[NATIONAL AND DISTRICT POLICY MAPPING ANALYSIS]

Salehurst and Robertsbridge Neighbourhood Development Plan
December 2015

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National and District Policy Mapping Analysis

Introduction

1.0   Given the requirement for local planning documents to have regard to National Policy Statements in accordance with Section 19(2)(a) of the Planning and Compulsory Purchase Act 2004, it is necessary to consider the implications of the National Planning Policy Framework (NPPF) on the Rother Core Strategy.

1.1   The NPPF replaces the pre-existing Planning Policy Statements (PPSs) and Guidance Notes (PPGs).

1.2   It is very important to understand the policy context within which the Neighbourhood Plan is being produced. This document aims to map the conformity between the NPPF and the Rother Core Strategy. It will also look at the key parts of the NPPF which aligns to the main objectives of the Neighbourhood Plan.

Key Policy conformity between the NPPF and Rother Core Strategy

2.0 The table below aims to map the conformity between the NPPF and the Rother Core Strategy for the key policies most relevant to the Salehurst and Robertsbridge Neighbourhood Development Plan. It is important to note that the list is not exhaustive and other policies may become relevant as the Plan progresses.

Paragraph in NPPF	NPPF expectations of Local Plans and policies	Rother Core Strategy
1.	Councils should produce distinctive plans that reflect local needs and priorities	Characteristics and issues identified in Part I, Spatial Vision and Strategic Objectives in Part II, and specific strategies in subsequent chapters
2.	Policies must reflect and where appropriate promote EU obligations and requirements	Core Strategy is supported by Habitats Regulations Assessments agreed with Natural England; see also policies RY1, CO3 and EN5
4.	Plans for traveller sites should have regard to NPPF policies in addition to those set out in Traveller Policy Statement	The Core Strategy supports the provision of traveller sites through the policies contained in 15. Local Housing Needs. The policies have due regard to planning policy for travellers and the NPPF, particularly in reference to setting targets relating to need and the criteria-based policy for allocating sites and determining planning applications, as relevant.
The presumption in favour of sustainable development and core planning principles		
14.	LPAS should positively seek opportunities to meet development needs of the area	Landscape and transport capacities assessed; SHLAA undertaken (land owners/developers invited to submit sites); potential reflected in policies OSS1-5, BX1-3, HF1, RY1, BA1, RA1
14.	Local Plans should meet objectively assessed needs (with sufficient flexibility), unless there are overriding disbenefits or specific policies (e.g. International and National Wildlife Sites, AONBs, Flood Risk Areas) restrict development	Positive response to South East Plan requirement in policy preparation; assessments made of housing, employment land and retail development needs; see policies referred to above, which have due regard to the significant coverage of environmental

		designations; development levels are presented as ranges to give flexibility
15.	Plans should be based on a clear presumption in favour of development supported by policies that reflect this	Policies are drafted in a positive way consistent with the presumption; policies only limit development where adverse impacts are identified
17.	'Core planning principles' should underpin plans:	
	• Plans set out a positive vision for the area	Clear vision for Rother and for spatial areas; see Ch. 5. Spatial Vision
	• Plans are based on joint working and co-operation	See 'Duty to Co-operate' supporting statement, which also highlights relevant policy expressions
	• Plans enable predictability in decision-making	Policies provide a refined distribution strategy to settlement level, supported by continued use of 'development boundaries' via Policy OSS3; also 'core policies' for key local topics in Part IV
	• Proactive drive and support for sustainable economic development	Strategy plans for increased economic activity; see Employment Strategy and Land Review (ESLR), Ch. 16. Economy and respective spatial development strategies
	• Objectively identifies and meets development needs	Plan supported by SHMA, housing need and provision studies, ESLR, Retail Study, respective town and rural areas studies; see Ch. 7 Overall Spatial Strategy and, for retail development, the town development strategies
	• Secures high quality design and a good standard of amenity	Specific policies for design (EN3), management of the public realm (EN4) and 'key design principles' (Appendix 4); particularly Policy OSS5 re. amenity

	• Promotes the vitality of urban areas	Strategies for Bexhill, Battle and Rye, with particular regard to maintaining and enhancing their service centre roles and key assets; specific policy (BX2) to increase its vitality
	• Supports thriving rural communities	Policies OSS1 and RA1 support rural service centre roles and provides for sustainable growth
	• Recognises the intrinsic character and beauty of the countryside	This is explicit in Ch. 5. Spatial Vision, supported by a number of policies, notably OSS1, OSS3, RA2-4, EN1
	• Supports the transition to a low carbon future	See Ch. 13. Sustainable Resource Management, notably Policy SRM1
	• Conserves and enhances the natural environment	There are landscape and biodiversity/green space policies (EN1 and EN5); also, Policy OSS4 re location of development
	• Makes effective use of land	Development is focused on urban areas and service centres (Policy OSS1) and especially brownfield land (Policy OSS4)
	• Promotes mixed use developments	See specifically Policies EC4, BX3, BA1 and RA1
	• Conserves heritage assets	See especially Policy EN2; also reflected in other policies, notably for Battle and Rye
	• Focuses development in sustainable locations	Service centre-led distribution of development; see Policy OSS1
	• Supports health, social and cultural wellbeing	Met by Communities chapter policies, notably CO1-3; also see respective spatial area policies, although no reference to services

	Building a strong competitive economy	
20.	LPAs should plan proactively for needs of business	Strong economic regeneration and growth theme – see Spatial Vision and Strategic Objectives; regard to business needs in the ESLR, carried forward by positive policies in Ch. 16. Economy; business land supply in spatial development strategies will meet needs
	Ensuring the vitality of town centres	
23.	Policies should promote town centres:	
	• Pursue viable and vital town centres	This is highlighted in Town Chapters, notably in Policies BX2, RY1 and BA1
	• Define a network and hierarchy of centres	Contained in Retail section of Economy Chapter
	• Assess and plans for retail growth	See policies referred to above in Town Chapters and supporting Retail Study
	• Plan positively for declining town centres	Specific strategy for Bexhill town centre (Policy BX2)
	Supporting a prosperous rural economy	
28.	Local plans should promote a strong rural economy:	
	• Support business growth in rural areas	As set out in Ch. 16 Economy (especially Policy EC4) and Ch. 12 Rural Areas (Policies RA1-4)
		Specifically addressed in Countryside section of Rural Areas

	• Promotes agricultural diversification	chapter, notably Policies RA2 and RA3
	• Promotes community services and facilities in villages	Policies in Rural Areas and Communities chapters, notably RA1, CO1 and CO3

Promoting sustainable transport		
32.	Plans should take account of whether opportunities for sustainable transport modes to reduce the need for major infrastructure have been taken up, for cost efficient networks improvements, and for safe and suitable access	Development is focussed on existing centres (Policy OSS1); Policy TR2 seeks to make the best and most effective use of the existing transport network as well promotes sustainable modes; Policy TR3 deals with mitigating transport impacts and providing safe access

Delivering a wide choice of high quality homes		
47.	LPAS should ensure that local plans meet the full needs for housing, consistent with other policies, and identify key sites	While provision is a little less than the South East Plan target, this is still regarded as meeting needs (see 'Housing provision in Rother District' and 'Assessment of housing need in the Hastings and Rother HMA'" papers) and has due regard to extensive designations; key strategic site to north east of Bexhill identified in Policy BX3
50.	LPAs should widen housing choice:	
	• Plan for a mix of housing	Ch. 15 Local Housing Needs, policy LHN1 developed in line with SHMA
	• Identify size, type, tenure and range of housing	Ch. 15 Local Housing Needs, policy LHN1 developed in line with SHMA; specific mixes will be elaborated upon in Site Allocations work
	• Policy for meeting affordable housing need on site	See policy LHN2; policies LHN2 and LHN3 also promote local affordable housing

Requiring good design		
58.	Local plans should have robust policies for the quality of development	See policy EN3 and associated "design principles" in Appendix 4
61.	Policies should address the connections between people and places, and integrate into the natural, built and historic environment	Design approach is context-led; see especially policy EN3; several policies support such integration, including EN1, EN2, EN5
Promoting healthy communities		
69.	Policies should promote safe and accessible environments and developments, including mixed uses	Specific community safety policy (CO6); also policy EC4 in respect of mixed uses
76.	Ability to designate 'Local Green Space'	Policies CO3 and EN5 provide context; envisage proposals via Site Allocations or Neighbourhood Plans
Meeting the challenge of climate change flooding and coastal change		
94.	LPAs should adopt proactive strategies to mitigate and adapt to climate change	Specific objectives and chapter on 'Sustainable Resource Management'; see Policies SRM and SRM2
100.	Local plans should have policies to manage flood risk from all sources, supported by a SFRA	SFRA undertaken; see policies EN6 and EN7; site allocations will draw on sequential and exception tests
Conserving and enhancing the natural environment		
115.	LPAs should give great weight to conserving landscape and scenic beauty of AONBs	See Policy EN1; supported by development strategy which has full regard to conservation and enhancement of the AONB
Conserving and enhancing the historic environment		
126.	Local plans should set out a positive strategy for conservation of the historic environment	See Environment chapter, notably Policy EN2
Using a proportionate evidence base		
158.	Local plans should be based on evidence of characteristics and	See Background Papers, including SHMA, SHLAA, ESLR, Retail

	prospects of the area	Study, Landscape Assessments, Transport assessment for Bexhill and Hastings, Open Space assessment, Energy Study, GI Study, 'Rother in Profile' report, respective Town and Rural Areas Studies
165.	Policies are based on up-to-date information on natural environment and other characteristics, and on a SA/SEA	See AMR; Environment policies take account of advice of the Statutory Environmental Bodies; see SA/SEA
166.	Local plans may require other environmental assessments	See HRAs and SFRA
170.	Plans should ensure the viability of appropriate affordable housing / Where local requirements, notably character assessments should be prepared	See Affordable Housing Viability Study / See Landscape Character assessment for Bexhill and Hastings Fringes, and for Market Towns and Villages
174.	Policy on affordable housing requirements and other local standards should be set out	See Policies LHN2 and LHN3
Planning sites for travellers		
4.	LPAs should make their own assessment of need	The Gypsy, Traveller and Travelling Showpeople background paper makes an assessment of need for the District.

Alignment between the NPPF and Salehurst & Robertsbridge Neighbourhood Development Plan key objectives

3.0   The NPPF emphasises the need to prepare plans on the basis of a presumption in favour of sustainable development. Within the Vision and Objectives a number relate to presumption in favour of sustainable development. The vision for the Salehurst & Robertsbridge Neighbourhood Development Plan: *'Salehurst and Robertsbridge will continue to be a thriving safe and friendly village where people continue to want to live, work and play. We will maintain and enhance our village whilst supporting sustainable development that respects our present Natural Outstanding Beauty for the benefit of all residents and visitors alike.'*

3.1   The table below aims to show how the Salehurst and Robertsbridge Neighbourhood Development Plan objectives aligns with the principles of the NPPF.   There will be a further document which assesses the conformity between the policies within the Salehurst & Robertsbridge Neighbourhood Development Plan, the NPPF and the Rother Core Strategy.

NPPF Section	Objectives of Salehurst and Robertsbridge Neighbourhood Development Plan
Presumption in Favour of Sustainable Development and achieving sustainable development	Within the Vision and Objectives a number relate to presumption in favour of sustainable development. **Housing** • To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village. **Economy** • To foster a sustainable community that promotes employment creation, across commercial, retail and industrial sites.

Building a strong, Competitive Economy	**Economy** • To sustain a thriving town centre with mix use shopping and service provision offering a range of goods and services to the local community and visitors. • To retain the local retail and service provision.
Ensuring the vitality of town centres	**Economy** • To sustain a thriving town centre with mix use shopping and service provision offering a range of goods and services to the local community and visitors.
Supporting a prosperous rural economy	**Economy** • To retain the local retail and service provision. **Infrastructure** • To seek timely and effective maintenance of existing infrastructure. • To seek improvements for pedestrian safety on the high street. **Housing** • To promote principles of good design and high quality that encourages local context and rural locality.
Promoting sustainable transport	**Infrastructure** • To promote cycle networks and non vehicular connectivity for a sustainable village life. • To reduce the harmful impact of road traffic and parking on the local community.
Supporting high quality communications infrastructure	**Economy** • To sustain a thriving town centre with mix use shopping and service provision offering a range of goods and services to the local community and visitors. • To retain the local retail and service provision.

Delivering a wide choice of high quality homes	**Housing** • To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.
Requiring good design	**Housing** • To promote principles of good design and high quality that encourages local context and rural locality.
Promoting healthy communities	**Leisure** • To secure the long term future of existing community leisure and cultural facilities for all ages. • To promote the provision of new facilities to address the future needs of the village. **Education** • To improve and extend the local educational facilities in line with future housing developments. • To seek adequate education provision for children of the village of all ages. • To promote informal or social educational facilities for younger people. **Infrastructure** • To promote cycle networks and non vehicular connectivity for a sustainable village life. • To seek improvements for pedestrian safety on the high street.
Protecting Green Belt Land	**Environment** • To protect and enhance local open spaces and access to the countryside.
Meeting the challenge of climate change, flooding and coastal change	**Environment**. • To plan for climate change and work in harmony with the environment to conserve natural resources. • To encourage development which meets current energy efficiency standards and where possible higher standards to achieve low carbon and/or renewable energy generation.

	Infrastructure • To seek timely and effective maintenance of existing infrastructure. • To maintain and improve effective flood defences.
Conserving and enhancing the natural environment	**Environment** • To protect and enhance local open spaces and access to the countryside. • To plan for climate change and work in harmony with the environment to conserve natural resources. • To encourage development which meets current energy efficiency standards and where possible higher standards to achieve low carbon and/or renewable energy generation.
Conserving and enhancing the historic environment	**Housing** • To protect, maintain and enhance the nationally and locally important heritage assets and historic character; by guiding development that is sympathetic with the surroundings.
Facilitating the use of sustainable use of minerals	**Environment** • To plan for climate change and work in harmony with the environment to conserve natural resources.