

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST32 Design Quality</b>			
REF047	Sport England	Ensure that Active Design is considered as part of the development process. In addition Strategic Objectives 8 and 9 would be supported and implemented by the use of Active Design.	Reference to Active Design has been added to Policy ST32 and is also referenced in the Policy ST39 Promoting Healthy, Active lifestyles.
1191455	Resident	Given the need to reduce carbon emmisions, the Local Plan should mandate that all dwellings in new developments in the Plan should be carbon neutral and be built with solar panels & heat exchangers (for cheaper than retrofitting them). Also all new dwellings should have electric car charging ports built in to encourage the move away form the internal combustion engine. Similarly, any commercial development should also have solar panels and at least 50% or the parking should have electric charging points	National planning practice guidance states that Local Plans can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes and are not restricted or limited in setting energy performance standards above the building regulations for non-housing developments, as long as it can be demonstrated that it is financially viable to do so. The Whole Plan Viability Assessment shows that it is not financially viable to require energy performance standards for dwellings higher than the Building Regulations. But Policy ST45 requires non residential development to meet the appropriate BREEAM standard. All new development will have appropriate infrastructure built in to ensure connectivity for electric vehicles can be achieved. Electric vehicle parking requirements are set in the Nottinghamshire Parking Standards.
REF136	A and D Architecture	Policy ST32 should be modified to ensure that development managers do not discriminate against proposals for Park Home static caravan developments on spurious design grounds simply because static caravans are factory-built standardised products and site layouts do not necessarily conform to traditional urban design principles suited to traditional town plans and mainstream housing layouts. It is not possible to generate an inclusive form of words and therefore a specific sub-section 8 should be added as follows: " 8 Park Home static caravan sites. The Council recognises that Park Home static caravan sites are a unique and established modern form of development that meets the needs of a group in the community and depends for viability on flexible layouts populated by factory-built dwellings and that the character and design quality of Park Home static caravan site layouts of a single storey are uniquely and sufficiently controlled by model standards published by central government and local authority license conditions. Therefore, Council recognises that it would be inappropriate to seek to control the design of Park Home static caravans and/or their arrangement on Park Home static caravan sites by imposing design rules suited to mainstream housing design and mainstream housing layouts and derived from traditional urban and/or architectural models in SPG document s."	Policy ST32 applies equally to all forms of new development, and is suitably flexible to ensure that proposals for static caravan sites for example will be judged on their own merits. Planning processes and licensing are separate procedures requiring compliance with different legislation and guidance. Gaining planning permission does not necessarily guarantee you a licence and vice versa. It is therefore appropriate for all new development including static caravan sites to address the criteria within Policy ST32.

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REF182	DHA Planning	This is another policy where we support the aims and objectives. Indeed, as the Council's employment site assessments paper recognises, the existing units at EIP are of a very good quality. The policy could be improved for the sake of clarity. As worded, policy ST32 does not differentiate between residential and other forms of development. Section 3 of the policy is concerned with architectural quality and materials, with 3(b) requiring developments to "take inspiration from the positive local architectural features and materials in their designs and produce a development with reference to local architectural or material merit and distinctiveness." This may be appropriate for smaller scale buildings in an urban setting, for example, but is less practical for very large-scale industrial buildings such as those at EIP. This could be remedied by adding the words "where appropriate" at the start of 3(b). Furthermore, section 6 (Private Amenity Space) is clearly aimed at residential developments, yet as worded would currently apply to all developments. 6(a) should be reworded to state: "New residential development should provide an appropriate standard of private amenity space..."	Policy ST32 amended as requested.
1196060	Resident	BDC and planning dose not have a good record for the design or quality of developments. the Rampton treswell road development is neither good design nor in keeping with the local vernacular. BDC approved this development despite local objections. hows to say this will happen again and again.	Policy ST32 requires new development to reflect local distinctiveness, architectural quality and materials. Once adopted the Council will have an up to date Local Plan, based on up to date national policy and local evidence. All new development will therefore need to be in accordance with the Local Plan including Policy ST32.
REF198	Consultant	This policy is to be welcomed. However, it states all the issues that the Council would want to see but does not relate or refer to a design guide that the Council have or will have. Instead it would appear that any scheme will be a subjective view taken by an Officer. A design guide would be of enormous help to applicants giving them some guidance, particularly in sensitive areas.	Policy ST32 refers to a Design Quality SPD, which will be produced on adoption of the Local Plan. This will apply District wide. Neighbourhood Plans may also contain policies relating to design which should be used to guide design in that parish/location.
REF201	Severn Trent	Generally supportive of the principles behind policy ST32, but note that whilst there is a statement about permeable surfacing, there is no further mention of the need to follow the Drainage Hierarchy, or implement well designed SuDS that incorporate water quality, biodiversity and amenity benefits as well as water quantity. Hope that policies relating to design requirements would highlight the need to design water efficient properties. Some example wording can be found under the Bassetlaw Garden Village Section of this response.	Policy ST47 details the Council's requirement for well designed SuDS being incorporated and implemented in new development, as requested. Policy ST46 further details issues regarding water quality as well.
1196694	Resident	7.2.3 – whatever the design of the development, this is not a sustainable development – the ability of future generations to meet their own needs for health and wellbeing, enjoyment of nature, landscape and the natural environment will be compromised.	Noted. Thank you for your response.
REF270	Barton Willmore	Agree with the Local Plan's approach to design in general and consider that it reflects the provisions of the NPPF. Consider that the Council's policy objective should be amended to seek to achieve the highest 'practicable' standards of achievable design. It is necessary to see the design of new housing in the context of all sustainable planning aims including, for example, provision of physical and community infrastructure and affordable homes. Decision makers should be afforded the flexibility to focus on design to the extent that it does not undermine the ability of the Local Plan to achieve those other aims.	The Whole Plan Viability Assessment states that in general the requirements of Policy ST32 can be secured alongside all other policy requirements as part of a financially viable Local Plan.

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REF273	Anglian Water	Policy ST32 as drafted cross refers to the water efficiency requirements outlined in Policy ST45 of the Local Plan. The phrase used is 'nationally recognised environmental standards' which does not appear elsewhere in the plan. It would be helpful to make it clear that residential development proposals will be expected to meet the optional requirement of 110 litres/per person/per day (as a minimum) and that development proposals are to incorporate water re-uses wherever possible.	Noted. Policy ST32 will be amended to refer to nationally recognised standards in Policy ST45. The phrase will be explained in the context of that policy.
1197091	William Davis	Overall the aims of the policy are supported as they are consistent with national policy (NPPF paragraphs 124 and 127). However, consideration should be given to any conflict with the new national design code and any viability issues potentially arising from more onerous requirements.	Policy ST32 will make be amended to ensure new development reflects the principles of the National Design Code. The Whole Plan Viability Assessment states that in general the requirements of Policy ST32 can be secured alongside all other policy requirements as part of a financially viable Local Plan.
REF293	The Wildlife Trust	Landscaping a) New development should provide a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site is adjoining surrounding countryside; b) Trees or hedgerows must be appropriate to the size of the site and consider their proximity to new buildings. Advocate additional wording that stipulates a high proportion of species used in landscaping schemes should be native and ideally, of local provenance.	Noted. Policy ST32 has been amended accordingly.
REF327	Scrooby Parish	This is welcomed but must be reinforced and aggressively enacted. All to often designs are accepted that do not meld into local character or current build quality.	Policy ST32 requires new development to reflect local distinctiveness, architectural quality and materials. Once adopted the Council will have an up to date Local Plan, based on up to date national policy and local evidence. All new development will therefore need to be in accordance with the Local Plan including Policy ST32.
REF347	NJL Consulting	Caddick are striving to deliver a high quality employment led development on the site and this will, where feasible, include quality design. However certain forms of development have fixed design and layout requirements. The policy, as currently drafted, is too inflexible and sets onerous requirements which could frustrate the very objective the policy is seeking to deliver. The policy should be amended to include an introduction that 'the design of each development will be considered on its merits, reflecting the nature of the scheme and individual site requirements', that way the policy can remain sound.	Paragraph 8.1.6 states that each scheme will be judged on its merits, this would apply to employment development. Policy ST32 will be amended to clarify that architectural style and detailing should be appropriate to the type of development.
REF401	East Markham Parish Council	EMPC endorses this policy and asks for it to be enforced. Recent development in our village has failed to meet points 1a, 3a, b, c and 7 and has concerns about future enforcement.	Policy ST32 requires new development to reflect local distinctiveness, architectural quality and materials. Once adopted the Council will have an up to date Local Plan, based on up to date national policy and local evidence. All new development will therefore need to be in accordance with the Local Plan including Policy ST32.