

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 5

Application Ref. 25/00897/REM

Land off Bar Hill Road Onneley

Since the publication of the main agenda report, a revised version of the National Planning Policy Framework (NPPF) has been published. This supplementary report sets out whether the changes to the NPPF have any impact on the proposed development.

Officers' response

Within the Officers report reference is made to Paragraphs 131 and 135 of the previous version of the NPPF which relates to good design. The updated NPPF now identifies National decision-making policies for achieving well-designed places within Chapter 14. Policy DP3 details that to create well-designed places development proposals should reflect, amongst other things, principles of built form (e) and identity (g) which includes use the pattern of buildings to define the arrangement of streets, squares and other spaces; create focal points and create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

Reference is also made to paragraph 115 and 116 of the previous NPPF, which relates to developments impact on parking and highway safety. The updated NPPF now identifies National decision-making policies for considering highways and parking matters within Chapter 15. Policy TR6 of the revised NPPF (2026) states that in assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself.

Reference is also made to paragraph 135 of the previous NPPF, which relates to developments impact on amenity. The updated NPPF now identifies National decision-making policies for considering the impact on amenity within Chapter 14. Policy TR4 of the revised NPPF (2026) states that Development should ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users.

Reference is also made to paragraph 173 of the previous NPPF, which relates to drainage and flood risk. The updated NPPF now identifies National decision-making policies for considering the impact on flood risk and drainage within Chapter 18. Policy F8 of the revised NPPF (2026) states that Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should

provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

Recommendation

For the reasons your Officer set out within the main agenda report, it is still considered that the design, impact on amenity drainage and impact on parking would allow compliance with the updated policies of the NPPF. The overall aims and principles of the relevant sections of the updated NPPF remains largely the same as previously outlined and would have no material impact on the consideration of the application.