

Please quote:  
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 Date: 2<sup>nd</sup> December 2014  
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Lynette Duncan - Programme Officer  
 HBC Development Management Plan Examination  
 Hastings Borough Council  
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Dear Lynette,

### **Hastings BC Development Management Plan Examination**

Thank you for your letter of the 21<sup>st</sup> November in which the Inspector has made a number of suggestions to the Council with regard to its Development Management Plan. We are grateful to receive his suggestions and would respond as follows to the two principal points raised.

1. I am able to confirm that the Council would be happy for the Inspector's suggested text to be inserted into the Plan as follows:

"All development proposals will be determined in accordance with the provisions of the development plan comprising the Hastings Planning Strategy and the Hastings Development Management Plan unless material considerations indicate otherwise. Those material considerations could include the National Planning Policy Framework with its emphasis on sustainable development and any neighbourhood plans where they exist. Particular requirements are set out for the development of each allocated site"

It would seem sensible for this text to be inserted at the beginning of paragraph 2.1- in the section of the DMP entitled Overall Approach.

2. On the second principal point and as we have indicated as part of our responses to matters raised during the Hearing sessions, the Council is supportive of the general view that we should look at all Policies with a view to removing any vagueness by deletion of wording such as "expects" and "normally". Further, and on a specific point, we agreed and offered that where we are dealing with sites within or adjacent to designated Conservation Areas that the wording of the Policies should be strengthened to reflect the statutory requirements of conserving and enhancing.

One other matter which the Council suggested, again in response to discussion regarding land instability, was that robust evidence would be required "prior to any permission being granted". This would be an example of where your letter is suggesting at the second half of his paragraph three, that it would be appropriate to word the Policy along lines of ... "Planning permission will not be granted unless" etc.



The Council is accordingly able to confirm that it will be happy to look at all Policies in this light and to put forward alternative wording along the lines suggested. Once this exercise has been undertaken we would look to publish the document showing all of these minor modifications, alongside any main modifications which may be recommended within your report to the Council. As suggested in your letter of the 21<sup>st</sup> November, once this was done we accept that there would be no specific need to then refer to all Policies in the Plan at the end of each Policy.

Yours sincerely,

**David L. Phillips BSc (Hons), MSc. Dip E.P (Dist.) MRTPI**  
**Planning Policy & Regeneration**  
**Hastings Borough Council**

