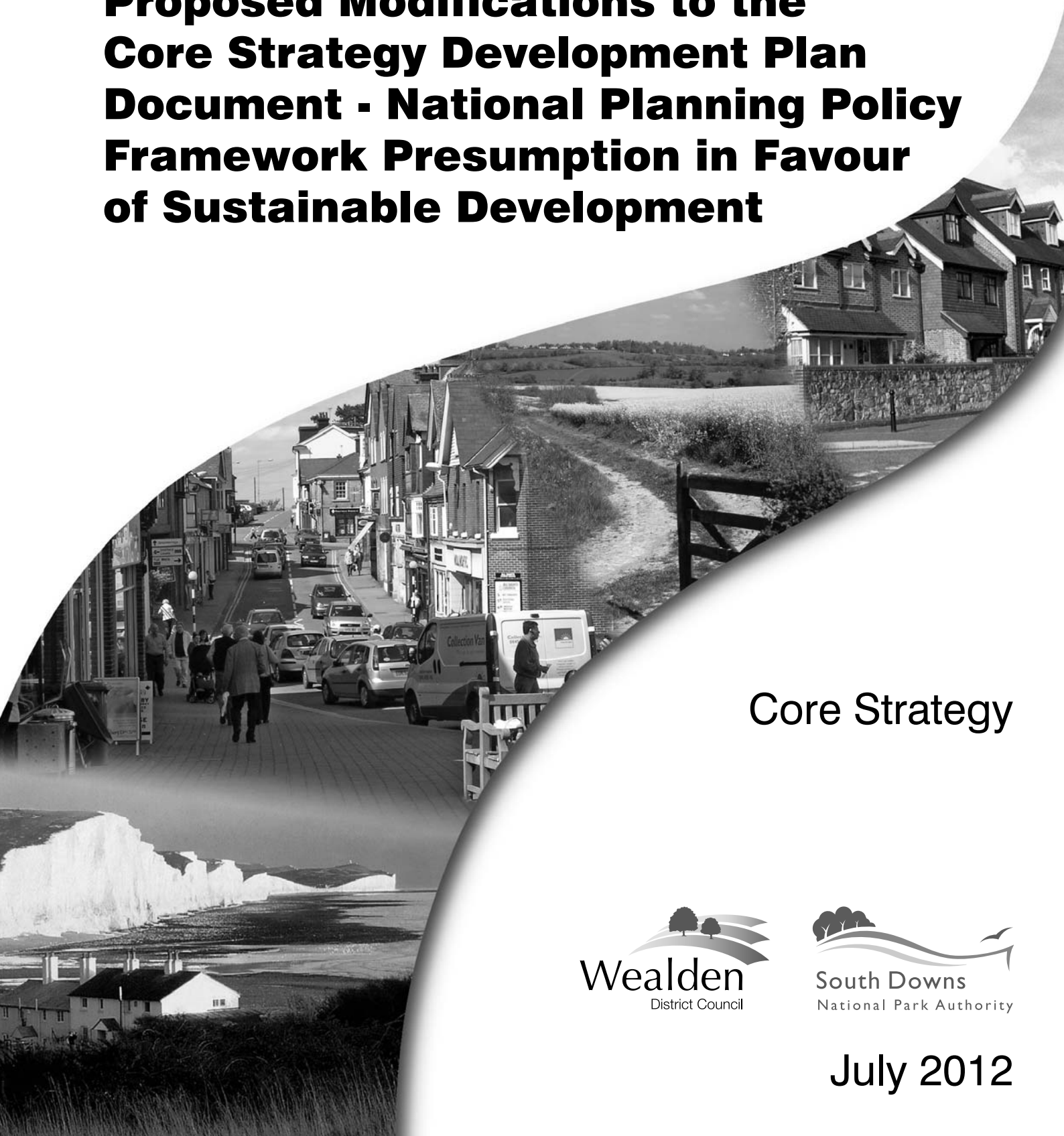
Wealden District (Incorporating Part of the South Downs National Park)

Local Development Framework

Proposed Modifications to the Core Strategy Development Plan Document - National Planning Policy Framework Presumption in Favour of Sustainable Development



Core Strategy

Wealden District Council

South Downs National Park Authority

July 2012

How to Contact Us

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Wealden District Council
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Website: www.wealden.gov.uk
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You may view the LDF documents at:

Council Offices, Pine Grove, Crowborough, East Sussex TN6 1DH
Office hours Monday, to Friday 8.30am to 5.00pm

Until 6th August 2012 you may also visit the Hailsham Customer Help Point, Prospects House, 7-9 George Street, Hailsham, BN27 1AD between the hours of 8.30am to 5.00pm Monday, Tuesday, Thursday, Friday and 9.00am to 5.00pm Wednesday.

After 6th August 2012 LDF documents will be avialable at the new Hailsham Offices
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX
Office hours Monday, to Friday 8.30am to 5.00pm

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

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1.0 Introduction

1.1 Wealden District Council and the South Downs National Park Authority submitted their joint Core Strategy Development Plan Document (DPD) to the Secretary of State on the 5th August 2011 for independent examination together with all of those representations received prior to submission.

1.2 The Core Strategy sets out the key elements of the planning framework for Wealden District, including the area within Wealden that lies within the South Downs National Park. The document comprises a long-term spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving its delivery. The Core Strategy identifies the amount of growth and the broad locations for delivering housing and other major development needs such as employment, retail and infrastructure.

1.3 The Core Strategy is currently subject to examination into the soundness of the document and has been subject of a number of Hearing sessions, chaired by the independent Inspector appointed to conduct the examination, Mr Michael Moore BA(Hons) MRTPI CMILT MCIHT. As part of the Examination into the soundness of the Plan, an Exploratory Meeting was held on 12th October 2011. Subsequently, public Hearing sessions relating to the submitted Core Strategy were held from 17th January to 2nd February 2012. As a result of evidence provided during the Exploratory Meeting and Hearing, Wealden District Council and the South Downs National Park Authority proposed a number of modifications to the Core Strategy. Following the Hearing the Inspector Mr Michael Moore has proposed further main modifications to the submitted document that may affect the soundness of the submitted plan. The Proposed Modifications to the Core Strategy DPD were subject of public consultation which ran from Wednesday 11th April 2012 to Wednesday 13th June 2012. The Inspector has now received all of the representations received arising from this consultation.

1.4 During the consultation on the Proposed Modifications to the Core Strategy Development Plan Document the National Planning Policy Framework was published by the Government on 27th March 2012. The National Planning Policy Framework came into effect on the date it was published, and therefore is a relevant consideration for the examination of the Core Strategy. The Planning Inspectorate has suggested a model Policy wording that it considers would be an appropriate way of meeting the expectation as set out in the NPPF that there will be a presumption in favour of sustainable development. Wealden District Council and the South Downs National Park Authority have considered this suggestion and agreed that the wording of this suggested model Policy together with the insertion of explanatory text in the Core Strategy to meet this requirement. This

approach is reflected in the letter dated 9th May from the Council and National Park Authority to the Inspector Mr Michael Moore. The correspondence relating to this matter is available on the Wealden District Council website www.wealden.gov.uk.

1.5 There is a legislative requirement that any proposed main modifications be subject to consultation, in compliance with the Statement of Community Involvement. Therefore this document sets out the proposed modifications to the Core Strategy DPD regarding the NPPF presumption in favour of sustainable development for representations.

What are the proposed modifications and how is the schedule set out

1.6 The proposed modifications are provided in Section 2 of this document. The changes to the text should be read in conjunction with the Core Strategy submission document and the Proposed Modifications to the Core Strategy DPD, which was published in April 2012. These changes relate to the presumption in favour of sustainable development only.

1.7 All relevant documents can be viewed on the Wealden District Council website www.wealden.gov.uk and hard copies are available at venues open for public inspection of documents.

Representations on the proposed modifications

1.9 Representations are now invited upon the soundness of the Proposed Modifications to the Core Strategy Development Plan Document - National Planning Policy Framework (NPPF) Presumption in Favour of Sustainable Development. **To assist the Inspector any further comments should be confined to the proposed modifications only and should not relate to matters already covered as part of the examination of the Core Strategy. Any representations received will be treated as written representations by the Planning Inspector.**

1.10 Representations are invited for a period of six weeks beginning on Thursday 5th July 2012. To assist the Inspector in his consideration of any submitted comments representations should be made on the prescribed representations form and returned to **Head of Planning and Environmental Policy, Wealden District Council, PO Box 49, Hailsham, East Sussex, BN27 2AZ or by e-mail to ldf@wealden.gov.uk** by no later than **5pm on Thursday 16th August 2012**. Only those comments that are properly made in writing/email and that are received at the address (or email address) provided within the time period specified can be considered. Whilst comments should be confined solely to the proposed modifications it is important that they are read in conjunction with the Submitted Core Strategy document itself and the Proposed Modifications published in April 2012.

1.11 Please note that the Planning Policy Team will be re-locating to the Council's Hailsham Offices on the 10th July 2012. However, any relevant correspondence regarding the Proposed Modifications received at the Council's Pine Grove Offices at Crowborough before 5pm on Thursday 16th August 2012 will be forwarded to the Planning Inspector.

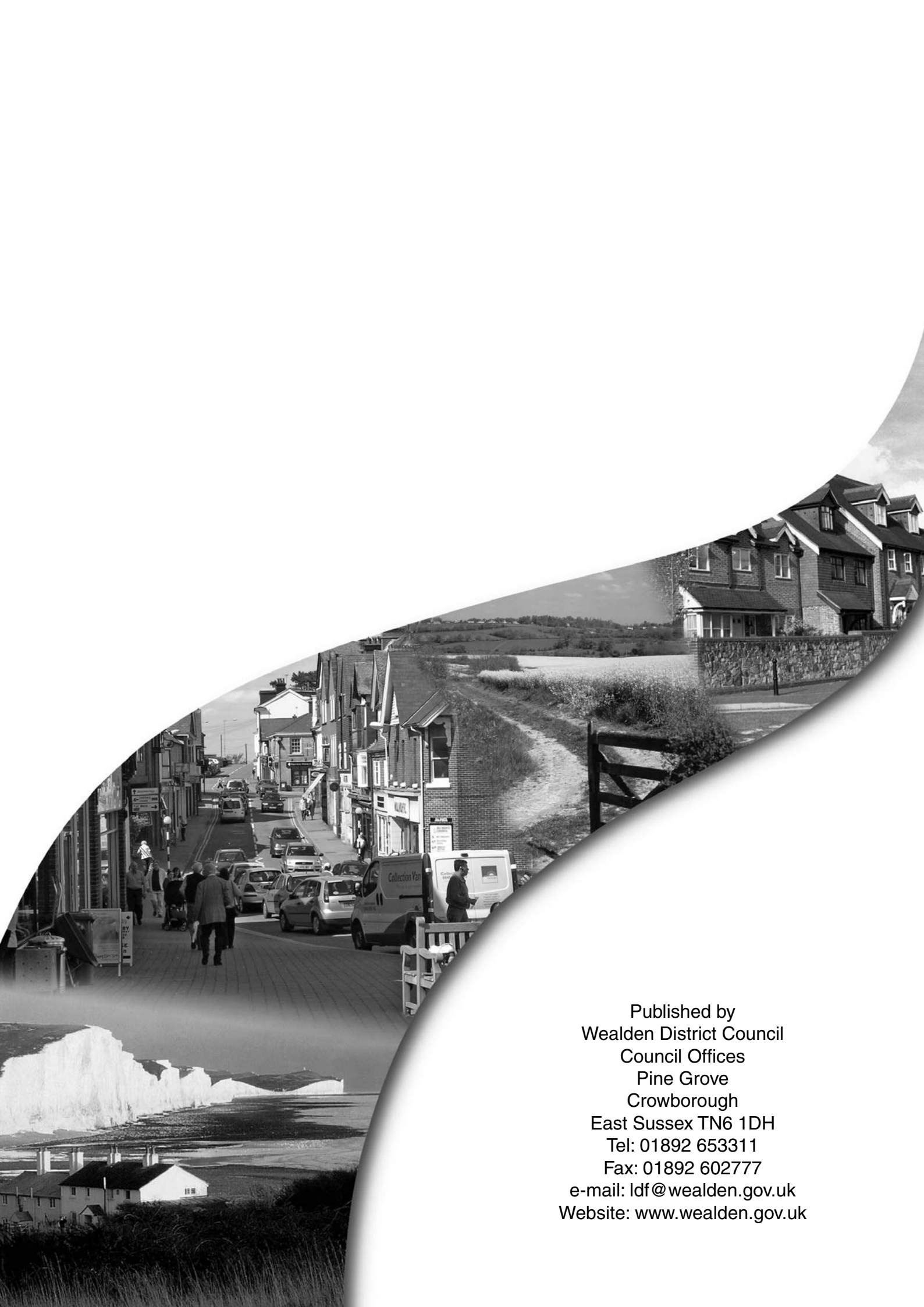
1.12 Prior to making any comments we strongly recommend that you read the Guidance Notes on making representations. Hard copies of the Guidance Notes can be obtained from the Council's Offices and are available free to download from the Wealden District Council Website www.wealden.gov.uk.

2.0 Wealden District Council and the South Downs National Park Authority Proposed Modifications

2.1 The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*. The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Suggested Modification
WS45	68	7.31	*Add new section after paragraph 7.31.* Sustainable development 7.32 The National Planning Policy Framework confirms that there should be a presumption in favour of sustainable development and that all plans should be based upon and reflect this presumption with clear policies to guide how the presumption will be applied locally. The Framework also confirms that there are three clear dimensions to sustainable development, economic, social and environmental. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. In order to meet this requirement the following policy will be applied. Policy WCS 14 Presumption in Favour of Sustainable Development When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that

Ref	Page	Policy/ Paragraph	Suggested Modification
			improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted.



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