

Programme Officer: Lissa Higby  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

**Our ref:** AE/2006/000360/CS-  
01/PO3-L02  
**Your ref:** NPPF  
**Date:** 22 September 2011

Dear Madam

**Rochford Core Strategy Examination – Draft National Planning Policy Framework.**

Thank you for your letter dated 9<sup>th</sup> September 2011, giving us the opportunity to comment on the implications of the recently published draft NPPF policy document for the Core Strategy examination.

We have considered our previous representations in light of the draft NPPF and at this time do not believe that there are significant implications for issues that fall within our remit.

In the main our comments related to the application of PPS25, i.e. avoiding and mitigating flood risk, to the policies within your Core Strategy. The draft NPPF still supports this approach, highlighting the need for the Sequential and Exception tests to be applied when allocating land for development. When the NPPF has replaced PPS25 it will still be beneficial to include further explanation of key elements of flooding in the district to ensure the detail that is currently within PPS25 is not lost.

Once the NPPF has been formally adopted, we understand that the plan will require assessment to secure a certificate of conformity with the Framework. In advance of this, we would suggest that the LPA may wish to consider a policy review and gap analysis to ensure that the document contains sufficient detail to remain an effective policy base in the absence of more detailed national policy.

Yours faithfully



**Mrs Lindsay Black**  
**Planning Liaison Officer**

Direct dial 01473 706820

Direct fax 01473 271320

Direct e-mail [lindsay.black@environment-agency.gov.uk](mailto:lindsay.black@environment-agency.gov.uk)

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