WEALDEN DISTRICT CORE STRATEGY

Comments on the implications for the Core Strategy of the National Planning Policy Framework

From: The Folkington Estate, c/o RH & RW Clutton,

1. The National Planning Policy Framework maintains the essential principles of the planning system and stresses the primacy of the development plan (Planning & Compulsory Purchase Act 2004 S.38(6)).

2. The NPPF indicates that local planning authorities should prepare a single 'Local Plan' and avoid supplementary documents if possible. This appears to mean that there should cease to be a number of Development Plan Documents making up the Local Development Framework (LDF). Wealden District Council however is nearly at the adoption stage of the Core Strategy, the Examination hearings having taken place, and has published a Strategic Sites DPD in draft. It would disrupt and delay adoption to attempt to merge different DPDs at this stage. As the Saved Policies of the adopted Local Plan date from 1998, adoption of the Core Strategy should not be further delayed.

3. The NPPF does not appear to introduce new policies which would require a revision of the Core Strategy. There is 12 months allowed to make such corrections as are necessary. Any modifications to the Core Strategy that are deemed necessary at that point could be brought forward at the time that the Strategic Sites DPD is brought to Examination.

4. A key change in the NPPF from the policies of PPS3 of 2006 on housing is that local planning authorities may include forecast windfall housing as part of their forecast 5-year housing supply. They can do this using past records of windfall housing completions. Windfalls should be included in the forecast housing supply for the plan period.

5. The Inspector has tabled the Planning Inspectorate's 'model policy', which has been circulated to local authorities as a means of relating their Core Strategies to the NPPF. We would hope that the District Council will consider whether this should be included as drafted or should be amended to reflect local circumstances.

6. It is requested that participants in the Core Strategy hearings be notified by Wealden of its assessment of the NPPF's implications.

7. It is not considered that there is a need for a further hearing session about the NPPF. If one is held however, the Folkington Estate would wish to be represented at it.

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