

Local plan further update by Cllr L Evans

I am aware that the Steering Group lead is vacant and I would like to put myself forward for this role.

2. I attended the PAC on 22/11 and the key issues to report back are as follows:

a. The Regulation 19 Local Plan was recommended by the PAC.

- MX52/53 (Corinthians and Bancksides) continue to be excluded as the infrastructure proposals are not supported by the relevant providers and the scheme would have an unacceptable impact on the highway network

- There was an amendment proposed to exclude Pedham Place, but this was defeated 6:5. The view was that Pedham Place has information outstanding meaning a decision could not yet be made to exclude it from the plan. It is therefore included as a broad area for growth, but will not be removed from the Green Belt in this Plan. Work will continue to enable a full assessment to be made, probably when the Local Plan is revisited in 3- 5 years

- The exceptional circumstances site in Edenbridge appears to be supported by the local community as the infrastructure offer includes a medical centre and a school, both of which are needed locally

b. No members of the public, including developers, were allowed to speak. Several PAC members and other local SDC Cllrs did speak.

c. The **Consultation timeline** for the Reg 19 Local Plan is expected to start on 18/12, and to run for 6 weeks and 5 days, ending on Sunday 3/2.

- There were concerns expressed over how the next consultation will be communicated. The e-petition was mentioned a couple of times, after it was raised at the Council meeting on 20/11

- All those who made a representation (rep) during the last consultation will be advised by email of the new one, unless they expressly asked not to be

- In Shape will again be used and an FAQ sheet will also be communicated

- FPC will receive posters and postcard to use to raise awareness

Action proposed for FPC: to agree when to hold meetings for residents to explain the consultation process & timeline

d. Once submitted for examination, the plan will be assessed by the Inspector in terms of whether it is legally compliant and meets the tests of 'soundness' as set out in the NPPF (see below).

The **Consultation format** will focus on these four tests of soundness, with a box for each of the following:

- Positively prepared – providing a strategy which, as a minimum, seeks to meet the areas objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

An 'other' comments box is not expected to be included.

e. It should be noted that the PAC agenda papers said:

- Very few Local Plans are adopted without some modifications by the inspector to ensure that the tests of soundness are met

- It is likely that sites and policies will continue to evolve as a result of consultation responses submitted at the Regulation 19 stage. Further changes are likely to occur during the course of the examination process.

f. The PAC Chair stressed on several occasions that, even **if a site has NOT been included in the Reg 19 Local Plan, it is important that comments are made supporting that decision**. This is because the developers are almost certain to put their case for its inclusion and all consultation reps under Reg 19 will be sent to the Planning Inspector. This aligns with the Steering Group's stated intention as part of scenario planning to make a rep in support of the exclusion of MX52/53. This can be made as a comment in support of the overall strategy and the list of sites that are included in the plan.

g. The new Redhill site in NAG is likely to be consulted on alongside the Reg 19 Local Plan, but separately to it. A drop-in session is likely to be held in NAG. My view is that FPC should make a rep on this site, once further information is known. A member of the Steering Group should attend the drop-in session.