support this view. The professional analysis of the results of the Residents' survey showed that the site with the highest ranking for the combined first three choices was 'D' to the West of the village. I see no issues with the site as described on the site assessment that cannot be overcome relatively easily. The visibility splays at the field entrance might have to be improved with the removal of a relatively small section of hedgerow. The site assessment states there are no issues with flooding on the site. Reference is made to the spinney (shown in the proposed Local Green Space No. 6) where the situation is different.</p> <p>However, the site assessments are now out of date (having been produced nearly 7 years ago), and in 2021 and 2023 there have been SDC 'call for sites' which has resulted in changes to those sites submitted as available. (The 'call for sites' in 2023 did not include any changes to those in 2021). The site assessments need to be brought up to date, and re-assessed. When it can be shown that all the sites that have been re-assessed and are found to be unsuitable for development, then it can be said that none are suitable.</p> <p>The up to date picture from the 'call for sites' is as follows:</p>



Response No.	Respondent	Policy /Section	Reference / page	Comment
				 <p data-bbox="898 1158 1473 1185">In addition, the Residents' Survey is out of date.</p> <p data-bbox="898 1230 2011 1366">Site H would not be included in the next survey. It scored the highest number of 'first choice' votes for a site but the lowest number of votes for the 'second choice' site. The Planning Consultant said that one possible explanation is that the site is not adjacent to the village and that residents who did not want any development in or immediately adjacent to the village</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p>would vote for it; there would be no logic in making it second choice. The results of another survey with the latest 'call for sites' results could be significantly different.</p> <p>The Housing Needs Survey was updated in 2021. The number of dwellings required has changed from 4 to 7, and there are now 15 additional households with a Hampton Lucy address, according to the 'Explanation' beneath Policy H2 of the Hampton Lucy NP Submission draft that are registered on Home Choice Plus.</p> <p>The Explanation section also states:</p> <p><i>"For the reasons set out in the Explanation to Policy the Council is not promoting any sites at this stage.</i></p> <p><i>However, the Council would remain open to consider sites for a 'Local Needs Housing Scheme' within or adjacent to the Village Boundary if a suitable site became available. Having identified such site, or sites, it would consider working with a suitable partner housing association (a 'Registered Provider') to secure delivery of such a scheme. Alternatively, in appropriate circumstances, it would also consider supporting delivery via a suitably constituted community-led organisation on the basis that planning permission for such schemes would be submitted for a full planning permission rather than an outline permission and that such schemes would be designed with early consultation with the Council."</i></p> <p>I see no reason to wait for further updates on the South Warwickshire Local Plan (SWLP), as proposed, as I believe the PC should be proactive in their approach to the preparation of the neighbourhood plan.</p> <p><b><u>14th June 2022</u></b> The Agenda for this meeting states for item 5: <b>Revised Site Allocations Plan (SAP) from SDC</b></p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p>Whereas the Teams meeting I attended on 29th September 2020 concerned the 'Site Allocations Plan Preferred Options version' which no longer included a reserve site nor a site for self-build housing, the Revised Site Allocations Plan did propose, once again, a reserve housing site on the 'Snitterfield Street' site (I, J)</p> <p>This was discussed. So far, I have only a copy of the draft minutes as the Parish Council website does not currently display the approved minutes. (Copy attached) I should say that I would highlight some parts of the draft minutes.</p> <p>The analysis of the sites contain the following statement:</p> <p>5.10 <i>"Councillor Matthews confirmed the SDC view that Hampton Lucy has a lot of constraints and is unique village with perhaps no suitable sites for housing."</i></p> <p>The way to resolve the matter would be to take up the proposal by the Avon Planning Consultant to speak to the PC about the sites and updated assessments.</p> <p>5.11 <i>"....Sites D and E have flooding problems and the spinney is going to be promoted as a green space.. The Site Assessments produced by the Planning Consultant state:</i></p> <p><i>"Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). The site appears to be well drained. It should be noted that the adjoining spinney lies within a 'low risk' and 'high risk' area".</i></p> <p><i>"Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). The site appears to be well drained. It should be noted that the adjoining spinney lies within a 'low risk' and 'high risk' area."</i></p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				<p>Although it was not on the Agenda, Councillor Matthews proposed that the Council proceed with the Regulation 14 consultation for the NP. This proposal was agreed by majority vote.</p> <p>I wish to make the point that the Regulation 14 Neighbourhood Plan was the first version of the plan that the public had had the opportunity to see. I believe there should have been a 'trial run' by providing every household with a copy of the plan (before Regulation 14 took place), following by an 'Open Day' so that residents had the opportunity to discuss and understand the policies before making their comments. After that, the NP could be amended where appropriate to ensure clarity or to remove items unsupported by the public prior to Regulation 14.</p> <p>I do not think it is meaningful consultation with the local community if the first opportunity to comment is limited to a copy of the neighbourhood plan during the formal consultation in Regulation 14. The Regulation 14 process did not include providing a copy of the NP to each household, nor delivering leaflets to each household. More robust consultation should have taken place.</p> <p>There has been no opportunity for feedback with discussion following the Reg. 14. The responses made by the PC to the comments submitted during Reg. 14 have only been made generally available as part of the documentation submitted to SDC for the Regulation 16 consultation. It is for that reason that I conclude that there has been insufficient consultation with the local community.</p> <p><b><i>[Supporting documents to representation provided as Appendix 2]</i></b></p>
HL17	Individual	BE1	Built Environment	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
				This is a vital policy for the Parish given the high number of heritage assets in the Parish and its topography as it sits in a river valley.
		BE2	“	Support
		BE3	“	Support This is an important policy given the rural nature of the Parish and the topography of the area where lighting can be seen from miles around. We have a rural landscape and riverscape where the habitats of birds and animals need to be protected and would be harmed by light pollution.
		BE4	“	Support
		H1	Housing	Support
		H2	“	Support I full support the increase of affordable housing in the Parish but understand that finding a suitable site in this Parish is a challenge. I agree that no sites promoted by landlords are suitable.
		H3	“	Support All sensible.
		H4	“	Support
		NE1	Natural Environment	Support Preserving green spaces is vital to support our community and biodiversity - the green spaces listed are well used and loved.
		NE2	“	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
				Absolutely vital to preserve what is beautiful and historic. Tourism is important in this area and once gone these landscapes can never be replicated - vital to preserve the settings of heritage assets and our conservation area.
		NE3	"	Support See my earlier comments.
		NE4	"	Support The Parish is in a river valley which floods on a regular basis - climate change will necessarily make this worse. This policy is vital.
		NE5	"	Support
		LCHW1	Local Community, Health and Wellbeing	Support The allotments are well used and provide a social focus for the village.
		LCHW2	"	Support
		LCHW3	"	Support
		LCHW4	"	Support Better broadband needed please!
		IN1	Infrastructure	Support We have no major roads passing through the Parish and its fragile infrastructure together with the listed bridge should remain as a major factor in determining development decisions.
		IN2	"	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
		IN3	"	Support
HL18	Individual	BE1	Built Environment	Support All development, private, commercial or agricultural should respect and preserve the area which they sit, and our heritage assets must be protected
		BE2	"	Support
		BE3	"	Support
		BE4	"	Support
		H1	Housing	Support We should also encourage affordable housing with local occupancy and employment status
		H2	"	Support
		H3	"	Support
		H4	"	Support
		NE1	Natural Environment	Support
		NE2	"	Support
		NE3	"	Support
		NE4	"	Support
		NE5	"	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
		LCHW1	Local Community, Health and Wellbeing	Support
		LCHW2	“	Support
		LCHW3	“	Support
		LCHW4	“	Support
		IN1	Infrastructure	Support
		IN2	“	Support
		IN3	“	Support
HL19	Individual	BE1	Built Environment	Support
		BE2	“	Support
		BE3	“	Support
		BE4	“	Support
		H1	Housing	Support
		H2	“	Support
		H3	“	Support



Response No.	Respondent	Policy /Section	Reference / page	Comment
		H4	"	Support
		NE1	Natural Environment	Support
		NE2	"	Support
		NE3	"	Support
		NE5	"	Support
		LCHW1	Local Community, Health and Wellbeing	Support Existing allotments adjacent to the Boars Head need to be properly managed - there is only one in use with the remainder overgrown and the Trust responsible for managing is failing in its duties
		LCHW2	"	Support
		LCHW3	"	Support
		LCHW4	"	Support
		IN1	Infrastructure	Support Existing controls to manage heavy goods vehicles illegally passing over the bridge, tall and wide agricultural vehicles from damaging trees and verges need to be improved
		IN2	"	Support
		IN3	"	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
HL20	Individual	BE1	Built Environment	Support There is no point in having conservation areas if the are not conserved and so I believe supporting BE1 is essential
		BE2	"	Support
		BE3	"	Support I support BE3 but believe the current lack of lighting between the Close and Church Street is dangerous
		BE4	"	Support
		H1	Housing	Support
		H2	"	Support
		H3	"	Support
		H4	"	Support
		NE1	Natural Environment	Support
		NE2	"	Support NE 2 is essential to ensure any Industrialisation of local Farms does not impact the value and integrity of the Valued Views
		NE3	"	Support
		NE4	"	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
		NE5	"	Support
		LCHW1	Local Community, Health and Wellbeing	Support
		LCHW2	"	Support
		LCHW3	"	Support
		LCHW4	"	Support
		IN1	Infrastructure	Support I strongly support IN1, the road infrastructure is operating at capacity
		IN2	"	Support
		IN3	"	Support
HL21	Individual	BE1	Built Environment	Support
		BE2	"	Support
		BE3	"	Support Street lighting which already exists in the village is being replaced by ultra bright LED lighting when older lamps fail. This is increasing light pollution, reducing dark skies, causing discomfort to residents whose houses are sited next to these lights and harming both the environment and wildlife

Response No.	Respondent	Policy /Section	Reference / page	Comment
		BE4	"	Support
		H1	Housing	Support
		H2	"	Support
		H3	"	Support
		H4	"	Support
		NE1	Natural Environment	Support
		NE2	"	Support
		NE3	"	Support The introduction of LED street lighting into the village is having a detrimental effect on biodiversity and nature conservation
		NE4	"	Support
		NE5	"	Support
		LCHW1	Local Community, Health and Wellbeing	Support
		LCHW2	"	Support
		LCHW3	"	Support

Response No.	Respondent	Policy /Section	Reference / page	Comment
		LCHW4	“	Existing bridleways and footpaths are not being adequately maintained
		IN1	Infrastructure	Support
		IN2	“	Support
		IN3	“	Support
HL22	Individual	General	N/A	Support I agree with all points
HL23	Stratford-on-Avon District Council	Paragraph 1.3	Page 4	Given the time it has taken to progress the NDP, there are concerns that the Residents Survey (2016) is already out of date. By the time the NDP is ‘made’, the evidence will be 7+ years old. As such, the Parish Council should be aware that this evidence base will likely need revising in the next couple of years.
“	Stratford-on-Avon District Council	Paragraph 1.6	Page 5	Should the Regulation 14 pre-submission consultation be noted here as a key part of the statutory consultation process?
“	Stratford-on-Avon District Council	Figure 2 – Heritage Assets	Page 10	The map should be at a scale appropriate for the reader to understand exactly what they are looking at, at the detail required. The detail on this map could be split into different maps indicating individual types of asset and their immediate surroundings. The relationship of the village and Charlecote Park (and the joint Conservation Area) is appreciated and should be recognised on a map also indicating the Parish boundary line. However, the map doesn’t need to show Alveston Conservation Area and its associated listed buildings, or Scheduled Monuments in other Parishes for example. A separate map showing the locations of individual listed buildings would also be appropriate.
“	Stratford-on-Avon District Council	Strategic Objectives	Page 12	Built Environment – “over which there are Valued Views” – is there a better way to word this sentence?

<b>Response No.</b>	<b>Respondent</b>	<b>Policy /Section</b>	<b>Reference / page</b>	<b>Comment</b>
"	Stratford-on-Avon District Council	Policy BE2	Page 15	It is suggested that 'and' rather than 'or' should be used at the end of each criteria, otherwise it suggests that development only has to meet one of the criteria in order to be acceptable.
"	Stratford-on-Avon District Council	Policy BE3	Page 16	It should be noted that street lighting is generally controlled by the Local Highways Authority. Domestic amenity lighting is normally permitted development.
"	Stratford-on-Avon District Council	Policy BE4	Page 17	Query whether it is the place of the NDP to worry about the viability of a land holding. Few people would put forward a proposal that is significantly contrary to their financial interests. Viability of the land holding is also not related to the stated aim of keeping the best land in productive use.
"	Stratford-on-Avon District Council	Policy H1	Page 19	Does there need to be more clarity under what circumstances self and custom-build will be acceptable next to the village boundary? I.e. in accordance with Policy SAP.6 of the SAP Preferred Options (2022)? As currently written it suggests any scale of self-build development would be acceptable adjacent next to the BUAB. It is assumed this is not the intention of the Policy.
"	Stratford-on-Avon District Council	Policy H2	Page 22	Do First Homes also need to be small-scale and adjacent to the village boundary? It is not clear from the way the Policy is written.
"	Stratford-on-Avon District Council	Figure 6	Page 27	<p>LGS designations – In order to be appropriate for designating as LGS, the parcels of land in question need to comply with the tests set out in paragraph102 of the NPPF. The LGS assessments should ideally be included as an Appendix to the Plan.</p> <p>It is considered that there is insufficient evidence to suggest that sites 3, 4, 6 and 7 would be classed as 'demonstrably special' and it is therefore questioned if they would meet the NPPF tests.</p> <p>It is noted that site 9 forms part of a wider parcel of land that has been assessed as a potential reserve housing site through the District Council's emerging Site Allocations Plan (Preferred Options version June 2022). However, the land forming the LGS designation is located to the south of the land earmarked in the SAP as suitable for housing development. Therefore, there</p>

Response No.	Respondent	Policy /Section	Reference / page	Comment
				appears to be no reason to reject to LGS site 9 on the basis of contradicting a policy in the emerging Development Plan document. However, the practicality of designating this site is questioned, as it is half of a larger field, with no boundary or demarcation to indicate the end of the designation.
"	Stratford-on-Avon District Council	Policy NE2	Page 30	It is noted that two of the views (Nos 3 and 6) are from outside the Parish boundary. These will need to be removed from the Plan along with the associated photos and remaining views as shown on Figure 9 will need to be re-numbered.
"	Stratford-on-Avon District Council	Policy NE3	Page 37	'Retail' should be 'retain' in the third paragraph.
"	Stratford-on-Avon District Council	Policy NE4	Page 40	<p>Could this policy be positively worded? I.e. development will be supported if...</p> <p>Criterion e) - As currently worded, it implies that all development in the neighbourhood area is responsible for upgrading the quality of water bodies. This is clearly beyond the remit of what's feasible in many cases.</p> <p>Criterion f) Similar to the previous point, depending on the interpretation of "maintain", this implies all development must actively do something to the flood plain.</p> <p>Criterion g) This needs a "where appropriate" or similar wording. It won't always be appropriate to open every culvert on a site, for example those passing under access roads.</p>
"	Stratford-on-Avon District Council	Policy NE5	Page 43	<p>Development outside of the Neighbourhood Area is not within the scope of the NDP.</p> <p>It is not clear what sort of 'riverside activities' this Policy is referring to. The supporting text suggests it would include works to the River itself, which would not be within the scope of the NDP.</p>
"	Stratford-on-Avon District Council	Policy LCHW1	Page 45	Suggest adding "in the Neighbourhood Area" at the end of the first paragraph.

<b>Response No.</b>	<b>Respondent</b>	<b>Policy /Section</b>	<b>Reference / page</b>	<b>Comment</b>
“	Stratford-on-Avon District Council	Policy LCHW2	Page 46	There appears to be a mistake in the first sentence, which confuses the intended meaning. It should presumably say:  “Development proposals that will lead to the loss or partial loss of existing community facilities will not be supported unless...”
“	Stratford-on-Avon District Council	Policy LCHW4	Page 49	Criterion b) does not read well with the first sentence of the Policy.  Criterion d) would be difficult to measure and therefore it is queried if this is appropriate.