

Hastings Development Management Plan – Compatibility Self Assessment (Part 2) Planning Practice Guidance (PPG) issued March 2014

The new Planning Practice Guidance ('PPG') was issued in March 2014 to replace the raft of policy guidance in Planning Policy Statements, Circulars and Ministerial Statements. It follows a comprehensive review of planning policy guidance undertaken by Lord Taylor of Goss Moor which began in October 2012. This self assessment (Part 2) has been prepared by Hastings Borough Council to provide a brief overview of the guidance and demonstrate how the Development Plan is in conformity with up-to-date Planning Practice Guidance published on March 6th 2014 (as well as the PPG on Community Infrastructure Levy published in June 2014). It complements Part 1 Self Assessment which reviews the Plan in accordance with legal and NPPF requirements. [PAS have yet to publish a standalone PPG compatibility self-assessment, but this part (2) has been prepared on a similar format as the main Self Assessment].

The PPG contains 41 categories; from 'Advertisements' to 'Water supply'. Each category contains sub-topics which when clicked on reveal a series of questions and answers. Research on some matters, for example housing need and supply, involves browsing a number of the topics. For the purposes of this review only those relevant to Development Management and Site Allocation Plans and have been reviewed.

Key to Assessment Table	
	No compatibility issues - General Guidance providing Background Information
	No compatibility issues – the Development Management Plan is consistent with the PPG
	Hastings Development Management may not be fully in compatible with the PPG - Possible issue that needs further consideration
	Compatibility issue that needs to be addressed – Development Management Plan is inconsistent with the PPG
	No compatibility issues - Not applicable or relevant to Hastings Local Plan

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
1	<p>PPG Advertisements</p> <p>Does the planning policy conform with the PPG definition of advertisements?</p> <p>Does the Policy specify the requirements for consent including :</p> <ul style="list-style-type: none"> • Applications for express consent – procedure • Applications for express consent – determination, appeals, modification and revocation • Additional restrictions on the display of advertisements <p>Does the Policy explain how Enforcement against specific unauthorised advertisements will take place?</p> <p>Does it provide guidance on the Considerations affecting public safety</p> <p>Is the definition of ‘Amenity’ in accordance with that published in the new PPG which specifies that “amenity” is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood and if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider whether it is in scale and in keeping with these features.</p>	<p>The Development Management Plan and Planning Strategy do not have a specific policy covering Advertisements. However this is covered by separate system of regulations i.e. Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Advertisements are controlled with reference to their effect on amenity and public safety only, so the regime is lighter touch than the system for obtaining planning permission for development.</p> <p>The Development Management Plan (p19) does however have a general criteria based policy DM3 - on General Amenity, which refers to the guidance offered by the Homes and Communities Agency, Housing Quality Indicators (2008) as a good way of assessing the standards of proposed new homes.</p> <p>A new criterion i) has been proposed through minor (focussed) modification to address the gap in the policy in relation to the control of advertisements. Supplementary text has been included to support the policy which makes reference to existing SPD on Shopfronts and Advertisements (2007) and its update arrangement.</p> <p>https://www.hastings.gov.uk/content/planning/planning_advice/info_advice/pdfs/Supplementary_Planning_Document_Shopfronts_and_Advertisements_(.pdf_838KB).pdf</p>

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	<ul style="list-style-type: none"> • <u>Considerations affecting amenity</u> 	
2	<p>PPG Air Quality</p> <p>Does the Planning Strategy or DM Plan have a specific policy that relates to Air Quality?</p> <p>The 2008 Ambient Air Quality Directive sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM₁₀ and PM_{2.5}) and nitrogen dioxide (NO₂). Air quality can also affect biodiversity and may therefore impact on our international obligations under the Habitats Directive.</p> <p>Do the Plans explain why planning should be concerned about air quality and <u>How can an impact on air quality be mitigated?</u></p> <p><u>How do considerations about air quality fit into the development management process?</u></p>	<p>DM Plan Policy DM6 - Pollution & Hazards (p22) sets out the Council's approach to minimising the effects of Air Quality Issues through Planning. The supporting text identifies Airborne pollutants being a particular issue in Bexhill Road/ Bulverhythe Air Quality Management Area.</p> <p>The Council has also recently approved its Walking and Cycling Strategy which seeks to improve opportunities for less polluting means of travel. Many of the Site Allocations Policies refer to the need for a Travel Plan and a Transport Assessment which indirectly addresses the cumulative causes of Air Pollution.</p> <p>Air Quality has also been a consideration in the Sustainability Appraisal as well as the Screening for the Appropriate Assessment.</p> <p>The recent Screening for Appropriate Assessment undertaken by Applied Ecology has not identified any significant adverse effects on EU designated sites as a result of the Site Allocations in the Development Management Plan.</p>
3	<p>PPG Appeals</p>	<p>The Development Management does not specifically detail the appeal process, although it does refer to the validation checklist in para 2.4(p14) and the website explains that the Council now offers validation meetings to check applications have sufficient information for determination.</p> <p>https://www.hastings.gov.uk/planning/advice/preapplication_advice/</p>

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		<p data-bbox="1144 344 1234 368">advice/</p> <p data-bbox="1144 453 2107 552">Additional paragraph 2.10 has been proposed through minor (focussed) modification in the supplementary text to provide information about the right to Appeal as well as direct link to the new Planning Practice Guidance Appeals.</p> <p data-bbox="1144 596 2123 660">http://planningguidance.planningportal.gov.uk/blog/guidance/before-submitting-an-application/</p>
4	<p data-bbox="371 707 837 730">PPG Before Submitting an Application</p>	<p data-bbox="1144 707 2092 805">Development Management Plan Policy LP1 - Considering Planning Applications (p14) explains that the policies in the planning strategy and development management plan will be used to determine planning applications.</p> <p data-bbox="1144 850 2152 1058">The Plan however does not specify its policies in relation to pre application advice and working collaboratively with applicants and other statutory providers to resolve problems before applications are made. There is also currently not a reference to the Council's approach to Planning performance agreements in either the plan or on the website. Although the website does provide some useful information on pre application advice.</p> <p data-bbox="1144 1070 1984 1094">https://www.hastings.gov.uk/planning/advice/preapplication_advice/</p> <p data-bbox="1144 1177 2152 1342">Additional text has been proposed through minor (focused) modification to para 2.4 on page 14 of the Development Management Plan to explain that pre-application discussions as well as <i>planning performance agreements</i> are positively welcomed. The proposed text also Indicates that further advice is available from the Council's website.</p>

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5	<p>PPG Climate Change</p> <p>Why is it important for planning to consider climate change?</p> <p>What climate change legislation should planners be aware of?</p> <p>How can the challenges of climate change be addressed through the Local Plan?</p> <p>How can adaptation and mitigation approaches be integrated?</p> <p>How can planning deal with the uncertainty of climate risks when promoting adaptation in particular developments?</p> <p>What evidence of risks arising from climate change is available to support local plan-making?</p> <p>How can local planning authorities identify appropriate mitigation measures in plan-making?</p> <p>How can local planning authorities support energy efficiency improvements to existing buildings?</p> <p>What are Government's national standards for a building's sustainability and for zero carbon buildings?</p> <p>What is passive solar design?</p> <p>Where can I find out more about climate change mitigation and adaptation?</p>	<p>Strategic policies that seek to address the challenge of climate change, and progress towards zero carbon development, flooding, coastal change and water supply are in the policies set out in Chapter 6 of the Planning Strategy (p58- 63).</p> <p>Policy DM1 in the Development Management Plan also identifies the importance of siting and location for passive solar gain. Site Allocation (FB12) has been included specifically to offset future emissions through renewable energy generation.</p> <p>In accordance with the SFRA and the sequential test, specific criteria have been added to the Site Allocations Policies to require flood risk assessments (FRA) where developments may be proposed in higher risk areas i.e. Flood Risk Zones 2 & 3.</p> <p>A Strategic Flood Risk Assessment was prepared in 2008 that supported the strategic policies in the Planning Strategy https://www.hastings.gov.uk/planning/policy/adoptedlocalplan/supportingdocs_evidencebase/evidencebaseddocuments/#flood</p> <p>Further sequential testing of site allocations was undertaken in both 2012 and 2014 to support allocations in the Development Management Plan https://www.hastings.gov.uk/planning/policy/adoptedlocalplan/supportingdocs_evidencebase/evidencebaseddocuments/#sequential</p> <p>The implications of alternative approaches to the amendments in the Development Management Plan were considered as part of the 2012 and 2014 Sustainability Appraisals http://www.hastings.gov.uk/environment_planning/planning/localplan/consultation/revised_sa_dmplan/</p>

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6	<p>PPG Community Infrastructure Levy</p>	<p>N/A</p> <p>The Council has determined that it is not appropriate to proceed with CIL at this time and therefore will continue to work its statutory partners and section 106 agreements.</p>
7	<p>PPG Conserving and Enhancing the Historic Environment</p>	<p>Strategic policy EN1Built and historic environment in Chapter 7 of the Planning Strategy seeks to promote development that will make a positive contribution to character and distinctiveness by committing to the development of a historic environment strategy which includes a register of historic assets by 2017.</p> <p>Policies HN1 – HN5 in section two part iv) of the Development Management Plan provide detailed management policies that seek to protect and enhance heritage assets within the town.</p>
8	<p>PPG Consultation and pre-decision matters</p> <p>Sets out process and expectations on consultation of planning applications</p>	<p>The Council's approach to consultation on planning applications is set out on the website available at: http://www.hastings.gov.uk/environment_planning/planning/info_advice/</p> <p>More detailed information has been documented in the Council's SCI available at http://www.hastings.gov.uk/environment_planning/planning/localplan/documents/</p>
9	<p>PPG Crown Development</p> <p>Sets out special provisions for Crown development for dealing with security-sensitive information in planning applications.</p>	<p>The Practice Guidance is relevant to Hastings, in particular Brownfield Development Opportunities and Windfalls, but only to a very few site specific development applications. Therefore it the guidance will be dealt with as a technical matter during the planning application process.</p>

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10	<p>PPG Design</p> <p>Provides advice on the key points to take into account on design.</p> <p><u>The importance of good design</u></p> <p><u>What planning objectives can good design help achieve?</u></p> <p><u>What is a well designed place?</u></p> <p><u>How should buildings and the spaces between them be considered?</u></p> <p><u>Are there design issues that relate to particular types of development?</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> <u>Housing Design</u> <input type="checkbox"/> <u>town centre design</u> <input type="checkbox"/> <u>street design and transport corridors</u> 	<p>Policy SC1 of the Planning Strategy sets out the overarching strategy for achieving sustainable development. Policies SC2 and SC3 provide the strategic framework for achieving sustainable and green design in new development.</p> <p>In the Development Management Plan Policies DM1 – Design Principles, DM3- General Amenity, and DM4 -General Access (p16 – p20) also refer to the need to achieve a good standard of living for future users.</p> <p>The Council has produced a (Supplementary Planning Document) SPD, specifically for householder applications concerning design and sustainability. This is available at: https://www.hastings.gov.uk/content/planning/planning_policy/local_plan/pdfs/spd/Supplementary_Planning_Document_Householder_Development_Sustainable_Design_(.pdf_114KB).pdf</p>

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11	<p data-bbox="371 344 864 371">PPG Determining a Planning Application</p> <p data-bbox="371 416 1088 480">Sets out process and expectations on planning performance and decision making</p>	<p data-bbox="1144 344 2157 443">Development Management Plan Policy LP1 - Considering Planning Applications (p14) explains that the policies in the planning strategy and development management plan will be used to determine planning applications.</p> <p data-bbox="1144 488 2101 587">The Plan does not however specify the statutory time-limits for determining the application, the right to appeal, or planning performance agreements, and the relevance of material considerations.</p> <p data-bbox="1144 632 2096 730">The validation checklist in para 2.4(p14) is referred to and the Council’s website explains that the Council now offers helpful validation meetings to check applications have sufficient information for determination. <a data-bbox="1144 738 1984 766" href="https://www.hastings.gov.uk/planning/advice/preapplication_advice/">https://www.hastings.gov.uk/planning/advice/preapplication_advice/</p> <p data-bbox="1144 850 2136 986">For householder applications (p15) the DM Plan provides some useful links and helpline numbers to the planning portal as well as the Council’s own information, which given the scale of recent changes to Permitted Development Rights, is easier to keep updated.</p> <p data-bbox="1144 1031 2141 1278">An additional paragraph 2.9 has been proposed through minor (focussed) amendments on page 15 of development Management Plan to explain about the statutory time limits for determining applications, as well as the timescales of the validation requirements. Another minor (focussed) modification has been proposed to add text to the first paragraph in Policy LP1 which broadens out to reflect the legal requirements to consider ‘<i>other material considerations</i>’ as well as any neighbourhood plans where relevant and approved.</p>
12	<p data-bbox="371 1321 667 1348">PPG Duty to Co-operate</p>	<p data-bbox="1144 1321 2096 1348">The Council has worked closely and effectively with other authorities and public</p>

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		bodies across local boundaries. Robust evidence to demonstrate how it has successfully worked with other organisations to plan for issues with cross-boundary implications is provided in the Statement of Compliance with Duty to Cooperate (Insert Link).
13	<p>PPG Ensuring effective enforcement Sets out the process for responding to suspected breaches of planning control.</p>	<p>Following para 2.8 (p15) referred to above (11) a new section has been proposed through minor modification that explains that the Council has a proactive approach to enforcement issues in accordance with Government Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/ensuring-effective-enforcement/</p>
14	<p>PPG Ensuring the vitality of town centres Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (NPPF 23)</p>	<p>Planning Strategy policy E3 sets out the hierarchy of centres in Hastings borough. Policy DS3 defines the approach to accommodating retail growth.</p> <p>The management of town, district, local and neighbourhood centres is set out in Policies SA 1-4 Section Two, Part v) of the Development Management Plan [pages 38 – 43].</p> <p>A Retail Sites Assessment was prepared in (August 2012) to determine the level of growth needed in Hastings in order to maintain its function as a regional centre, and to accommodate long terms growth up to 2028 - http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#retail .</p> <p>Retail Management for local, district and neighbourhood centres are set out in the Development Management Plan and the associated Policies Map.</p>

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		<p>Policy CQ1 – Cultural Quarters provides further opportunity to ensure the town centres retain their vitality through an interdisciplinary approach that combines economic activities with tourism and community activities.</p>
15	<p>PPG Environmental Impact Assessment</p>	<p>The validation Checklist guidance explains requirements of Town and Country Planning (EIA) Regulations 2011, but EIA is not explicitly referred to the DM plan.</p> <p>New paragraph 2.5 has been proposed through minor (focused) modifications on page 14 development Management Plan to explain that screening for an Environmental Impact Assessment will be undertaken as part of the validation requirements.</p>
16	<p>PPG Flexible Options for Planning Permissions</p>	<p>N/A</p> <p>Technical Guidance that explains the options for amending proposals that have planning permission</p>
17	<p>PPG Flood Risk and Coastal Change</p>	<p>Strategic policies SC1 – 7 in Chapter 6 of the Planning Strategy seek to address the challenge of climate change, flooding, coastal change and water supply. In accordance with the SFRA and the sequential test, specific criteria have been added to the Site Allocations Policies to require flood risk assessments (FRA) where developments may be proposed in higher risk areas i.e. Flood Risk Zones 2 & 3.</p> <p>A Strategic Flood Risk Assessment was prepared in 2008 that supported the strategic policies in the Planning Strategy</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#flood</p>

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		<p>Further sequential testing of site allocations was undertaken by AECOM in both 2012 and 2014 (and approved by the Environment Agency in June 2014) to support allocations in the Development Management Plan http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#sequential</p> <p>Development Management Plan Policy LP1 – Considering Planning Applications, sixth paragraph explains that the Council will take advice from the Environment Agency to ensure that all developments are acceptable and adequately serviced.</p> <p>Further reference in the supplementary text has been proposed through minor (focussed) modification (paragraph 2.11) to explain that information and assistance is available from Environment Agency for applicants considering and preparing an FRA.</p>
18	<p>PPG Hazardous Substances</p> <p>The PPG explains planning controls for storage of hazardous substances mainly stemming from SEVESO II Directive.</p>	<p>DM Plan Policy DM6 - Pollution & Hazards (p22) sets out the Council’s approach to hazardous substances.</p> <p>It is not clear whether this policy is in accordance with the TCP Regulations issued in 2012 which describes distance as being an important criterion in determining applications that could have hazardous consequences. http://www.legislation.gov.uk/uksi/2012/767/regulation/10/made</p> <p>Reference to the need for separate consents by HSE for storing hazardous substances has been proposed through minor (focussed) modification. Additional information is available at http://planningguidance.planningportal.gov.uk/blog/guidance/hazardous-substances/planning-for-hazardous-substances/</p>

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19	<p data-bbox="371 416 696 443">PPG Health and Wellbeing</p> <p data-bbox="371 488 1104 659">The PPG sets out the role of health and wellbeing in planning. The Director of Public Health for the local authority, or at the County Council for two-tier areas should be the first point of contact on population health and well-being issues, including health inequalities.</p> <p data-bbox="371 703 1104 906">The Health and Wellbeing Board (HWB) –can provide a valuable forum through which partners can help ensure that planning proposals are likely to have a positive impact on the health and wellbeing of local communities. Each HWB is responsible for producing a Health and Well-being Strategy which is underpinned by a Joint Strategic Needs Assessment.</p>	<p data-bbox="1144 416 2168 517">Objective 5 of the Planning Strategy (and the Development Management Plan) is to achieve sustainable communities. This is further supplemented by strategic policies in the Planning Strategy (particularly SC1).</p> <p data-bbox="1144 561 2168 699">Parks and Open Spaces Strategy published in 2006 provides a comprehensive audit of open spaces across the borough. Link to cabinet report available at http://www.hastings.gov.uk/static/meetings_docs/061204~cabinet~report12~Parks_and_Open_Spaces_Strategy.htm</p> <p data-bbox="1144 743 2168 986">Policies in both the Planning Strategy and Development Management Plan seek to protect open space, sports and recreational buildings from development. See chapter 7 of the Planning Strategy and section two, part iv) of the Development Management Plan. Policy LP1 – Considering Planning Applications, of the Development Management Plan sets the overarching approach of the Council to considering applications. The sixth paragraph states that advice will be sought from the relevant utility providers.</p> <p data-bbox="1144 1031 2168 1203">Policy HC3 of the Development Management Plan promotes the provision of new and safeguards against the loss of community facilities. Evidence has been prepared to support this policy approach http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#communityfacilities</p> <p data-bbox="1144 1248 2168 1311">The Infrastructure Delivery Plan (IDP) also establishes the latest health and wellbeing requirements for the area from the Public Health Bodies.</p>

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20	 <p data-bbox="360 336 1133 1230">PPG Housing and economic development needs assessments</p>	<p data-bbox="1133 336 2168 526">Policies DS1: New housing Development and DS2: Employment Growth of the Planning Strategy set out the housing and employment requirements over the Plan period. The evidence to support the quantum of development contained in these policies is set out in the Hastings and Rother Strategic housing Market Assessment:</p> <p data-bbox="1133 526 2168 654">http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/shma/</p> <p data-bbox="1133 654 2168 718">And the Hastings and Rother Employment Strategy and Land Review:</p> <p data-bbox="1133 718 2168 845">http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#employment</p> <p data-bbox="1133 845 2168 973">A Shopping Floorspace Assessment of Future Needs was prepared in (Feb 2014) to determine the level of growth needed in Hastings in order to maintain its function as a regional centre, and to accommodate long terms growth up to 2028 –</p> <p data-bbox="1133 973 2168 1101">http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#retail</p> <p data-bbox="1133 1101 2168 1165">This document updates the Retail Sites Assessment report undertaken in August 2012.</p> <p data-bbox="1133 1165 2168 1230">The approach taken to assessing housing and economic development needs is compatible with that advocated in the PPG.</p>

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21	<p>PPG Housing and economic land availability assessment</p>	<p>Policies DS1: New housing Development and DS2: Employment Growth of the Planning Strategy set out the housing and employment requirements over the Plan period. The evidence to support the quantum of development contained in these policies is set out in the Strategic Housing Land Availability Assessment:</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#shlaa</p> <p>And the Hastings and Rother Employment Strategy and Land Review:</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#employment</p> <p>The Hastings Borough Council Whole Plan Viability Assessment June 2014 (produced by Nationwide CIL Service) also provides an appraisal of the viability of sites allocated in the Development Management Plan.</p> <p>A retail Sites Assessment report was undertaken in August 2012:</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#retail</p> <p>The approach taken in carrying out housing and economic land assessments is compatible with that advocated in the PPG.</p>
22	<p>PPG Land affected by contamination</p>	<p>The Development Management Plan Policy DM5 – Ground Conditions (p21) specifies succinctly the Council’s approach to dealing with applications that are affected by Contaminated Land.</p>
23	<p>PPG Land Stability</p> <p>The guidance provides additional advice to the NPPF to ensure</p>	<p>The Development Management Plan Policy DM5 – Ground Conditions (p21) specifies</p>

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		that development is appropriately suited to its location and that there are no acceptable risks.	succinctly the Council's approach to dealing with applications that are affected by land instability. The validation checklist will be updated to make reference to the requirements for a 'Slope Stability Risk Assessment Report' as per the Planning Practice Guidance.
24		<p>PPG Lawful Development Certificates</p> <p>The PPG explains the process for obtaining a lawful development certificate for existing or proposed uses.</p>	N/A
25		<p>PPG Light Pollution</p>	DM Plan Policy DM6 - Pollution & Hazards (p22) sets out the Council's approach to light pollution. This should be read in conjunction with Policy SC1 and SC2 of the Hastings Planning Strategy which also refer to the need to protect against Light Pollution.
26		<p>PPG Local Plans</p> <p>The Local Plan must be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities.</p> <p>The Local Plan should make clear what is intended to happen in the area over the lifetime of the plan, where and when this will occur and how it will be delivered. Site Allocations should provide clarity on the nature and scale of the development.</p> <p>Local Plans should recognise the importance of</p>	<p>The Development Management Plan and accompanying Policies Map (2014) set out the specific allocations of land for different purposes as well as different landscape designations for protection such as SSSI, Ancient Woodlands and the Special Areas of Conservation.</p> <p>Policies for each of the Site Allocations indicate the location, size and scale of the development use proposed. A set of criteria is also included to indicate the considerations as well studies that will be required to be fulfilled in order to approve a future application. Appendix A of the Development Management Plan also</p>

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	<p>Neighbourhood Plans and reflect the 'presumption in favour of sustainable development'.</p> <p>Local Authorities should develop a local plan by assessing the future needs and opportunities in their area, and then identify a preferred approach for consultation which must comply with the requirements (in Reg 18 of the Town and Country Planning Regulations 2012). The Plan must be accompanied by a Sustainability Appraisal that has considered 'reasonable alternatives'.</p> <p>The Local Plan should aim to meet to the objectively assessed development and infrastructure needs of the area, (including any unmet needs of the neighbouring areas where this is consistent with the National Planning Policy Framework as a whole.</p> <p>Local Planning Authorities must be able to demonstrate a 5 year supply of deliverable housing sites. A revised SHMA "will affect all authorities in the Housing Market area, irrespective of the status or stage of development of particular plans".</p> <p>Policies should be succinct and not re-iterate those already set out in the NPPF.</p> <p>The timetable for producing the plan should be published on the Council's website and kept upto date.</p>	<p>illustrates additional guidance on design matters such as Landscaping and Access.</p> <p>The Planning Strategy (p 9 & 10) refer to the role of Neighbourhood Plans and (p28) of the Strategy provides a section outlining the presumption in Favour of sustainable development.</p> <p>Hastings Borough Council supports any communities who wish to prepare a neighbourhood plan and clear guidance as well as signposts to grant funding opportunities have been posted on the Council's website http://www.hastings.gov.uk/environment_planning/planning/localplan/neighbourhood_planning/</p> <p>Additional supplementary text in the paragraph of Policy LP1 has been proposed through minor (focussed) modification with reference to any Neighbourhood Plans when they have been finally approved.</p> <p>Initial options for both plans were developed and documented through the Big Map consultation report (April 2010) http://www.hastings.gov.uk/environment_planning/planning/localplan/the_big_map/</p> <p>and the introductory workshops report (January 2012) http://www.hastings.gov.uk/environment_planning/planning/localplan/draft_workshops/</p> <p>The Consultation Statement (Reg22) that accompanies the Plan details all stages of consultation and provides commentary on how the representations were taken into</p>

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	<p>Accessible and upto date reporting on the LDS should be published in the Annual Monitoring Report.</p>	<p>account.</p> <p>Collectively the Sustainability reports for the Planning Strategy and the Development Management plan have been prepared in accordance with government guidance on Sustainability Appraisal and incorporate the requirements of the Strategic Environmental Assessment Directive 2001/42/EC. The SHLAA has also looked at alternative sites.</p> <p>The Local Plan Monitoring Report will demonstrate how site allocations (by Focus Area) meet the 5 year supply of deliverable and developable land (including 20% additional allowance). [Insert Link to LPMR when completed]</p> <p>Hastings and Rother Councils have both relatively recently presented their jointly agreed strategies for meeting the 'Objectively assessed need for Housing' (OANH) at their respective Examinations in Public.</p> <p>The LDS and SCI have recently been updated and can be found on the Council's website at http://www.hastings.gov.uk/environment_planning/planning/localplan/documents/</p>
27	<p>PPG Making an application</p> <p>Refers to validation requirements and requirements for non-planning consents</p> <p>Details the requirements for Design and Access Statements</p>	<p>Signposts to the Planning Portal as well Hastings Borough Council Development Management Team for information as whether or not a proposal requires planning permission and if so the validation requirements is provided on page 14 - 15 of the Development Management Plan.</p>

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		<p>Policy SC2 in the Planning Strategy refers to Design and Access Statements and paragraph 6.2 (p59) adds that the policy will be supported by more detailed policies in the DM Plan.</p> <p>The DM Plan does refer to Design and Access Statements on para 2.27 as well as cross references at the end of Policies DM1,2, 3,4 & 5. The validation checklist also lists Design & Access Statements under national requirements.</p> <p>Further references to when and the type of information required in a Design & Access Statement can be found in the draft Validation Checklist.</p>
28	<p>PPG Minerals Guidance refers to planning for minerals extraction which is the responsibility of East Sussex County Council.</p>	N/A
29	<p>PPG Natural Environment</p>	<p>Policy EN2-8 in the Planning Strategy protect and enhance the Green Infrastructure Network, and set criteria for protecting nature conservation and biodiversity, as well as the protection of Ancient Woodland, Local Nature Reserves and Local Wildlife Sites. The Planning Strategy also includes a policy for the Conservation and Enhancement of Landscape (EN7). See Chapter 7 of the Planning Strategy.</p> <p>More detailed policies are set out Section two, part iv) of the Development Management Plan (HN7 – HN10) These identify how the green infrastructure network needs to be taken into account in the development of planning applications, the protection of areas of landscape value and amenity green spaces.</p> <p>Policy HN8 lists the requirements for an Ecological Constraints and Opportunities Plan.</p>

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
		<p>Many of the Site Allocations such as FB12: Lans south of Upper Wilting Farm refer to the need for an “Ecological Constraints and Opportunities Plan” [ECOP] with specific certain areas of significance.</p> <p>Further sources / signposts of what to refer to in an ECOP e.g Local Records Centre/ Nature partnerships / DEFRA website http://magic.defra.gov.uk/ will be provided in an updated Validation Checklist.</p> <p>Policy HN9 specifically refers to the need for a Landscape Character Assessment where proposals may have an impact on the AONB and the Combe Valley Countryside Park.</p>
30	<p>PPG Neighbourhood Planning</p>	<p>The Planning Strategy (p 9 & 10) refer to the role of Neighbourhood Plans. On the Council’s website, Hastings Borough Council supports any communities who wish to prepare a neighbourhood plan and clear guidance as well as signposts to grant funding opportunities.</p> <p>Additional supplementary text at Development Management Plan Policy LP1 has been proposed through minor (focussed) modifications to include reference to any Neighbourhood Plans when they have been finally approved.</p>
31	<p>PPG Noise</p> <p>The PPG explains the Noise exposure hierarchy.</p>	<p>DM Plan Policy DM6 - Pollution & Hazards (p22) sets out the Council’s approach to light pollution. This should be read in conjunction with Policy SC1 and SC2 of the Hastings Planning Strategy which also refer to the need to protect against Noise Pollution.</p>
32	<p>PPG Open Space, sports & recreation facilities, public rights of way and local green space</p>	<p>Policies Map (2014) set out the specific allocations of local greenspace land for different purposes as well as different landscape designations for protection such as SSSI, Ancient Woodlands and the Special Areas of Conservation.</p>

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
	<p>The PPG sets the circumstances when Sport England should be consulted on development proposals.</p> <p>The PPG also lists the specifications for Local Green Space designations and ‘Assets of Community Value’.</p> <p><i>“Local Green Space designations will rarely be appropriate where land has planning permission for development.”</i></p>	<p>Policy EN2-8 in the Planning Strategy protect and enhance the Green Infrastructure Network, and set criteria for protecting nature conservation and biodiversity, as well as the protection of Ancient Woodland, Local Nature Reserves and Local Wildlife Sites. (See Chapter 7 of the Planning Strategy).</p> <p>The Planning Strategy also includes a policy for the Conservation and Enhancement of Landscape (EN7). Policies C12 and C13 also seek to protect existing provision of Playing Fields and Sports Pitches and encourage new facilities.</p> <p>More detailed open space policies are set out Section two, part iv) of the Development Management Plan (HN7 – HN10) These identify how the green infrastructure network needs to be taken into account in the development of planning applications, the protection of areas of landscape value and amenity green spaces. Policy HN10 specifically refers to Amenity Green Spaces by which the Council will protect development on private Open Space, (if used/ managed by the local community) subject to certain criteria.</p>
33	<p>PPG Planning Obligations</p> <p>The PPG advises that Planning Obligations must be directly related to the development, and, <i>“should not be sought for instance, public art – which are clearly not necessary to make a development acceptable in planning terms”</i>.</p> <p>Furthermore it is noted: that the recent PPG on Planning Obligations explicitly states that “Supplementary planning</p>	<p>Site specific infrastructure requirements are set out in individual site policies for each allocation where appropriate - see section three: Site Allocations in the Development Management Plan.</p> <p>The Infrastructure Delivery Plan also provides a schedule of what needs to be delivered. The document is available at:</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/documents/#infrastructure</p>

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
	<p><i>documents should not be used to add unnecessarily to the financial burdens on development and should not be used to set rates or charges which have not been established through development plan policy."</i></p>	<p>Policy CI1 (Planning Strategy) explains the Councils approach to development contributions and the priority order. Detailed requirements for Hastings are set out in an SPG which is expected to be updated as necessary. The Council has determined that it was not appropriate to proceed with CIL at this time and therefore will continue to work its statutory partners and section 106 agreements.</p> <p>The Development Management Plan recognises the importance of delivering development and careful attention has been given to viability. The policies in the Plan have been designed to be flexible and to ensure that the planning process does not prevent development from going ahead.</p>
34	<p>PPG Renewable and Low Carbon Energy</p> <p>The PPG specifies the different authorities for approving sources of renewable energy installations (in particular Wind Turbines), as well as the pre application assessments and consultations required.</p> <p>The new Planning Practice guidance highlights that it is compulsory under Article 3A of the Town & Country Planning (Development Management Procedure Order 2010) for pre application consultation to be undertaken with the local community for any proposals for 2 or more Turbines or where the hub height of any turbine exceeds 15 metres.</p> <p>The PPG lists in very specific detail the information that is required for considering the Landscape & Visual impact of</p>	<p>Policy DM1 in the Development Management Plan also identifies the importance of siting and location for passive solar gain.</p> <p>The Development Management Plan identifies a specific site (FB12) for renewable energy generation – (See p116). The supporting text highlights the study undertaken by Element Energy Ltd. which evaluated the Borough’s potential for renewable energy in on the outskirts of the town. Further studies have also been commissioned by the Council to investigate the landscape, heritage and financial feasibility of the project. The Policy for FB 12 lists the additional surveys will still be required for consideration at the time of a planning application.</p> <p>Noise assessments are recommended in the PPG. Likewise species assessments are also suggested – although these are included in the Minor (focussed) Modifications. New Policy criteria in FB12 for a noise assessment has been proposed as Minor (focussed) Modifications.</p>

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
	<p>Wind Turbine applications.</p>	<p>New text has been proposed in as para 6.125 through minor (focussed) modification to refer to the need for pre –application consultation with the community for certain scale of developments.</p> <p>Because of their close proximity to the Conquest Hospital policies for LRA 1, 2 &3 require applicants to show how they have considered opportunities for a district heating and / or combined Heat and Power systems on site.</p>
35	<p>PPG Rural Housing Guidance for Councils preparing rural housing policies.</p>	N/A
36	<p>PPG Strategic Environmental Assessment and Sustainability Appraisal</p> <p>The PPG provides a helpful SEA/ SA checklist for the different plan making stages. Only the LDS, SCI and AMR may be exempt. Supplementary Planning Documents may require a SEA if it is likely to have significant environmental effects that have not already been considered during the preparation of the local plan.</p>	<p>Collectively the following sustainability reports have been prepared in accordance with government guidance on Sustainability Appraisal and incorporate the requirements of the Strategic Environmental Assessment Directive 2001/42/EC.</p> <p>http://www.hastings.gov.uk/environment_planning/planning/localplan/consultation/sustainability/</p> <ul style="list-style-type: none"> • Sustainability Appraisal of the Core Strategy Issues and Option and Preferred Approaches (May 2008) • Core Strategy Informal Consultation Document (June 2011) – Sustainability Appraisal (Appendix B of the consultation document) • Hastings Planning Strategy –Sustainability Appraisal Report (May 2012) • Hastings Local Plan –Hastings Planning Strategy - Sustainability Appraisal of Main Modifications May 2013

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
		<p>In addition a follow on Sustainability Appraisal for just the Development Management Plan (DM Plan) was undertaken to consider the impacts of the emerging Plan, consider alternatives and possible mitigation measures that could be applied to ensure sustainability impacts of the Plan could be addressed. This was published alongside the Proposed Submission version of the Development Management Plan in January 2013.</p> <ul style="list-style-type: none"> • Sustainability Appraisal (SA) of the Hastings Development Management Plan (Nov 2012) https://www.hastings.gov.uk/content/planning/planning_policy/local_plan/pdfs/sustainability_appraisal_full_report.pdf <p>The Sustainability Appraisal that was published alongside the Revised Proposed Submission Development Management Plan is a supplement to the previous Sustainability Appraisal for the Proposed Development Management Plan. It focussed on the main changes to the Development Management Plan. http://www.hastings.gov.uk/environment_planning/planning/localplan/sustainability/revised_sa/</p> <p>A table signposting how elements of the Directive have been complied with is shown in Appendix A of the Sustainability Appraisal of the Main Modifications for the Planning Strategy. A similar table has been prepared and appended with the Sustainability Appraisal for the Revised Proposed Submission version of Development Management Plan.</p>
37	PPG Travel Plans, transport assessments and statements in decision –taking	Strategic policies relevant to transport and accessibility are provided in Chapter 11 of the Planning Strategy.

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
		<p>Individual site allocations policies list specific criteria to provide travel plans , transport statements and assessments where considered necessary.</p> <p>The 'Statement of Compliance with the Duty to Co-operate' includes details joint working with East Sussex County Council on Transport issues.</p>
38	<p>PPG Tree Preservation Orders and Conservation Areas Guidance explains the legislation governing Tree Preservation Orders and tree protection in conservation areas.</p>	N/A
39	<p>PPG Use of Planning Conditions The PPG sets out expectations on the use of conditions in planning decisions.</p>	N/A
40	<p>PPG Viability</p>	<p>The Hastings Borough Council Whole Plan Viability Assessment June 2014 (produced by Nationwide CIL Service) provides an appraisal of the viability of sites allocated in the Development Management Plan having assessed the impact of the local plan policies. The general residential viability testing found that in general terms housing development proposed by the Local Plan in all locations in Hastings is viable and can meet the Council's Affordable Housing policy. Retail development was assessed to be viable and capable of economically viable delivery in Hastings in both Greenfield and brownfield development scenarios. Greenfield industrial development demonstrates positive viability but marginal negative viability on brownfield sites. However, the negative margin is considered de minimis and does not necessarily mean that employment sites will not come forward from brownfield locations. Nevertheless the imposition of planning obligations contributions will need to be carefully considered in the context of viability at planning application stage on employment uses.</p>

REF	SOUNDNESS TEST AND KEY PPG REQUIREMENTS	EVIDENCE PROVIDED
41	<p>PPG Water Supply, wastewater and water quality</p>	<p>Policy DM7 sets out the expectations of the Council if development proposals are likely to have an impact on water resources. The quality of water resources (both ground and surface) is dealt with by Policy DM6 (Pollution and Hazards).</p> <p>The Infrastructure Delivery Plan confirms that there are not any specific infrastructure barriers such as Waste Water treatment that would prevent its allocations from coming forward, but further infrastructure investment is needed for some sites.</p>
42	<p>PPG When is permission required? Sets out when planning permission and prior approval is required and the different ways in which permission could be granted.</p>	<p>For householder applications (p15) the DM Plan provides some useful links and helpline numbers to the planning portal as well as the Council's own information.</p> <p>Given the scale of recent changes to Permitted Development Rights an additional direct link to the new Planning Practice Guidance has been inserted through the proposed minor (focussed) modification to address some of the Plans shortcomings in this area.</p> <p>http://planningguidance.planningportal.gov.uk/blog/guidance/before-submitting-an-application/</p>