
EXAMINATION STATEMENT – MATTER 12

Hart Local Plan: Strategy and Sites 2016-2032

Representations on behalf of
Gallagher Estates and Barratt Homes

October 2018

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**HART LOCAL PLAN:
STRATEGY AND SITES 2016-2032**

**REPRESENTATIONS ON BEHALF OF
GALLAGHER ESTATES AND BARRATT HOMES**

OCTOBER 2018

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Barton Willmore LLP on behalf of Gallagher Estates and Barratt Homes, who have land interests at Winchfield which forms part of the “area of search” for a new settlement under emerging Policy SS3.
- 1.2 Representations have been made on behalf of our Clients throughout the production of the emerging Local Plan. As the “area of search” also covers land at Murrell Green, promoted by Lightwood Land, this Statement has been prepared in consultation with Lightwood Land as part of the on-going collaborative approach to the new settlement.
- 1.3 Notwithstanding the land interests of our Clients, these representations have been prepared in recognition of prevailing planning policy and guidance, in particular the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.4 From the outset it is important to note that the Local Plan has been submitted during the transitional arrangements set out in the 2018 NPPF and is being examined under the 2012 NPPF. This Statement considers the Inspector’s questions in this context, with references to the NPPF referring to the 2012 document unless otherwise stated.
- 1.5 These representations respond to the Inspector’s questions within Matter 12 and have been considered in the context of the tests of ‘Soundness’ as set out at Para 182 of the NPPF which requires that a Plan is:
- **Positively Prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where reasonable;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternative, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;
 - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

2.0 RESPONSE TO QUESTIONS

QUESTION 12.19 Is the Plan based on adequate, up-to-date and relevant evidence about the historic environment within Hart?

- 2.1 Yes, we consider the Plan to be based on adequate, up-to-date and relevant evidence in relation to the historic environment.
- 2.2 We acknowledge that Historic England had previously raised concerns with regards the evidence base and whether the evidence base satisfied the requirements of paragraphs 158 and 169 of the NPPF 2012 as well as Historic England's Good Practice Advice Note 1: 'The Historic Environment in Local Plans'. However, we note that Historic England, as part of the Statement of Common Ground (July 2018) with the Council (SCG1), is satisfied with the Council's position and no longer objects to the Plan on this basis.
- 2.3 We consider that the Council has drawn upon a range of historic environment evidence to support the proposals within the Local Plan including those produced by third parties.
- 2.4 We have undertaken evidence relating to heritage, landscape character and other matters affecting the historic environment in developing proposals as have Lightwood Strategic. This has been an integral consideration in developing proposals and will continue to be through the DPD process and subsequent planning applications.
- 2.5 As such, we expect Historic England will have an active role to play in the future development of the New Settlement DPD and subsequent detailed management policies.