



## Decision statement regarding Hammerwich Neighbourhood Plan proceeding to referendum

### 1. Summary

- 1.1 Following an Independent Examination, Lichfield District Council has recommended that the Hammerwich Neighbourhood Plan proceeds to referendum subject to the modifications set out in tables 1 and 2 below. The decision statement was considered by Cabinet on 5/10/2021, where it was confirmed that the Hammerwich Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and basic conditions set out in the Localism Act 2011, and with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum.

### 2. Background

- 2.1 Hammerwich Parish Council requested that the Hammerwich Neighbourhood Area be designated for the purposes of producing a neighbourhood development plan for the area. Following a six week consultation Lichfield District Council designated the Hammerwich Neighbourhood Area on 9 December 2014.
- 2.2 In 2019 Hammerwich Parish Council published the draft Hammerwich Neighbourhood Plan for a six week consultation, in line with regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 The Hammerwich Neighbourhood Plan was submitted by the Parish Council to Lichfield District Council in March 2021 for assessment by an independent examiner. The Plan (and associated documents) was publicised for consultation by Lichfield District Council for six weeks between 24 March and 5 May 2019 (the Local Authority publicity consultation). John Slater BA (Hons), DMS, MRTPI was appointed as the Independent Examiner and all comments received at the Local Authority publicity consultation were passed on for his consideration.
- 2.4 He has concluded that, subject to modifications, the Hammerwich Neighbourhood Plan will meet the necessary basic conditions (as set out in Schedule 4b (8) of the Town and Country Planning Act 1990, as amended by the Localism Act 2011) and subject to these modifications being made may proceed to referendum.
- 2.5 Schedule 4B (12) of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, requires that a local authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the authority is satisfied that, subject to the modifications being made, the draft Neighbourhood Plan meets the legal

requirements and basic conditions as set out in legislation, then the plan can proceed to referendum.

3. Hammerwich Neighbourhood Plan recommended modifications and local authority’s response

- 3.1 The District Council considered the Examiner’s report and the recommendations/modification contained within. [Table 1](#) (below) sets out the Examiner’s recommendations (in the order they appear in the Examiner’s report) and Lichfield District Council’s consideration of these recommendations.
- 3.2 [Table 2](#) sets out additional modifications recommended by Lichfield District Council with the reasons for these recommendations.
- 3.3 The reasons set out below have in some cases been paraphrased from the examiner’s report to provide a more concise report. This document should be read in conjunction with the [Examiner’s Final report](#) which is available on the District Council’s website.

NB – Where modified text is recommended this will be shown in red with text to be deleted struck through (~~text to be deleted~~), and text to be added in bold type (**text to be added**).

TABLE 1

Section in Examined Document	Examiner’s Recommendation	Examiner’s Reason	Local Authority’s decision and reason
Policy CF1 – Protecting and Enhancing Local Facilities	<p><i>Retitle the policy and amend policy wording as follows:</i></p> <p>POLICY CF1 - PROTECTING AND ENHANCING LOCAL <b>COMMUNITY</b> FACILITIES</p> <p>Proposals which enhance or extend the <b>community</b> facilities within the Neighbourhood Plan Area will be supported where they are appropriate to their location, and do not conflict with other policies in this Plan or the Local Plan. Development proposals which would result in the loss of community facilities <b>including those within Use Class F2</b> will only be supported where it can be demonstrated that an equal or better facility in an appropriate location will be provided in compensation.</p>	<p>Policy covers wide range of facilities and services but does not differentiate between commercial businesses and more traditional community facilities and also includes community groups rather than facilities. Policy to be amended to take account of changes to the use class order to include use class F2 for local community use and permitted changes of use class. Policy cannot control specific use of premises which can change use without planning permission.</p>	<p>Yes – to meet the basic conditions.</p>

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Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
<p>Policy H1 – New Housing Development – Siting and Mix of Housing Types</p>	<p><i>Modify the text of the policy as follows:</i></p> <p>Development on such sites should seek to provide, where appropriate, accommodation suitable for older people – such as bungalows, properties constructed to lifetime homes standard, supported housing or care homes. Where a site is large enough to support a mix of housing types, accommodation <b>suitable</b> for older people should form a part of the development, unless there are overriding viability reasons why this is not feasible.</p>	<p>For clarity.</p>	<p>Yes – for clarity and to meet the basic conditions.</p>
<p>Policy H2 – Housing Development Density</p>	<p><i>Modify the test of the policy as follows:</i></p> <p>POLICY H2 - HOUSING DEVELOPMENT DESIGN</p> <p><del>Due regard should be paid, in all development proposals, to adopted local design policy and supporting supplementary planning documents including the Sustainable Design SPD or any replacement document. In particular, the proposed development shall</del> <b>All new development will be expected to:</b></p> <ol style="list-style-type: none"> <li>1. complement adjoining land uses;</li> <li>2. have good access to sustainable forms of transport;</li> <li>3. define clearly public and private areas;</li> <li>4. maintain and/or improve footpaths and access points, and provide for easy access for people with disabilities into and around the site;</li> <li>5. provide sensitively designed, high quality, street furniture where this is necessary for the development;</li> <li>6. provide adequate storage for bins, recycling and cycles;</li> <li>7. incorporate additional roads (if these are needed) that are designed to reduce vehicle speeds;</li> </ol>	<p>Remove first part of policy as this requires applicants to comply with another development plan policy and SPD which will already apply to Hammerwich. 14 requirements of the policy to be set out in a single block rather than in two sections.</p> <p>Planning policy within the plan should indicate how a planning application is to be determined rather than how a planning application is to be prepared or processed. Acknowledge that NPPF makes clear it is good practice to seek views prior to the submission of planning application however, an acceptable development could not be refused even though local knowledge had not been sought.</p>	<p>Yes – for clarity and the meet the basic conditions.</p>

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Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
	<p>8. provide for sustainable drainage methods where this is feasible and desirable; and</p> <p>9. incorporate charging points for electric vehicles convenient to the parking spaces.</p> <p><del>b) In addition to the SPD requirements, the development shall:</del></p> <p>10. relate well to surrounding land and buildings in style, scale and mass, and be landscaped and designed to minimise the impact on views from open countryside;</p> <p>11. not have a detrimental effect on local facilities such as public footpaths, playing fields and public open spaces unless adequate mitigation in the form of compensatory facilities is provided;</p> <p>12. make positive use of site characteristics e.g. topography, trees, hedges, natural habitats etc.;</p> <p>13. provide sufficient off-road parking for residents and visitors <del>(see Policy T2 below)</del>; and</p> <p>14. not give rise to an increased risk of localised flooding, and must not increase levels or rates of surface water run-off from the developed site. <del>Local knowledge should be sought on drainage patterns.</del></p> <p>c) Buildings with more than two storeys will only be permitted if the impact on surrounding properties is acceptable and there is no detrimental impact on key views across the Parish <del>(see also Policy LEnv2 below)</del>.</p> <p>d) Developments of suitable unused farm buildings for barn conversions etc. will be supported where these are modest and unobtrusive.</p>	<p>Cross references to other policies be removed as it is not necessary.</p>	

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Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
	<del>See also Policy T1 below.</del>		
Policy T1 – Increased Traffic from New Development	<p><i>Modify text of policy as follows:</i></p> <p>POLICY T1 – INCREASED TRAFFIC FROM NEW DEVELOPMENTS</p> <p>The impact of any increase in traffic that new developments may generate should be assessed to ensure local roads can accommodate this traffic. For developments that result in a significant increase in traffic flow along the Village's narrow lane network, satisfactory traffic management solutions or other highway improvements will need to be provided to avoid safety and congestion problems. <del>Where the traffic flow generated is likely to have a significant impact, a Transport Statement will be required.</del></p>	Neighbourhood plan policy is to be used to determine how a planning application is to be decided. The documents which are required to be submitted with a planning application are set out in the Local Validation Checklist which covers the whole district.	Yes – to meet the basic conditions.
Policy T2 – Parking Standards for New Development	<p><i>Delete all text of the policy and associated explanatory text in paragraphs 8.3 to 8.5.</i></p>	Policy imposes higher parking standards than would apply in the rest of Lichfield District. Planning Practice Guidance requires neighbourhood plans to be supported by appropriate evidence. Lack of evidence within the plan to substantiate the higher standards.	Yes – to meet the basic conditions.
Policy T3 – New Cycle Routes and Improvements to Walking Routes	<p><i>Replace Map 6 within the document with map with more detailed map showing the canal route on OS-based map.</i></p> <p><i>Replacement map included at Appendix A of this decision statement.</i></p>	Map showing line of canal restoration should be replaced or supplemented by more detailed OS-based map showing the alignment of the canal route through Hammerwich Parish.	Yes – for clarity.

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Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
<p>Policy LEnv2 – Protecting the Key Views across the Countryside and from Hammerwich</p>	<p><i>Modify the text of the policy as follows:</i></p> <p>POLICY LEnv 2 – PROTECTING THE KEY VIEWS ACROSS THE COUNTRYSIDE TO AND FROM HAMMERWICH VILLAGE</p> <p>All development should respect the visual amenity and sense of place afforded by the <del>two</del> views identified <del>above</del> in <del>and</del> Map 8. These are:</p> <p><del>(i) — The view between St John the Baptist Church, Hammerwich and Lichfield Cathedral; and</del></p> <p>(ii)(i) Views towards the Village incorporating both St John's Church and the Windmill.</p> <p>Developments which take account of these important local views will be supported where they do not conflict with other policies in this Plan or in the Local Plan (see also Policy H2(c) above).</p> <p><i>Modify Map 8 within the plan to remove view (i). Replacement map is included at Appendix B of this Decision Statement. See table 2 for further modification to map and text of policy for consistency of numbering.</i></p>	<p>Purpose of a viewpoint policy is that it allows a decision maker to assess the impact of development on a valued view. Where a view is not always present it raises questions as to how that view can be a material consideration in determining a planning application. Therefore unable to recommend the retention of this view within the plan.</p>	<p>Yes – to meet the basic conditions.</p>
<p>Policy LEnv3 – Local Heritage Assets</p>	<p><i>Modify the test of the policy as follows:</i></p> <p>POLICY LEnv 3 – <del>LOCAL</del> HERITAGE ASSETS</p> <p><del>All new development should take account of the impact on identified heritage assets, both designated and those non-designated Local Heritage Assets set out in paras 9.13 to 9.15 above, seeking to protect and, where appropriate, to enhance them. All new development that has an impact on identified heritage assets – both designated and</del></p>	<p>Rename policy to ensure it is clear it applies to all assets not just locally listed assets.</p> <p>Inappropriate to place a requirement that every development proposal should take account on the named heritage assets as some development will take far away from those identified.</p>	<p>Yes – for clarity and to meet the basic conditions.</p>

Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
	<p><b>non-designated local heritage assets – and their setting, should seek to protect and, where appropriate, enhance their significance.</b></p> <p><b>Hammerwich Hall Farm and its timber framed Barn and the Anglesey Branch of the Wyrley and Essington Canal Extension are added as non-designated heritage assets to the Burntwood, Hammerwich and Wall Local List.</b></p> <p>For proposals affecting an identified heritage asset, it should be demonstrated how the development would take account of its conservation, enhancement and its setting. The renovation or alteration of any Asset should be designed sensitively, taking into account its historical and architectural interest. <b>Proposals affecting a non-designated heritage asset will be expected to balance the scale of any loss or harm against the significance of the asset.</b></p> <p>Proposals that seek to ensure that Local Heritage Assets remain in active and viable use, and are maintained, in a sensitive manner will be supported, as will schemes that bring back an Asset into use in a manner sensitive to their heritage value. <b>The provisions of Local Plan Strategy Core Policy 14 (or its replacement in the Local Plan Review) should also be demonstrated.</b></p> <p><del>Applicants should consider the Historic Environment Record for the Asset if one has been prepared, and consult with the Historic Environment Record Officer at Staffordshire County Council.</del></p> <p>All new development must take account of known surface and sub-surface archaeology, and ensure previously unrecorded and potentially significant deposits are identified and appropriately assessed during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	<p>Policy should be restricted to proposals that directly affect the heritage asset or its setting.</p> <p>Remove canal bridge at Ogley Junction as this is outside of the plan area.</p> <p>Four assets listed in paragraph 9.16 have not been assessed as to their heritage significance and therefore at this stage cannot be treated as being non-designated heritage assets. I will recommend that they be omitted from the Local Heritage Assets section as their inclusion could by implication offer them an illusory “prospective non-designated heritage asset status” which could create issues for development management officers.</p> <p>The policy needs to be specific in differentiating between how designated heritage assets and non-designated heritage assets are to be treated and there are different tests set out in the NPPF and these should be recognised in the policy.</p> <p>86. The reference in the penultimate paragraph to the historic environment records is not a statement</p>	

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	<p><i>Modify the explanatory text at paragraphs 9.15 and 9.16 as follows:</i></p> <p>9.15 The following properties have been suggested as further additions to the Local List, and they are formally proposed within this Plan. If LDC agree, then they will be subject to Policy LEnv3 below. The Staffordshire Historic Environment Records for each proposal are reproduced in the Evidence Base Document.</p> <ul style="list-style-type: none"> <li>• Hammerwich Hall Farm and its timber framed Barn</li> <li>• Anglesey Branch of the Wyrley and Essington Canal Extension</li> <li>• <del>Canal Bridge, Ogley Junction, Wyrley and Essington Canal</del></li> </ul> <p><del>9.16 During consultation the following properties were suggested as contributing to the character of the Parish, but further investigation would need to be made as to their merit, since no Historic Environment Record currently exists for them. A study in accordance with Staffordshire County Council's methodology would need to be completed to provide evidence of their merit. The Parish Council will pursue this with the County Council.</del></p> <ul style="list-style-type: none"> <li>• <del>Cherry Cottage, Meerash Lane</del></li> <li>• <del>Apple Tree Farm, Hammerwich Road</del></li> <li>• <del>Old Smithy (Forge Close), Burntwood Road</del></li> <li>• <del>Mill House, Mill Lane</del></li> </ul> <p><b>9.16 Applicants should consider the Historic Environment Record for the Asset if one has been prepared, and consult with the Historic Environment Record Officer at Staffordshire County Council.</b></p>	<p>of policy and, although sound advice, it should be moved to the supporting text.</p>	
<p>Policy LEC1 – Support for Retail and</p>	<p><i>Replace all text within the policy as follows:</i></p> <p>POLICY LEC1 - SUPPORT FOR RETAIL AND COMMERCIAL USES</p>	<p>Remove unnecessary cross reference to other development plan policies.</p>	<p>Yes – for clarity and to meet the basic conditions.</p>

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Section in Examined Document	Examiner's Recommendation	Examiner's Reason	Local Authority's decision and reason
Commercial Uses	<p><del>Proposals to improve existing, or provide new, retail and commercial facilities will be supported where these accord with other Policies in this Plan and in the Local Plan. Appropriate re-use of redundant farm buildings will be supported, subject to the Policies in this Plan, especially T1, LEnv2 and LEnv3, and the LDC Policies set out above at para. 9.9.</del></p> <p><b>Proposals which result in the loss of uses which fall within Use Class E will only be supported unless it can be shown through appropriate marketing evidence over a 12-month period, that the continuation of the current use is not viable. Proposals to improve existing, or provide new retail and commercial facilities, and appropriate reuse of redundant farm buildings will be supported where they accord with other policies in the development plan.</b></p>	<p>To introduce a presumption in favour of the retention of uses in Use Class E unless it is shown to be non-viable.</p>	

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TABLE 2

Section in Examined Document	Lichfield District Council Recommendation	Lichfield District Council decision and reason
Title Page and whole plan	<p><i>Add text to the title page as follows to signify that the document is the version of plan being voted upon at referendum. “Referendum Version”.</i></p> <p><i>Change text of page header to “Referendum Version”.</i></p> <p><i>NB – if the Plan is made “Referendum Version should be replaced with the date on which the plan is ‘Made’.</i></p>	Yes – to clearly illustrate that this version of the Neighbourhood Plan is the document to be considered at the referendum.
Title page and whole plan	<p><i>Changes to formatting throughout document for accessibility purposes. Such changes ensure the document meets necessary accessibility requirements to enable the use of, for example, screen reading software. Such changes include – removal of background on all pages, uses of heading and table of content formatting, removal of unnecessary blank spaces and addition of alternative text and title to images, graphs and tables for screen reading software.</i></p>	Yes – to ensure the neighbourhood plan document meets accessibility requirements.
Whole Plan	<p><i>Policy and paragraph numbering following examiners modifications to delete paragraphs within the main body of the neighbourhood plan.</i></p>	Yes – to ensure paragraph numbering is continuous.
Whole Plan	<p><i>Amend references to National Planning Policy Framework 2019 to 2020 NPPF.</i></p>	Yes – to ensure references are consistent with the latest version of the NPPF as suggested by the examiner.
Whole Plan	<p><i>Amend references to Local Plan Review to Local Plan 2040.</i></p> <p><i>Amend reference’s to Local Plan Review policies, including policy numbering, to their relevant equivalent policies in the Local Plan 2040 document</i></p>	Yes – to ensure references are consistent with the name of the Local Plan 2040 which was formerly known as the Local Plan Review.

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Section in Examined Document	Lichfield District Council Recommendation	Lichfield District Council decision and reason
Page 2	<p><i>Addition of new page 2 in document with following text only:</i></p> <p><b>If you need this in another format, such as large print, please call Lichfield District Council on 01543 308000 and ask to speak to the Spatial Policy and Delivery team or email developmentplans@lichfielddc.gov.uk.</b></p>	<p>Yes – to ensure the neighbourhood plan document meets accessibility requirements. Where the District Council requested will make the document available on alternative formats.</p>
Paragraph 2.1, text after map 6	<p><i>Delete text link and embed link into document for accessibility purposes.</i></p>	<p>Yes – to ensure the neighbourhood plan document meets accessibility requirements.</p>
Paragraph 3.2	<p><i>Insertion of the following footnote relating to the progression and current status of Lichfield District Council’s Local Plan 2040:</i></p> <p><b>At the date of the publication of the Hammerwich Neighbourhood Plane examination report (31 August 2021) consultation under regulation 19 on the Local Plan 2040 had concluded (30 August 2021) and the document had not yet been submitted for examination.</b></p>	<p>Yes – to provide a factual position as to the status and progression of the Local Plan 2040 at the date of the conclusion of the examination on the Hammerwich Neighbourhood Plan. This provides further context to paragraph 36 of the examiner report in relation to the status of the review of LDC’s local plan.</p>
Paragraph 3.8	<p><i>Modify penultimate sentence in paragraph 3.8 as follows:</i></p> <p>Biodiversity within the Parish needs protecting and enhancing in line with <del>Lichfield District Council’s Biodiversity Strategy and</del> the Staffordshire Biodiversity Action Plan.</p>	<p>Yes – remove reference to document which does not exist.</p>
Section 5 - Policy and objective Matrix	<p><i>Delete Policy T2 from Matric for consistency with examiner modification to remove Policy T2.</i></p> <p><i>Renumber Policy T3 and T4 to T2 and T3 respectively.</i></p>	<p>Yes – to ensure consistency with examiner modification to delete policy T2 and ensure policy numbering is consistent.</p>

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Section in Examined Document	Lichfield District Council Recommendation	Lichfield District Council decision and reason
<p>Paragraph 6.2</p>	<p><i>Modify paragraph as follows:</i></p> <p>6.2 Hammerwich Parish has <del>the following</del> <b>a wide range of community</b> facilities and amenities available within easy walking distance of residents <b>throughout the Parish.</b></p> <p><del>FROM HAMMERWICH VILLAGE</del></p> <p><del>Bowling Green</del></p> <p><del>Church</del></p> <p><del>Youth &amp; Community Hall</del></p> <p><del>Hammerwich Cricket Club</del></p> <p><del>Women’s Institute Hall</del></p> <p><del>Football Club</del></p> <p><del>Care Home</del></p> <p><del>Leisure classes</del></p> <p><del>Environment group</del></p> <p><del>Street lighting in village and partially on lanes</del></p> <p><del>The following facilities and amenities are within easy walking distance—</del></p> <p><del>FROM OTHER PARTS OF THE PARISH (MAINLY TRIANGLE WARD):</del></p> <p><del>Chinese Takeaway</del></p> <p><del>Fish and Chip Shop</del></p> <p><del>Dog Kennels/Groomer</del></p> <p><del>GP Surgery</del></p>	<p>Yes – for consistency with examiner modification to modify Policy CF1.</p>

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Section in Examined Document	Lichfield District Council Recommendation	Lichfield District Council decision and reason
	<p><del>Football Club</del></p> <p><del>Indian Restaurant</del></p> <p><del>Pharmacy</del></p> <p><del>Petrol Station</del></p> <p><del>Public House</del></p> <p><del>Post Office</del></p> <p><del>Vehicle Servicing</del></p> <p><del>Small Supermarket</del></p> <p><del>Leisure Classes</del></p> <p><del>Vet</del></p> <p><del>Butchers</del></p> <p><del>Dentist</del></p> <p><del>Church Funeral Service</del></p> <p><del>School</del></p> <p><del>Opticians</del></p>	
Paragraph 7.1	<p>Modify second sentence of paragraph 7.1 as follows:</p> <p>Clearly, there is little appetite for large-scale housing development. However, this Plan conforms with the strategic housing policies of both the <b>adopted</b> Local Plan Strategy and Local Plan Allocations <b>and is consistent with the draft policies within the Local Plan Review Local Plan 2040</b>, (see para 3.12 to 3.14 above) and it is</p>	Yes – to reflect status of adopted plan and emerging plan for clarity.

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	acknowledged that small-scale development within the village boundary defined in Policy VB1 below would be acceptable.	
Paragraph 7.10	<p><i>Delete the following sentence from paragraph 7.10:</i></p> <p><del>The main parts of the SPD that are pertinent to new development in the Parish are set out in the first part of Policy H2 below.</del></p>	Yes – to be consistent with examiner’s modification to policy H2.
Paragraph 8.1	<p><i>Modify second sentence of paragraph 8.1 as follows:</i></p> <p><i>Further concerns were expressed in respect of parking problems and the size of vehicles using narrow lanes and roads within the area. It is, therefore, reasonable to expect a Transport Statement to be prepared for proposed developments, <b>where appropriate</b>, to assist in the consideration of highway matters whenever there is likely to be a significant impact on the local roads.</i></p>	Yes – to be consistent with examiner’s modification to policy T1 in respect of Transport Statements being required in accordance with LDC’s planning application validation checklist.
Paragraph 8.2	<p><i>Modify final sentence of paragraph as follows:</i></p> <p>Conversely, any highway measures that would improve the situation would be welcomed (see also Policy H2 <del>(a)</del> point 7 above).</p>	Yes – to be consistent with examiner modification to Policy H2.
Paragraphs 8.3 to 8.5 and paragraphs 8.6 to 8.11	<p><i>Delete all text of paragraphs 8.3 to 8.5.</i></p> <p><i>Renumber remaining paragraphs within section following above deletion.</i></p>	Yes - explanatory text to Policy T2 to be removed as the policy is suggested for deletion by the examiner.
Policies T3 and T4	<p><i>Renumber Policy T3 and T4 to T2 and T3 respectively.</i></p>	Yes – to ensure consistency with examiner modification to delete policy T2 and ensure policy numbering is consistent.
Table in section 9 (after paragraph 9.9)	<p><i>Update the policy numbering and naming of Local Plan 2040 policies within table.</i></p>	Yes – to ensure references are consistent with the name of the Local Plan 2040 which

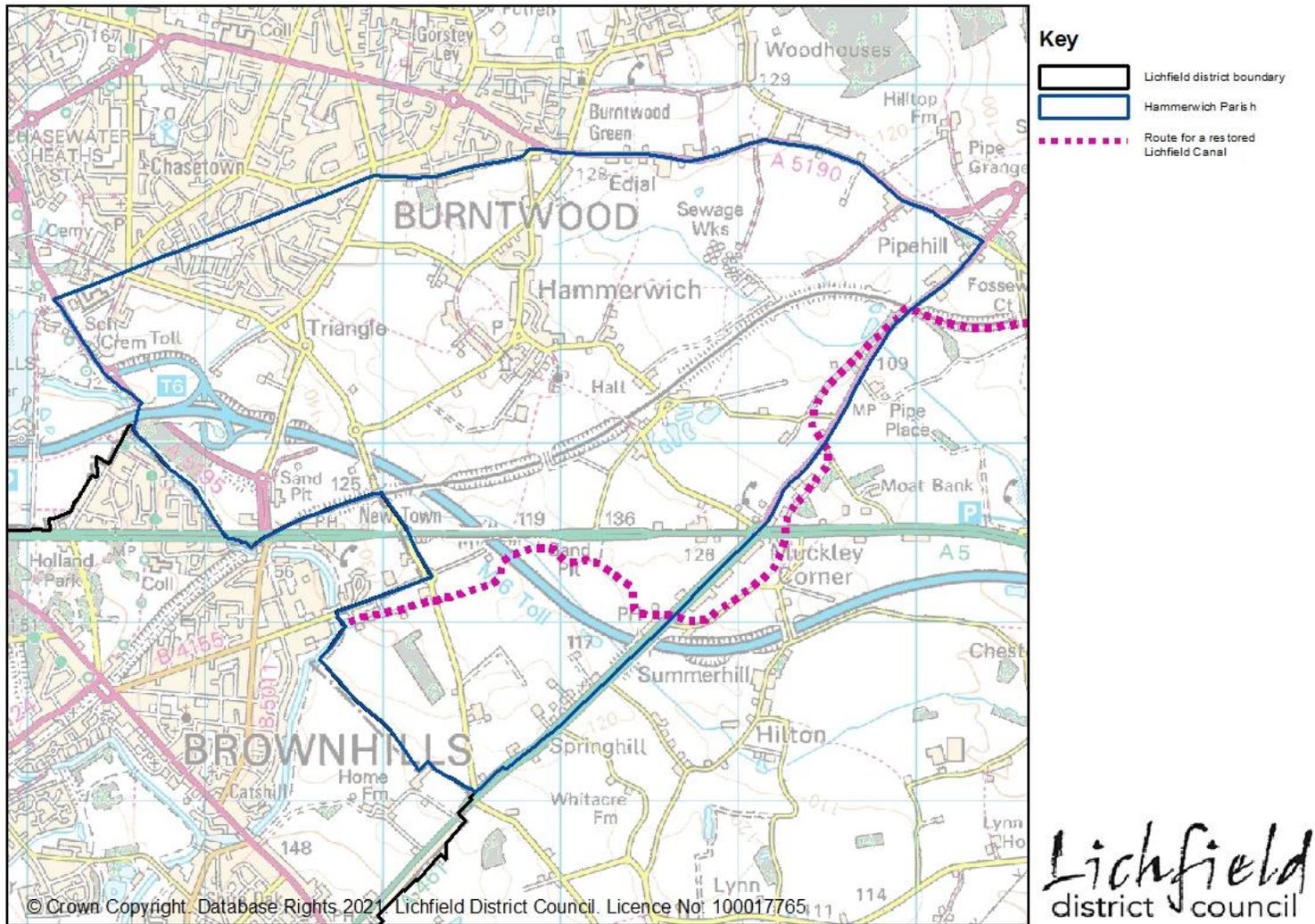
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		was formerly known as the Local Plan Review.
Image of View 1 in Key Views section (paragraph 9.11 onward)	<i>Delete image showing View 1.</i>	Yes – to be consistent with examiner’s modification to delete view 1 from Policy LEnv2.
Policy LEnv 1	<i>Change reference to map 6 in policy to map 7.</i>	Yes – to be consistent with other modifications
Paragraph 9.11	<p><i>Delete final section of paragraph as follows:</i></p> <p>Plan Allocations (adopted 2019) Policy BE2 and <del>Local Plan Review Policy OBHE4</del> <del>Local Plan 2040</del> Strategic policy 17 cover the subject of development proposals that would affect heritage assets. <del>Policy OBHE4 states:</del></p> <p><del>“Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated) including any contribution made by its setting, it should be informed by proportionate historic environment assessments...that... explain the nature and degree of any impact on a heritage asset, in particular, on elements that contribute to their significance and demonstrate how, in order of preference, any harm will be avoided, minimised or mitigated. This may require an assessment of the impact of the proposal upon longer distance views and vistas of Lichfield Cathedral... or views identified in... neighbourhood plans...” [Parish Council’s underlining]</del></p>	Yes - this is not the up to date wording of the policy in the latest version of the Local Plan 2040. As the plan is not yet adopted and still subject to possible modification at its examination.
Policy LEnv2 – Protecting the Key Views across the	<p><i>Modify the text of the policy as follows:</i></p> <p><del>(ii)</del><b>(i)</b> Views towards the Village incorporating both St John’s Church and the Windmill. <i>Modify Map 8 for consistency of numbering.</i></p>	Yes – to ensure consistency of numbering following examiners recommended modification.

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Section in Examined Document	Lichfield District Council Recommendation	Lichfield District Council decision and reason
Countryside and from Hammerwich	Developments which take account of these important local views will be supported where they do not conflict with other policies in this Plan or in the Local Plan (see also Policy H2 <del>(c) above</del> ).	
Section 13	<i>Delete all of section 13 'The Next Steps'.</i>	Yes – section to be deleted as this describes the stages of the neighbourhood plan process which the plan has progressed through.
Appendix 1	<p><i>Modify text of point 1 as follows:</i>            See Policy H2 <del>(a)(2) point 2</del> and para 8.63</p> <p><i>Modify text of point 2 as follows:</i>            See Policy H2 <del>(b)(14) point 14</del> and <b>para 7.9</b>.</p> <p><i>Renumber Policy T3 to Policy T2.</i></p>	Yes – to ensure consistency with examiner modification to delete policy T2 and ensure policy numbering is consistent.

Appendix A



Appendix B

