Examination of the Shepway Core Strategy
Submission by The Royal Foundation of St. Katharine in Ratcliffe which addresses matters raised in the NPPF, as far as they relate to the proposals for Sellindge

Matter 5 – Areas of Strategic Change – and other Matters
(Core Strategy Policies CSD6, CSD7, CSD8, CSD9)

Issue 5: Are the Core Strategy’s proposals for other identified Areas of Strategic Change realistic, deliverable, adequately justified and consistent with national and regional policies?

5.1 “Is the level of detail presented in policies CSD6 – CSD9 (and supporting text and diagrams) appropriate for inclusion within a Core Strategy? For example, does the identification of “broad locations” for development prejudice the consideration of detailed sites in future DPDs? Is it clear how these proposals will be taken forward in forthcoming DPDs?”

and

5.2 “Notwithstanding the above, are the details of developments proposed in policies CSD6 – CSD9 (such as broad locations, scale of housing and likely infrastructure needs) adequately justified by the evidence base? Why have other sites (including sites that are now being promoted by representors) been discounted?”

NPPF 5.1

This submission is a supplement to that submitted on 12 April, and addresses matters raised both in 5.1 and 5.2 above.

NPPF 5.2

 Whilst the whole NPPF has been considered in formulating this submission, the main emphasis is upon the Plan Making section of the document.

NPPF 5.3

The Proposals for Sellindge in Policy CSD9, in my view, are entirely consistent with the golden thread running through the NPPF of bringing forward sustainable development, involving positive growth, with demonstrable economic, environmental and community benefits.

NPPF 5.4

Set out on pages 5 to 6 of the NPPF are 12 core planning principles, the first being that planning should be genuinely planned, empowering local people to shape their surroundings. They should provide a practical framework within which discussions on planning applications can be made with a high level of predictability and efficiency.
NPPF 5.5
I have set out in paragraph 15, in response to the question at 5.1, of my earlier statement, how I believe that, with a minor change, Policy CSD9 makes it clear how sustainable development can be brought forward at Sellindge.

NPPF 5.6
The section of the NPPF dealing with plan making makes it clear that local plans are the key to the delivery of sustainable development that reflects the aspirations of local communities.

NPPF 5.7
My response to question 5.2, in the initial statement, describes the extensive community involvement in shaping the master-planning referred to in policies CSD9.

NPPF 5.8
Paragraph 154 of the NPPF makes it clear that Local Plans should be aspirational, but realistic, and address the spatial implications of economic, social and environmental change.

NPPF 5.9
That paragraph says that Local Plans should set out the opportunities for development, and clear policies on what will, or will not, be permitted, and where.

NPPF 5.10
Policy CSD9 provides clear guidance upon the location of a core development area upon St. Katherine in Ratcliffe land, whilst making it clear that there will be further community involvement in taking forward future master-planning.

NPPF 5.11
The Local Development Scheme of November 2011 explains the intention of the Local Planning Authority to produce an Allocations DPD that would be instrumental in taking forward the guidance in CSD9.

NPPF 5.12
The proposals in the Core Strategy for Sellindge reflect the early, and meaningful engagement, with a wide section of the community, in the production of the Sellindge’s Future document, in compliance with paragraph 155 of the NPPF.

NPPF 5.12
Equally the indication of broad locations of land for development, to promote development in a flexible way, is compliant with paragraph 157 of the document.
NPPF 5.14

The approach in the Core Strategy, in respect of Sellindge complies with the guidance relating to Examination of Local Plans, in that the proposals are based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

NPPF 5.15

In my view, when considered against the reasonable alternatives based on proportionate evidence, the proposals for Sellindge are the most appropriate.