

Hartlepool Borough Council
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Development) (England) Regulations
2012
Hartlepool Borough Local Development Framework
Adoption Statement

Residential Design Code Supplementary Planning Document

In accordance with Regulation 11 and Regulation 14 of the Town and Country Planning (Local Development) (England) Regulations 2012, notice is given that Hartlepool Borough Council formally adopted its Residential Design Code Supplementary Planning Document (SPD) on 25th June 2026.

A number of modifications were made to the SPD pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These are set out within Appendix 1.

The document was considered and adopted by Full Council on 25th June 2026. From the date of adoption, there is a period of three months in which any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for a judicial review of the decision. Any such application must be made promptly and, in any event, no later than 3 months after the date on which the SPD was adopted.

The SPD is available on request from the address below. The SPD, Adoption Statement and Statement of Consultation are also available to view and download from the web at www.hartlepool.gov.uk.

They are also viewable at Hartlepool Civic Centre.

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Victoria Road
Hartlepool
TS24 8AY
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Appendix 1: Residential Design Code Supplementary Planning Document - Schedule of modifications.

[New text](#)

[Removed text](#)

Modification	Comments
Code bullets and sub bullets changed to numbers and letters	<ul style="list-style-type: none"> • Provide clarity when referencing the code
<p>Title: Residential Design Code & Guidance Supplementary Planning Document.</p> <p>Introduction The Residential Design Code & Guidance ('This code') sets out a vision for the design of new residential development within Hartlepool.</p> <p>Vision Following the findings of the public consultation and consultation with key internal stakeholders the following vision and aims have been produced for the Design Code and Guidance this code.</p>	<ul style="list-style-type: none"> • Title change for clarity. • Wording correction.
<p>Pathfinder Programme The council has prepared this code with the support of the Ministry of Homes, Communities and Local Government (MHCLG) Pathfinder Programme. This code has also been subject to a Design Review Panel through the Pathfinder Programme.</p>	<ul style="list-style-type: none"> • Include reference to the Pathfinder Programme.
<p>Public Consultation Stage One Consultation The stage one consultation consisted of a series of public drop in events throughout the borough, engagement with a local youth group and an on-line survey and mapping tool.</p> <p>Stage 2 Consultation: Draft SPD A copy of the draft Residential Design Code SPD was consulted upon for a period of 8 weeks from the 3rd of March 2026 view an online form. Nine responses were received. The responses have been analysed and the SPD updated accordingly.</p>	<ul style="list-style-type: none"> • Reflect additional consultation.
<p>Demonstrating Compliance Applications for new residential dwellings must show how they have complied with the applicable design codes and guidance and complete the Design Code Compliance Checklist.</p> <p>The Design Code Compliance Checklist will be included within the Validation of Planning Applications – Hartlepool Borough Council Information Requirements for new residential developments.</p> <p>Where a departure from the a a code is proposed within an application, a robust justification must be provided, along with any associated evidence to enable the council to appropriately determine whether the departure is acceptable.</p>	<ul style="list-style-type: none"> • Response to consultee comments to ensure compliance with the SPD. • Clarification that justification is required for deviation from a code only.
Coding Plan updated to include conservation areas.	<ul style="list-style-type: none"> • Response to consultee comment.
Dalton Piercy Coding Plan updated to include Village Core	<ul style="list-style-type: none"> • Correct omission.

Section 1: Authority Wide

Modification	Comments
<p>Code SA1: Site Analysis</p> <ul style="list-style-type: none"> • Built heritage conservation designations, heritage assets and their setting. <p>Site Analysis Guidance The site analysis information should be provided within a Design and Access Statement in plan form.</p>	<ul style="list-style-type: none"> • Response to consultee comment to include heritage assets and their setting. • Provide clarity on where information is provided.
<p>Code MN2: Pedestrian and Cycle Connections.</p> <ol style="list-style-type: none"> 1. New pedestrian and cycle connections routes must be provided within proposals. 2. Connections must be made, where appropriate, to provided and create direct existing networks to ensure links to existing and/ or proposed routes to: <ol style="list-style-type: none"> a. Green infrastructure corridors. b. Public Rights of Way. c. Permissive routes. d. Pedestrian and cycle routes. e. Key locations identified within site analysis e.g. local centres, employment areas, schools and transport hubs. f. Green spaces within 800m of the site. 3. Where pedestrian and cycle routes are provided they must be overlooked by properties and not include features that can create hiding places. 4. Lighting must be provided for well-used footpaths and avoid light spillage. 5. Where a shared pedestrian and cycle route is provided segregation between cyclists and pedestrians must be clearly marked. 6. Proposals for dedicated cycle provision must be in accordance with the specifications set out within Design Guide & Specification – residential and industrial estates development (May 2021). 7. Pedestrian routes must be a minimum of 2m in width. 8. Shared pedestrian and cycle routes must be a minimum of 3m in width. 9. Crossings for pedestrians and cyclists must be located on or close to desire lines. 	<ul style="list-style-type: none"> • Response to consultee comment to clarify on and off-site connections and pedestrian desire lines.
<p>Code MN4: Treatment of PRoW and Permissive Routes</p> <ol style="list-style-type: none"> 1. Where PRoW and permissive routes are located within a proposed residential development site, the route must: <ol style="list-style-type: none"> a. Be retained, either in its current alignment or diverted 2.b. PRoW existing or diverted must Be located within a green route or open space. 3.c. Connections must be Provided connections into the existing PRoW network and proposed/existing active travel routes to create an accessible neighbourhood. 	<ul style="list-style-type: none"> • Response to consultee comments on clarification of extent of connections to PRoW. • Formatting correction.
<p>Code M5: PRoW Urban Path h. Not run alongside proposed or existing highways.</p>	<ul style="list-style-type: none"> • Response to consultee comment on unreasonable requirement.
<p>Code MN6: PRoW on - Urban Edge Path</p> <ol style="list-style-type: none"> 1. The design of routes located within open space of residential development must: <ol style="list-style-type: none"> a. Provide connections into the wider countryside network, the green infrastructure network and between the developable area and the PRoW. 	<ul style="list-style-type: none"> • Response to consultee comments on clarification of extent of connections to PRoW. • Formatting • Reptation of Code MN2.
<p>Code MN8: Public Transport:</p> <ol style="list-style-type: none"> 2. All new housing must be within 400m walking distance of a bus stop (this may not always be possible in the more remote parts of the borough). 	<ul style="list-style-type: none"> • Movement of guidance into code for clarity.

<p>Public Transport Guidance This may not always be possible in the more remote parts of the borough but in larger developments (over 200 units), developers may be required to contribute towards a bus service.</p>	
<p>Code N2: Green Space Design Proposals for green space within new residential development must:</p> <ul style="list-style-type: none"> • Provide active ground floor windows onto green space. • Avoid presenting rear boundaries onto <u>open green</u> space. • Ensure entrances and access points into green spaces are conveniently located on desire lines for walking and cycling. • Provide attractive, clear and direct pedestrian and cycle routes in accordance with Code MN2 and constructed of tarmac. • Be multifunctional spaces. • Incorporate drainage solutions (see Code N11). • Include areas that are nature-rich and provide opportunities to improve biodiversity through planting. • Include tree planting <u>for shade and shelter</u>. • Place landscaping to discourage anti-social behaviour. • Protect spaces from unauthorised vehicular access, by using sensitively placed obstacles, such as rocks or vegetation. • Provide a space which facilitates informal play and socialising. • <u>Provide appropriate management that is secured under a s106 agreement or other such secure arrangement.</u> <p><u>Green spaces over 0.5ha must also:</u></p> <ul style="list-style-type: none"> • <u>Provide attractive, clear and direct pedestrian and cycle routes in accordance with Code MN2 and constructed of tarmac.</u> • <u>Be multifunctional spaces.</u> • <u>Include seating in accessible locations.</u> • Ensure sports facilities are in locations that limits disturbance to properties and avoids conflict with other users, <u>where required</u>. • Ensure barriers around sport pitches are permeable and made of high-quality materials (<u>where sports pitches are required</u>). • Provide lighting for well-used footpaths and games areas, their type and placement must avoid light spillage. • Provide appropriate management that is secured under a s106 agreement or other such secure arrangement. 	<ul style="list-style-type: none"> • Response to consultee comment on the design of greenspace requirements being applied to all scales of green space and to create shelter from planting.
<p>Code N3: Creating a Network Where more than one green space is provided on site, connections must be provided between them. Connection must be for pedestrians <u>and</u>, cycleists <u>and</u> where feasible, wildlife movement.</p> <p>Creating a Network Guidance <u>When creating a network of green spaces, wildlife friendly movement should be considered</u></p>	<ul style="list-style-type: none"> • Response to consultee comment on ensuring wildlife networks are created.
<p>Code N4: Community Growing <u>A</u> green spaces of over 1 hectare must provide community growing facilities such as communal allotments or orchards.</p>	<ul style="list-style-type: none"> • Response to consultee comment on clarity of cumulative or individual size of green space
<p>Code N10: Street Trees</p> <ol style="list-style-type: none"> 1. Street trees must be provided in several locations depending on <u>set by</u> the street type <u>eology within the appropriate area type</u>. 5. <u>Tree planting and landscaping within verges must be supported by a management and maintenance plan to ensure successful establishment and long-term retention.</u> 	<ul style="list-style-type: none"> • Clarification on wording. • Response to consultee comment to clarify maintenance of street trees.
<p>Street Trees Guidance</p>	<ul style="list-style-type: none"> • Response to consultee comment

<ul style="list-style-type: none"> • Consideration should be given to the location of street trees and proximity to lighting columns. 	
<p>Trees in Gardens Guidance</p> <ul style="list-style-type: none"> • Tree planting within front gardens is encouraged however this should not be the sole provision of street trees due to the potential for their removal by future occupiers. • Where back-to-back development is proposed trees should be introduced to 2-3 rear gardens to provide a more attractive view and reduce the dominance of fences for residents. 	<ul style="list-style-type: none"> • Response to consultee comment on visual amenity of rear gardens.
<p>Code BF1: Character Analysis</p> <p>1. Due to the variations in character within the borough it is important that each proposal appropriately reflects any positive features of it's surroundings. A character analysis must be undertaken and must be referenced used to inform the design of the proposed built form.</p> <p>The character analysis must include:</p> <ul style="list-style-type: none"> • Predominant house types e.g. apartments, bungalows, terraced, semi-detached, detached. • Predominant building heights. • Density. • Massing. • Distinctive buildings which positively influence the character of the wider area. • Predominant architectural styles • Window proportions, rhythm and treatments. • Entrance treatments e.g. canopies, porches. • Features e.g. chimneys. • Building materials and colours. • Landscaping. <p>2. Please note this is not an exhaustive list and additional information may be required depending on the nature of the site.</p> <p>3. Where an area has limited, or no positive architectural features which contribute to character, design precedents representing the new proposed character must be provided.</p>	<ul style="list-style-type: none"> • Response to consultee comments on clarity of wording.
<p>Code BF4: Active Frontages</p> <ul style="list-style-type: none"> • Proposals must not present rear boundaries onto existing residential areas. 	<ul style="list-style-type: none"> • Response to consultee comment on preventing rear boundaries facing onto existing streets.
<p>Street Scene Careful consideration needs to be given to the house types proposed and how they will be read within the street.</p> <p>Street Scene Guidance • House types proposed should create a coherent street scene taking into consideration the scale of the properties and the elevational detailing.</p>	<ul style="list-style-type: none"> • Guidance removed from Section 1: Authority Wide and codes have been inserted into each Area Type in response to consultee comment in creating variety in street scenes.
<p>Code BF5: Building Line</p> <p>New residential developments must follow the established building line where it exists and provides frontage onto the public realm.</p>	<ul style="list-style-type: none"> • Response to consultee comment on preventing rear boundaries facing onto existing streets.
<p>Pg 27: Conservation Areas</p> <p>There are 8 conservation areas within Hartlepool. The codes and guidance within this SPD do not provide a detailed analysis of the conservation areas, these are provided within Conservation Area Management Plans (CAMPs), appraisals or visual assessments.</p> <p>Code BF6: Heritage and Conservation</p>	<ul style="list-style-type: none"> • Response to consultee comment on proposals adjoining conservation areas and heritage assessments.

<p>Any proposals for new residential development within a conservation area and its setting, and/or the setting of heritage assets must take into consideration the relevant CAMPs, Character Appraisals and/ or visual assessments, where applicable.</p>	
<p>Parking section within each Area Type modified to include: Visitor Parking The provision of visitor parking is encouraged within proposals to prevent inappropriate parking.</p> <p>Visitor Parking Guidance Where visitor parking is provided it should:</p> <ul style="list-style-type: none"> • Be spread throughout the proposal. • Not reduce the provision of verge in accordance with the relevant street type codes. • Be screened by planting when located adjoining areas of open space. 	<ul style="list-style-type: none"> • Response to consultee comment on properly designed visitor parking

Section 2: Area Types

<p>Code AT1: Proposals Outside of Area Types</p> <p>b. Located outside of the existing urban area and adjacent an Area Type -Proposals must use the codes within that Area Type adjacent to the site.</p>	<ul style="list-style-type: none"> • Wording correction.
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Outer Neighbourhood Area Type

<p>Neighbourhood Street Guidance Where direct access from a Neighbourhood Street is not provided and access is via a private drive or lane (see diagram on pg 72) the setback for the relevant street type should be followed.</p>	<ul style="list-style-type: none"> • Response to consultee comment to provide clarity on set back and street variations.
<p>Lanes Guidance:</p> <ul style="list-style-type: none"> • Changes in material can include block paving or coloured tarmac for the whole of the street or as a 2m transition strip. • Block paving and Note: coloured tarmac will be subject to a commuted sum for maintenance. 	<ul style="list-style-type: none"> • Response to consultee comment on providing clarity for adoptable surfaces.
<p>Code ON17: In Curtilage - Front of Property</p> <ul style="list-style-type: none"> • Additional 0.6m to enable the movement of people and refuse facilities. 	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Code ON18: In Curtilage - Side of Property</p> <ul style="list-style-type: none"> • Additional 0.6m to enable the movement of people and refuse facilities. 	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Parking Materials The type of materials used for parking can impact upon the street scene and should be used to define to a a change from public to private space</p>	<ul style="list-style-type: none"> • Wording correction
<p>Code ON22: On Street Allocated & Unallocated Proposals for on-street parking must:</p> <ol style="list-style-type: none"> 1. Be 2.4m in width x 6m in length per space, for central spaces. End spaces must be 2.4m in width by 4.8m in length. 2. Provide an area of soft landscaping with tree planting measuring a minimum of 2.4m in width x 6 4.8m in length after every 4th space. Where more than 4 spaces are provided. 	<ul style="list-style-type: none"> • Response to consultee comments on clarity of parking sizes for manoeuvring space.
<p>Housing Mix Guidance:</p> <ul style="list-style-type: none"> • Not negatively impact upon reduce the rear garden sizes of adjoining properties to unacceptable levels. 	<ul style="list-style-type: none"> • Response to consultee comment on clarity of wording.

<p>Materials & Elevational Detailing:</p> <ul style="list-style-type: none"> • Standard house types should be altered to reflect the characteristics identified through Code BF1. 	<ul style="list-style-type: none"> • Response to consultee comment on distinctive elevations.
<p>Street scene Careful consideration needs to be given to the house types proposed and how they will be read within the street.</p> <p>Code ON26 : Street Scene</p> <ol style="list-style-type: none"> 1. Within proposed streets there must be the provision of a variety of house types with changes in: <ol style="list-style-type: none"> a Elevational detailing b Materiality c Roof line and/ or ridge height. 2. House types proposed must create a coherent street scene when read as a whole. 	<ul style="list-style-type: none"> • Response to consultee comment in creating variety in street scenes in each area type.
<p>Code ON267: Boundary Treatment</p> <ol style="list-style-type: none"> 3. Plots that adjoin areas of public open space must clearly distinguish between public and private space through the provision of a boundary treatment of either: <ol style="list-style-type: none"> a. Railings. b. Knee rail. c. Hedging. d. Estate fencing 	<ul style="list-style-type: none"> • Response to consultee comment to include additional boundary type
<p>Boundary Treatment Guidance:</p> <ul style="list-style-type: none"> • Boundary treatments should not reduce the overall permeability of the development or reduce the level of openness of the street (see image below). 	<ul style="list-style-type: none"> • Formatting • Removal of picture.
<p>Code UE6 Boundary Treatments</p> <ol style="list-style-type: none"> 1. To optimise the integration of the built form into the countryside boundary treatments are not encouraged. 2. Where a clear distinction between public and private space is required, the following must be provided: <ol style="list-style-type: none"> a. Low-level hedge. b. Estate fencing. 	<ul style="list-style-type: none"> • Response to consultee comment on preventing rear fences onto the countryside and including additional boundary type.
<p>Outer Neighbourhood Matrix Insertion of key – Code requirement</p>	<ul style="list-style-type: none"> • Provide clarity on matrix table.

Wynyard Area Type

<p>Boulevard Guidance</p> <ul style="list-style-type: none"> • Where direct access from a Boulevard is not provided and access is provided via a private drive or lane (see diagram opposite), the setback for the relevant street type should be followed. 	<ul style="list-style-type: none"> • Response to consultee comment to provide clarity on set back and street variations.
<p>Code WY5: Boulevard Setback</p> <ul style="list-style-type: none"> • Variation: the front face of buildings must not vary more than 23m from the building line. 	<ul style="list-style-type: none"> • Response to consultee comment to provide flexibility.
<p>Code WY8: Wynyard Neighbourhood Street Footway & cycleway 2. Cycling provision to be as a 3m shared pedestrian/cycleway or a segregated 2m cycleway.</p>	<ul style="list-style-type: none"> • Correct error in omission.
<p>Code WY9: Wynyard Neighbourhood Setback</p> <ul style="list-style-type: none"> • Variation: the front face of buildings must not vary more than 23m from the building line. 	<ul style="list-style-type: none"> • Response to consultee comment to provide flexibility.
<p>Lanes Guidance</p> <ul style="list-style-type: none"> • Changes in material can include block paving or coloured tarmac for the whole of the street or as a 2m transition strip. • Block paving and Note: coloured tarmac will be subject to a commuted sum for maintenance. 	<ul style="list-style-type: none"> • Response to consultee comment on providing clarity for adoptable surfaces.

<p>Code WY22: In Curtilage – Front of Property <u>Additional 0.6m to enable the movement of people and refuse facilities.</u></p>	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Code WY23: In Curtilage - Side of Property <ul style="list-style-type: none"> • <u>Additional 0.6m to enable the movement of people and refuse facilities.</u> </p>	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Code WY26: On Street Allocated & Unallocated Proposals for on-street parking must:</p> <ol style="list-style-type: none"> 1. Be 2.4m in width x 6m in length per space, <u>for central spaces. End spaces must be 2.4m in width by 4.8m in length.</u> 2. Provide an area of soft landscaping with tree planting measuring a minimum of 2.4m in width x 6 <u>4.8</u>m in length after every 4th space. Where more than 4 spaces are provided. 	<ul style="list-style-type: none"> • Response to consultee comments on clarity of parking sizes for manoeuvring space.
<p>Urban Form Guidance:</p> <ul style="list-style-type: none"> • <u>Wynyard is characterised by curved streets. Informal</u> Formal perimeter blocks should be used for development on Boulevard's <u>and</u> Wynyard Neighbourhood Streets. and near local centres or community facilities, where provided. • A mix of formal and informal perimeter blocks should be used for development on Wynyard Streets <u>and Private Drives.</u> • Informal perimeter blocks should be used on Wynyard Lanes <u>and Wynyard Private Drives.</u> 	<ul style="list-style-type: none"> • Correction of street geometry to reflect Wynyard.
<p>Material & Elevations Detailing</p> <ul style="list-style-type: none"> • <u>Standard house types should be altered to reflect the characteristics of Wynyard</u> 	<ul style="list-style-type: none"> • Response to consultee comment on distinctive elevations.
<p>Street scene <u>Careful consideration needs to be given to the house types proposed and how they will be read within the street.</u></p> <p>Code WY30 : Street Scene</p> <ol style="list-style-type: none"> 1. <u>Within proposed streets there must be the provision of a variety of house types with changes in:</u> <ol style="list-style-type: none"> a. <u>Elevational detailing</u> b. <u>Materiality</u> c. <u>Massing</u> d. <u>Roof line and/ or ridge height.</u> 2. <u>House types proposed must create a coherent street scene when read as a whole and in relation to the existing housing of Wynyard</u> 	<ul style="list-style-type: none"> • Response to consultee comment in creating variety in street scenes in each area type.
<p>Code WY3031: Boundary treatment</p>	<ul style="list-style-type: none"> • Formatting

Village Area Type

<p>Village Core Guidance: <u>Parking within the Village Core should follow the prevailing method and will be considered on a case-by-case basis.</u></p>	<ul style="list-style-type: none"> • Response to consultee comment to provide clarity on parking in Village Core.
<p>Village Street Guidance: The level of setback provided should be consistent with the character analysis undertaken through Code CA1 and <u>Code BF6</u></p>	<ul style="list-style-type: none"> • Response to consultee comment to cross reference Heritage Code.
<p>Village Lane Guidance:</p> <ul style="list-style-type: none"> • <u>Changes in material can include block paving or coloured tarmac for the whole of the street or as a 2m transition strip.</u> • <u>Block paving and Note:</u> coloured tarmac will be subject to a commuted sum for maintenance. 	<ul style="list-style-type: none"> • Response to consultee comment on providing clarity for adoptable surfaces.

<p>Parking (pg100) The following parking codes and guidance only apply to residential development outside of the Village Core.</p>	<ul style="list-style-type: none"> • Response to consultee comment to provide clarity on parking in Village Core.
<p>Code VL13: Parking Methods A range of parking methods must be provided with a maximum of 60% of parking proposed can be to the front of properties. This includes in curtilage (driveway) and allocated on-street parking bays.</p>	<ul style="list-style-type: none"> • Response to consultee comment to address range of existing parking in Village Area Type.
<p>Code VL15: In Curtilage - Front of Property Additional 0.6m to enable the movement of people and refuse facilities</p>	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Code VL16: In Curtilage – Side of Property Additional 0.6m to enable the movement of people and refuse facilities</p>	<ul style="list-style-type: none"> • Removal of point to address consultee comment on additional space not being required.
<p>Code VL19: On Street Allocated & Unallocated Proposals for on-street parking must: 1. Be 2.4m in width x 6m in length per space, for central spaces. End spaces must be 2.4m in width by 4.8m in length. 2. Provide an area of soft landscaping with tree planting measuring a minimum of 2.4m in width x 6 4.8m in length after every 4th space. Where more than 4 spaces are provided.</p>	<ul style="list-style-type: none"> • Response to consultee comments on clarity of parking sizes for manoeuvring space.
<p>Urban Form Guidance:</p> <ul style="list-style-type: none"> • Formal perimeter blocks should be used for Village Streets, and informal perimeter blocks should be used for development on Village Lanes, and Village Private Drives and adjacent to areas of public open space. • The Site and Character Analysis (Code SA1 & BF1) as well as any relevant built heritage analysis (Code BF6) should inform the urban form of proposals. 	<ul style="list-style-type: none"> • Wording correction • Response to consultee comment to cross reference Heritage Code.
<p>Code VL24: Elevational Treatment 4. Proposals within the setting of built heritage assets Greatham and Elwick must be informed by the conservation area visual assessments / area appraisals relevant CAMPs, Character Appraisals and/ or visual assessments.</p>	<ul style="list-style-type: none"> • Response to consultee comment on ensuring all types of heritage assets and their setting are considered in proposals.

Appendices

<p>Glossary: Habitable room: Generally, includes a room used for dwelling purposes including a kitchen but not a bathroom or utility room. Heritage Assets: A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. Heritage assets are of two types. 1. Those which have been recognised as being nationally important and have been designated as such; these are designated heritage assets, and 2. Heritage assets that have not been designated, nevertheless some of which may be of national importance.</p>	<ul style="list-style-type: none"> • Response to consultee comment on clarification on habitable room and heritage assets.
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