Working in Partnership

WEALDEN DISTRICT (INCORPORATING PART OF THE SOUTH DOWNS NATIONAL PARK)

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

Making Representations - Guidance Notes for Respondents

Before making your representation on the proposed modifications to our Core Strategy, we would encourage you to read the following guidance as it will explain how you can make representations and the type of comments which can be considered by the Inspector.

Purpose and Process

The purpose of this consultation is to invite representations on the modifications proposed to the Wealden District (Incorporating Part of the South Downs National Park) submitted Core Strategy. It is important that these proposed modifications are therefore read in the context of the submitted Core Strategy itself and the previously published Proposed Modifications (April 2012). Copies of this document, together with the Proposed Modifications are available at the Wealden District Council Crowborough offices and at various deposit points throughout the District. The consultation does **not** however seek comments on the Core Strategy itself for reasons set out below.

Following the examination in public of the Core Strategy the Planning and Compulsory Purchase Act (as amended) 2004 requires that we now consult upon any proposed modifications to the Core Strategy in order that any comments received may be considered by the Inspector prior to him issuing his final report to Wealden District Council and the South Downs National Park Authority.

Wealden District Council and the South Downs National Park Authority jointly submitted their Core Strategy for Examination in August 2011. The Inspector appointed to conduct the examination, Mr Michael Moore BA (Hons) MRTPI CMILT MCIHT held an Exploratory Meeting on 12th October 2011. The public Hearing sessions of the examination, relating to the submitted Core Strategy, ran from 17th January to 2nd February 2012.

As a result of evidence provided up to and during the Hearing, it became apparent to the Authorities and to the Inspector, that certain modifications may be beneficial to the submitted Core Strategy if soundness was to be achievable. These modifications were published in April 2012 for consultation until 13th June 2012. This consultation is now closed and copies of all representations have been sent to the Inspector for his consideration.

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 down in the NPPF that there should 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 appropriate explanatory text should be incorporated into the Core Strategy in order to meet this requirement. This approach is reflected in the letter dated 9th May to the Inspector Mr Michael Moore. The correspondence relating to this matter is available on the Wealden District Council website www.wealden.gov.uk.

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

We have prepared consultation response forms to assist the process of submitting a representation and your attention is specifically directed to the following:

- The electronic and hard copy response form has been designed to seek your views on the proposed modification;
- The Authorities role at this stage is to receive all properly made representations on the proposed modifications, to log them, categorise them in order to facilitate the Inspectors consideration and to then forward them to the Inspector without further comment.
- As part of the process all properly made representations will be published on the Wealden District Council website. In this regard you must accept that your comments will be made publicly available;
- Once the Inspector has considered all comments he will then issue his final report to Wealden District Council and the South Downs National Park Authority. This will include any recommendations for modification as appropriate and which he feels are necessary to ensure soundness of the overall Core Strategy.

Next Steps

The Authorities have accordingly arranged for a six week period of consultation commencing on **Thursday 6th July 2012**. To ensure that your views can be made known to the Inspector any comments must be received by the Council by **5pm on Thursday 16th August 2012.** Comments may be sent electronically by e-mail to **ldf@wealden.gov.uk**, by attaching an electronic copy of the form or by sending in your completed hard copy form or letter 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**

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. Any representations received will be treated as written representations by the Planning Inspector.

Once the consultation period has closed we will forward all comments received to the Inspector via the appointed Programme Officer Mrs Lynette Benton.

Submitting Your Representations

To assist the Inspector in his consideration we would encourage you to use our standard form which is available free to download at www.wealden.gov.uk. This has been designed to help ensure that your comments can clearly be identified with the proposed modification that they refer to. All properly made comments received will be scanned and forwarded to the Inspector via the Programme Officer. We would again remind you that the Inspector has requested that people responding confine their comments solely to the proposed modifications. We would also emphasise that you will need to consider the wording of the modifications in the context of the Core Strategy document itself.

Further Information

The Proposed Modification Document, Sustainability Appraisal/ Habitat Regulations of the Proposed Modifications and Submission documents can be viewed on the Wealden District Council website www.wealden.gov.uk. You may also download copies of the Representation Form, Guidance Notes and a list of venues where these documents are available for public inspection. Please telephone **01892 602007** or e-mail **ldf@wealden.gov.uk** if you require assistance in submitting your representation or if further information is required. If you, or somebody you know, would like the information (guidance notes, forms etc) in large print, braille, audio tape/CD or in another language please let us know.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. We are required to make copies of all representations publically available. The Council will also provide names and associated representations on its website but will not publish personal information such as telephone numbers, e-mails or private addresses. By submitting a representation on the Proposed Modifications you confirm that you agree to this and accept responsibility for your comments.

For any queries regarding the examination process or timetabling please contact the Programme Officer, Lynette Benton on 07985 878623 or by e-mail lynette.benton@wealden.gov.uk.