

Hammerwich Neighbourhood Plan

Lichfield District Council response to Further Comments of the Independent Examiner

Having reviewed the revisions in the National Planning Policy Framework (NPPF) published in July 2021, it is noted the revisions primarily focus on creating safe, beautiful and sustainable developments of high quality design, and therefore Lichfield District Council does not have substantive comments to make in relation to how changes impact upon on the Hammerwich Neighbourhood Plan (HNP) currently under examination. The Hammerwich Neighbourhood Plan was developed under the previous versions of the NPPF.

Where any references to specific paragraphs in the NPPF are made then changes may need to be made to ensure the latest version of the paragraph is being referred to.

1. The United Nations Climate Change Goals have been added

The UN aims have been added to the 2021 NPPF under the presumption in favour of sustainable development. In regards to how this implicates the HNP, it is considered that the HNP captures the 17 UN aims. Although the UN aims are not specifically referred to in the HNP it is considered that the high level UN aims filter down into the concept of sustainable development, and the policies in the HNP are required to reflect sustainable development.

2. Building Beautiful Places

As per the update to the NPPF regarding the social objective of the NPPF, para 8b has been altered with the addition of 'well designed, beautiful and safe places'. Instead of 'well designed and safe built environment'. The HNP refers to good design in outlining future development in Hammerwich which is considered to fall under 'beautiful'. It is not considered that the HNP requires any update in this regard.

3. Adjusting the presumption in favour of sustainable development for plan-makers.

Policies H1 and H2 outline the pattern of development, with new small scale infill housing and conversions supported within the Triangle ward and within the Hammerwich Village designated village boundary. This is consistent with the approach set out in the adopted Local Plan and it is therefore considered there are no implications having regard to the revised NPPF.

4. Development plan policies for proposed large new settlements should have a 30 year timescale rather than the former 15.

Neither the HNP nor the adopted (or emerging) local plan propose significant extensions or new settlements within the neighbourhood area. As such this paragraph is not applicable to the HNP.

5. New limits on the use of Article 4 directions to restrict PD rights.

The HNP does not propose any changes that would be covered by changes in the NPPF regarding the Article 4 direction. It is considered that the HNP complies with and is up to date with the 2021 NPPF.

6. Tightening rules governing the acceptability of isolated homes in the countryside.

Development outlined in the HNP outlines that development is preferred as infill housing and conversions within the boundary outlined by Policy VB1. In regard to the changes outlined in the NPPF, there are no changes that are considered required.

7. Encouraging faster delivery of further education colleges, hospitals and prisons.

The new paragraph within the NPPF is not applicable to the HNP.

8. Designs codes and guides

Policy H2 (Housing Development Design) of the HNP refers to other adopted documents such as the Sustainable Design SPD, and 'other adopted local design policy'. The HNP could be updated to make reference to the 'National Design Guide' and the 'National Model Design'.

9. Inclusion of trees in new development.

There is opportunity to add a statement to say any new streets will be tree lined as per update from NPPF, as policy H2 only references existing trees.

10. Planning and flood risk should be managed by development opportunity.

The HNP refers to making use of sustainable drainage so makes use of natural flood management. It is considered that this is sufficient to cover the updated 2021 NPPF.

11. Councils should restrict the removal of statues.

Policy LEnv 3 outlines that any development affecting a heritage asset should be consider the conservation and enhancement of its setting. Policy LEnv outlines that the renovation or alteration of any asset should be designed sensitively, taking into account its historical and architectural interest. It is considered that the NP complies with and is up to date with the 2021 NPPF.