

Town and Parish Council Planning Service

F.A.O: Chris Collison  
Independent Examiner  
Planning and Management Ltd

1<sup>st</sup> February 2024

Dear Chris Collison,

**The Neighbourhood Planning (General) Regulations 2012  
Regulation 16 Representations  
Denstone Neighbourhood Plan**

Thank you for recent letter dated 29<sup>th</sup> January 2024. We have been asked to respond on behalf of Denstone Parish Council.

Having reviewed the NPPF modifications, we would make the following comments.

Several paragraph numbers have changed, so would require modification of the references in the Neighbourhood Plan. This is also the case with references to Chapter 12.

Changes to Chapter 5 provide greater flexibility to the Local Planning Authority in determining housing need. This may be very significant in terms of developing evidence on housing need and future revisions to the Local Plan. However, this is a matter for the future and does not have immediate implications for the Neighbourhood Plan.

The Neighbourhood Plan meets housing need based on the latest evidence. This is unchanged.

We note the change in Paragraph 14 regarding situations where the presumption (at Paragraph 11d) applies. However, this would have no immediate relevance as East Staffordshire Borough Council identified a more than 5 year housing land supply (Note on 5 Year Land Supply Methodology, 31<sup>st</sup> March 2022).

We note several detailed changes in other chapters. Mainly these have no implication or a slight positive implication in terms of supporting the Neighbourhood Plan Policies.

The Neighbourhood Plan has had regard to National Policy, as set out in the Basic Conditions Statement. Our opinion is that the changes to the NPPF do not change this position.

Yours faithfully

Hannah Barter  
BA (Hons) T&CP, PG Dip T&CP, MAUD, MRTPI  
Director

CC David Clarke, East Staffordshire Borough Council