
EXAMINATION STATEMENT – MATTER 8

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 8 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 8.10 – Does the Plan do enough to ensure that the needs of older people are met?

- 2.1 Yes, the Plan identifies an area of search to deliver a new settlement. This new settlement will deliver a mix of housing types and tenures to meet the needs of residents and can include provision for older people.
- 2.2 We are supportive of the aims of the housing mix policies, including those for older people, in seeking to provide a range of housing options and to meet the wider needs of the community rather than just meeting housing need in qualitative terms.
- 2.3 The new settlement is an integral part to this, providing a large number of homes which will be of a sufficient mix to meet the needs of the community, with the exact mix to be determined through the DPD.