PLANNING AND COMPULSORY PURCHASE ACT 2004

LOCALISM ACT 2011

Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Community Infrastructure Levy Regulations 2010 (as amended)

**NOTICE OF PUBLICATION OF TOWN PLANNING DOCUMENTS**

**STATEMENT OF REPRESENTATIONS PROCEDURE AND AVAILABILITY OF DOCUMENTATION**

**1. PROPOSED MODIFICATIONS TO THE SUBMISSION TORBAY LOCAL PLAN**

In July 2014 the new Torbay Local Plan was submitted to the Secretary of State for Independent Examination. Hearing Sessions were conducted by the Examination Inspector in November 2014 to debate key policy issues relating to the Plan’s soundness. The Local Authority has now published a series of Proposed Modifications to the Local Plan. Related Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA) documents have also been published.

**Views are invited specifically on the ‘Proposed Main Modifications’, which include changes that relate to the soundness of the Plan.** Comments are also invited on other more minor changes to the Plan, set out in the ‘Proposed Additional Modifications’ document, and on the associated background work set out in the related HRA and SA documents. Please submit representations on the Main Modifications, Additional Modifications, HRA and SA separately, as comments will be considered in different ways. **Representations should be made on the Proposed Main Modifications, Additional Modifications and related HRA and SA documents only (not on the unchanged parts of the Submission Plan).**

**2. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Following publication of a Preliminary Draft CIL Charging Schedule in December 2011, the Council is now consulting on its Proposed Draft CIL Charging Schedule.  This sets out the types of development upon which CIL is proposed to be charged and the proposed charging rate.  The “Regulation 123 List” which sets out projects that CIL will be spent on is also published. **Views are invited on these two documents.**

**3. LOCAL VALIDATION LIST**

A Draft Local List for Validation of Planning Applications was published in September 2012. A revised Local List is now being published for consultation. The List sets out the sort of information required to support different types, scales and locations of development proposals. The document also provides the basis for pre-application discussions between applicants and the Council. **Views are invited on this document.**

All of the above documentation will be published for formal representations over a six week period from 9.00am Monday 9 February to 9.00am Monday 23 March 2015. Reference copies of the above documents will be available for inspection on the Council’s web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan) and related links, and at Torbay Council’s Spatial Planning Office (Electric House, Castle Circus, Torquay TQ1 3DR), Council Libraries and Connections Offices during normal opening hours. Please send your comments by email to strategic.planning@torbay.gov.uk or by post to Spatial Planning at the address above, indicating which documents you are commenting on.

Documents can be downloaded from the above web site free of charge. Paper copies may be purchased from Spatial Planning - details of prices are available on request.

**All comments should be received no later than 9.00am Monday 23 March 2015,** and willbe made available for public inspection. Late comments will not be accepted. If you have any queries, please call 01803 208804.

**Torbay Council – February 2015**