

**Gladman Hearing Statement**  
**Sevenoaks District Local Plan Examination**

**Matter 1: Legal Compliance, including the Duty to Co-operate**

**Issue 1: Legal Compliance**

**Representation ID: 5337**



**September 2019**

## **MATTER 1: LEGAL COMPLIANCE, INCLUDING THE DUTY TO CO-OPERATE**

### **Issue 1: Overall, has the Local Plan been prepared in accordance with the relevant legal requirements?**

#### **Q3. Is the Local Plan legally compliant with respect to Sustainability Appraisal [SA]?**

1. Gladman consider the SA to be legally compliant, further relevant reasoning for supporting the option is contained with the section on Pedham Place (Site reference ST2-28) within our Regulation 19 representation.

#### **Q8. Does the Local Plan clearly identify which policies are strategic in accordance with paragraph 21 of the National Planning Policy Framework [NPPF] (February 2019)?**

2. Document ED5 prepared by the Council now articulates the policies within the Local Plan which are considered to be strategic. Gladman has expressed concern that a number of the policies, particularly ST1 and ST2, do not adequately set out the plan's proposed housing requirement and the issues which need to be addressed on the strategic sites in terms of infrastructure provision or on-site constraints. We consider these issues in further detail in our Issue 4 and Issue 6 statements.

#### **Q9. Do the strategic policies look ahead a minimum 15 year period from adoption, to anticipate and respond to long term requirements and opportunities as required by paragraph 22 of the NPPF?**

3. Examination document ED3 and the corresponding list of proposed modifications revise the plan period from the submitted period of 2015-2035 to 2019-2035, to better reflect the use of the Standard Methodology for assessing housing need. Gladman recognise the Council's reasoning for doing this, however given that adoption of the Local Plan will only likely take place (if found sound) in 2020 this leaves the plan with a relatively short plan period of 15 years or less.
4. Given that the Local Plan is quite correctly looking to address some of its housing need through the release of sites from the Green Belt, it is important that any plan proposed now ensures that it is dealing with the strategic issues that arise at this point in time, not waiting for a review of the plan to grapple with any significant growth issues, which require consideration now to address plan wide needs.
5. Gladman consider that Policy ST2 does not respond to long-term requirement and opportunities as required by the NPPF, because it does not provide the delivery mechanism to ensure the delivery of the identified housing delivery within the plan period, and nor does it provide the flexibility required by the NPPF<sup>1</sup>. Currently policy ST2 leaves the delivery of ST2-28 unresolved notwithstanding that the site is relied upon in helping to meet the housing needs during the plan period.
6. Gladman is promoting site ST2-28 which is identified as a broad location of growth in the submitted Local Plan. Whilst Gladman contend that this site can deliver its full allocated housing figure within this plan period, this is very much dependant on decision being taken now to remove

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<sup>1</sup> Paragraph 11 (a) – NPPF (2019)

the site from the Green Belt and to allocate the site for development. Given the short nature of the plan period, we consider it essential that these decisions are taken at this point in accordance with the NPPF in planning properly for strategic development<sup>2</sup> and in ensuring Green Belt boundaries can endure<sup>3</sup>. If the plan is to deliver its housing and economic needs within the plan period decisions will need to be taken now not as part of any future review of the Local Plan.

7. Gladman consider these issues in further detail in our Issue 5 and 6 statements.

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<sup>2</sup> Paragraph 72 – NPPF (2019)

<sup>3</sup> Paragraph 136 – NPPF (2019)