

Mr D Phillips
Planning Policy Team
Hastings Borough Council
Aquila House
Hastings

21 November 2014

Dear Mr Phillips

Hastings BC Development Management Plan Examination

The Inspector has asked me to write to you as agreed in open session on Matter 1. He would like to suggest that the following text be inserted in the Plan:-

“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.”

He would also appreciate your views on the drafting of policies. It may be appropriate to start as many policies as possible with “Planning permission will be granted provided that....” Where, however, there are issues of land instability, contamination or the provision of infrastructure, it may be better to say “Planning permission will not be granted unless/until....”

Provided that the criteria in the policies relating to the proposed allocations remain much as they are at present, which is not a foregone conclusion, you may agree that the above suggested changes could be treated as Additional/Minor Modifications.

The Inspector is doubtful about the inclusion of such words as “normally” and “usually” in policies. He thinks that they introduce vagueness and that the policies would be better without them. The reference to material considerations indicating otherwise would bring an element of flexibility into the policies, and that should suffice.

Bearing in mind the above, he sees no needs to refer to all policies in the Local Plan at the end of each policy.

The Inspector would welcome your comments, and those of others, on these suggestions. He considers that they could be dealt with on the basis of written representations which should be received by on Friday 5 December 2014.

Yours sincerely
Lynette