Wealden Local Plan

Duty to Cooperate
Background
Paper - Appendix SAMM

Submission Document

January 2019
How to Contact Us

Planning Policy
Wealden District Council
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

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Dear All

Following our last meeting we have been working towards finalising the projects and costs for the Joint SAMMS with help from [redacted]. This has been on the basis that we need to ensure that there will be enough funding for the projects identified and to also ensure that such an approach will work on the ground for the Conservators to deliver the mitigation.

I have attached an excel spreadsheet to show the proposed projects and also the total joint SAMM project costs.

It has been necessary to consider the likely timing of development and its occupation and the certainty of funding provision on a yearly basis. This is especially important in the earlier years where development may not be occupied and therefore no funding collected or where it is not possible to predict the likely timing of development per se.

Based on the principle of 2,500 houses coming forward within the 7km zone, (1,300 of which will be located in Wealden), we are proposing that we will pay for around / just over half of the mitigation in total. This moves us away from the need to agree to a joint forward fund mechanism if this can't be agreed. Partner LPAs will therefore be able to determine how their share of the overall project will be funded in relation to the joint projects identified.

To take this work forward, it would be useful to hold another meeting to discuss and agree the points in the email below / agree a way forward so that we can get the Joint SAMMs Framework up and running as soon as possible. In addition, we have also now received Counsel opinion with regards to perpetuity, forward funding and recouping monies via S106 and / or CIL that we will be able to update you on.

Please can you let me know if you are free to meet with us at our Hailsham Office on any of the following dates:

18th November (PM)  
15th, 20th or 21st November (AM or PM). 

Any questions in the meantime please give me a call or an email. 

Kind regards 

From: [Redacted] 

Sent: 08 September 2014 16:45 

To: [Redacted] 

CC: [Redacted] 

Subject: Joint SAMMs Framework - follow up from 20th August 14 meeting 

Dear All 

Thanks for attending the meeting on 20th August 2014 which I hope you found useful as a starting point for further and internal discussion. 

In considering the complexity of the mechanics to deliver and fund SAMMs I thought it would be helpful to set out the main areas for consideration and to also provide further information as requested at the meeting. This will hopefully allow us to progress the Joint SAMMs strategy in a timely manner. 

To progress this work the following main areas / principles need to be considered and ultimately agreed as soon as practically possible. 

1. The meaning of ‘in perpetuity’ – 80, 100 or 125 years; 
2. The amended project proposals as set out in the SAMMs supporting information paper (attached) and 20th August meeting Agenda. 
3. Funding arrangements – Forward funding Vs funding on a development by development basis. 
4. Governance arrangements 
5. Accountability arrangements. 

With regards to the above a number of questions were raised during our last meeting including: 

Confirmation of how much money would need to be provided to forward fund SAMMs (see section 3 of supporting information); 
Confirm WDC’s position with regards to SANGs and SAMMs and CIL / S106 funding mechanisms (see section 4 of supporting information); 
Confirm whether it will be legally possible to claw back forward funds under S106 (see last
question in Supporting document);

To assist in the consideration of the delivery and funding proposals put forward by WDC at our last meeting I have put together a 'Draft Supporting Information' Paper. This paper should be read in conjunction with the 'Draft Delivery of SAMMs paper' previously provided (but also attached). Both Papers are Draft and are therefore provided in confidence.

Ideally, if you are able to come back to me as soon as possible (within one week / by 15th September
Dear all

Thanks for getting back to me with dates. The 21st November looks to be the best date. I have booked a room at our Hailsham Offices for 9.30am.

Hope you can all still make this date? Any problems then let me know.

Kind regards

Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Redacted]
Sent: 03 November 2014 16:20
To: [Redacted]
Cc: [Redacted]
Subject: Joint SAMMs Framework

Dear All

Following our last meeting we have been working towards finalising the projects and costs for the Joint SAMMS with help from [Redacted]. This has been on the basis that we need to ensure that there will be enough funding for the projects identified and to also ensure that such an approach will work on the ground for the Conservators to deliver the mitigation.

I have attached an excel spreadsheet to show the proposed projects and also the total joint SAMM project costs.

It has been necessary to consider the likely timing of development and its occupation and the certainty of funding provision on a yearly basis. This is especially important in the earlier years where development
RE: Joint SAMMs Framework - follow up from 20th August 14 meeting

Sent: 21 November 2014 08:25

From: TWBC

To: MSDC,WDC, LDC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

13 Attachments

Sincere apologies but I am required to complete some rather urgent work this morning and so must pull out of today's meeting. Please do keep me in the loop.

Kind regards

[Signature]

Landscape and Biodiversity Officer

T: [Contact Information]
E: [Contact Information]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk
www.tunbridgewells.gov.uk/naturalconservation

Help us to improve our service to you by completing our online Customer Satisfaction Survey

From: [Contact Information]
Sent: 08 September 2014 16:45

http://archivemanager.wealden.gov.uk/app.html/message/87fd57a8-30a2-05c0-30a2-9f7f624a3074/17/12/2018 12:09:22

SAMM5
Good Afternoon

Thank you for your e-mail. I have no queries with regards to your e-mail, and I am awaiting a response from Mid Sussex to progress further. As with Lewes District we wish to progress as quickly as possible, and as soon as we have all the information we will progress the matter.

Regards

Further to the previous email, I was wondering if anyone had any queries with what we wrote.

You stated that you would get back to us on the points queried in the meeting this mid-week. Are you able to provide this information to us and if not now, when would it be expected?

Regards,
Archive Manager

E: [redacted]
T: [redacted]

From: [redacted]  LDC  
Sent: 21 November 2014 14:57  
To: [redacted]  LDC  
WDC, MSDC  

Subject: Outcome from today's meeting.

Dear All,

Following today’s meeting, we agreed to get back to you in writing with the issues discussed.

Thus just to confirm:

We would like 110 homes to be used in the calculations for development in Lewes District within the 7km zone. This is based on the allocation in the Core Strategy for 100 homes for Newick. In addition, just over 9% of our overall housing total in the Core Strategy is identified as going to come forward as windfall development in unspecified locations. Rounding up to the nearest whole home would suggest another 10 homes are likely to come forward in Newick.

We are satisfied that 100 years is an appropriate time to use as being ‘in perpetuity’. We place trust in the Counsel opinion provided, whilst such a period allows us to practicably introduce SAMMS measures. We would be very nervous in defining in perpetuity as a longer time period.

In principle, we are happy for Wealden District Council to be the Authority that will be responsible for managing the central SAMM ‘pot’. With the work that has been undertaken, the fact that most development will occur in Wealden, the location of the Ashdown Forest as well as the agreed forward funding and existing relationship with the Conservators, they are the obvious choice. We acknowledge that the details of governance is not settled and are committed to working with all parties to finalise details.

It is our preference that the finalised, published SAMMS document, is a combined document for all authorities. It is in our collective interests that the document clearly represents a coordinated approach to the issue. In addition, given that it is likely that contributions may differ in different districts, it will enable us to explain why the tariff is higher in Mid Sussex and Lewes than in Wealden. It would seem illogical for individual authorities to produce different documents when it is meant to be a collective approach.

It is imperative that an agreement is in place quickly. From a practical point of view, we have to take a recommendation to agree any approach to Cabinet and the last Cabinet before the upcoming elections is on 20 March. For us to hit that date, we would need to take it to an internal hearing by 5th February. Beyond that the purdah period will be in force and there’s no telling us what the priorities of respective authorities will be after new Councillors have been sworn in.

Obviously all of the above is dependent on final details being agreed and on approval by our Members.

If you need anything more from us, please do not hesitate to get in touch.

Regards,

RE: Outcome from today's meeting.

Sent: 1 December 2014 08:48
From: Marina Briginshaw
To: [Redacted] MSDC, LDC, WDC
CC:

Morning [Redacted]

I wanted to clarify a couple of matters that may be of help.

[Redacted] has, through our Strategic Sites Local Plan, written a full explanation of the links between the projects and the mitigation requirements. This has been tested at examination and therefore I can not see a problem with that being transferred over to a joint paper. We can then add in the additional and more detailed information regarding specific costs etc. that has recently been discussed.

The potential tariff will be based on all our development, so what you calculate for Mid Sussex may not tally when added to Wealden and Lewes [Redacted] has set up a spreadsheet with our finance team and we are happy to do the calculations and provide you with the detail. In order to keep the costs down for everyone we need to make sure the windfall estimates are realistic.

I look forward to receiving your information.

Regards

[Redacted]

From: [Redacted] midsussex.gov.uk]
Sent: 28 November 2014 15:50
To: [Redacted] LDC
Cc: [Redacted] LDC, WDC
Subject: RE: Outcome from today's meeting.

Dear All,

Thank you for your e-mails. Further to our meeting last week, I have had an internal meeting with colleagues to discuss aspects of the joint SAMM strategy.

In principle, the selection of projects are appropriate for the joint SAMM strategy, although there needs to be a clear link between the projects and the reasons for why mitigation is needed.

We are still considering the housing number that should be used for the joint SAMM strategy as this depends on the emerging neighbourhood plans and windfall development. I will also need to calculate the potential tariff using these draft

http://archivemanager.wealden.gov.uk/app.html#/message/812d3c9d-80a6-3d1c-102e-8c9dad9e4785/[17/12/2018 11:42:34]
housing numbers to ensure it is appropriate for development in Mid Sussex.

In principle, we should be able to transfer collected SAMM money to Wealden DC, although we would need to see the proposed details for this and any draft legal agreement.

We are still considering our position on the in perpetuity length and its implications.

I will update you next week as to where we are with these matters.

Kind regards,

Planning Officer
Planning Policy and Economic Development
midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: [redacted]@wealden.gov.uk]
Sent: 28 November 2014 12:59
To: [redacted] LDC, WDC, MSDC
Cc: [redacted]
Subject: RE: Outcome from today's meeting.

Good Afternoon

Thank you for your e-mail. I have no queries with regards to your e-mail, and I am awaiting a response from Mid Sussex to progress further. As with Lewes District we wish to progress as quickly as possible, and as soon as we have all the information we will progress the matter.

Regards

From: [redacted]@lewes.gov.uk]
Sent: 28 November 2014 12:15
To: [redacted] WDC, MSDC
Cc: [redacted] LDC
Subject: RE: Outcome from today's meeting.

All,

Further to the previous email, I was wondering if anyone had any queries with what we wrote.

[redacted] you stated that you would get back to us on the points queried in the meeting this mid-week. Are you able to
provide this information to us and if not now, when would it be expected?

Regards,


Strategic Policy
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB
email@lewes.gov.uk

From: LDC
Sent: 21 November 2014 14:57
To: email@lewes.gov.uk; email<email@lewes.gov.uk>; email@lewes.gov.uk; email@lewes.gov.uk; email@lewes.gov.uk
WDC, MSDC, LDC

Subject: Outcome from today’s meeting.

Dear All,

Following today’s meeting, we agreed to get back to you in writing with the issues discussed.

Thus just to confirm:

We would like 110 homes to be used in the calculations for development in Lewes District within the 7km zone. This is based on the allocation in the Core Strategy for 100 homes for Newick. In addition, just over 9% of our overall housing total in the Core Strategy is identified as going to come forward as windfall development in unspecified locations. Rounding up to the nearest whole home would suggest another 10 homes are likely to come forward in Newick.

We are satisfied that 100 years is an appropriate time to use as being ‘in perpetuity’. We place trust in the Counsel opinion provided, whilst such a period allows us to practically introduce SAMMS measures. We would be very nervous in defining in perpetuity as a longer time period.

In principle, we are happy for Wealden District Council to be the Authority that will be responsible for managing the central SAMM ‘pot’. With the work that has been undertaken, the fact that most development will occur in Wealden, the location of the Ashdown Forest as well as the agreed forward funding and existing relationship with the Conservators, they are the obvious choice. We acknowledge that the details of governance is not settled and are committed to working with all parties to finalise details.

It is our preference that the finalised, published SAMMS document, is a combined document for all authorities. It is in our collective interests that the document clearly represents a coordinated approach to the issue. In addition, given that it
RE: Outcome from today’s meeting.

Sent: 3 December 2014 10:30

From: [REDACTED] MSDC

To: [REDACTED] WDC, LDC

Dear [REDACTED],

Thank you for your e-mail and the additional information was helpful. In terms of the project details, I was thinking specifically of the countryside workers and explaining that these are being provided to release capacity for the rangers to undertake the SAMM role as part of their duties.

We are currently looking at potential windfall numbers and I think that these need to be realistic in order to take into account the likely level of development. I agree that the tariff will be based on all development and the suggested project costs, however, I will need to calculate a potential tariff for Mid Sussex to ensure it is appropriate for development in Mid Sussex. The interim SAMM strategy money will also need to be taken into account. So that I can see what methodology you propose for the tariff calculations, I would be very grateful if you could provide me with the spreadsheet you mention in your e-mail below.

I will send another update when we have a clearer idea of potential windfall numbers. In the meantime, I will further some of the other aspects of the joint SAMM strategy.

Kind regards,

[REDACTED]

Planning Officer
Planning Policy and Economic Development
[REDACTED]@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

http://archivemanager.wealden.gov.uk/app.html#/message/cb52c78b-d1fe-882e-0dd5-e7bf2d931887/[17/12/2018 11:41:56]

SAMM11
RE: Outcome from today's meeting.

Sent: 5 December 2014 12:01

From: [Redacted] WDC

To: [Redacted] MSDC, WDC, LDC

CC: [Redacted]

Dear [Redacted],

I am just catching up with SAMM's work after my leave. I note that we have still not received any housing figures from Mid-Sussex or an updated position. As Marina has said we need these figures as soon as practically possible to input them into our spreadsheet and to complete the calculations. On this basis please can you provide these figures to us as soon as possible as well as the update that we were expecting on other matters mid this week. If you can inform us as to when we can expect these figures I would be grateful so that we can plan time with our finance department.

For your information I am just updating the project proposals / explanations which I will share with all LPAs on completion. We need to update this to inform the Legal Agreement.

Kind regards

[Redacted]

---

From: [Redacted]@midsussex.gov.uk
Sent: 28 November 2014 15:50
To: [Redacted] WDC, LDC
Cc: 
Subject: RE: Outcome from today's meeting.

Dear All,

Thank you for your e-mails. Further to our meeting last week, I have had an internal meeting with colleagues to discuss aspects of the joint SAMM strategy.

In principle, the selection of projects are appropriate for the joint SAMM strategy, although there needs to be a clear link between the projects and the reasons for why mitigation is needed.

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SAMM12
We are still considering the housing number that should be used for the joint SAMM strategy as this depends on the emerging neighbourhood plans and windfall development. I will also need to calculate the potential tariff using these draft housing numbers to ensure it is appropriate for development in Mid Sussex.

In principle, we should be able to transfer collected SAMM money to Wealden DC, although we would need to see the proposed details for this and any draft legal agreement.

We are still considering our position on the in perpetuity length and its implications.

I will update you next week as to where we are with these matters.

Kind regards,

Planning Officer
Planning Policy and Economic Development
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: [REDACTED]@wealden.gov.uk
Sent: 28 November 2014 12:59
To: [REDACTED] LDC, WDC, MSDC
Cc: 
Subject: RE: Outcome from today's meeting.

Good Afternoon

Thank you for your e-mail. I have no queries with regards to your e-mail, and I am awaiting a response from Mid Sussex to progress further. As with Lewes District we wish to progress as quickly as possible, and as soon as we have all the information we will progress the matter.

Regards

[REDACTED]

http://archivemanager.wealden.gov.uk/app.html#/message/360776f0-1c55-7e71-85b6-d5e7e7473e4c[17/12/2018 11:41:01]
Hi [Name],

Thanks for these. I will be working on SAMMs next week with our finance department. Once done I will get back to you with the outcome. This will likely be after Xmas because I will need to run the calculations past [name], who is not back until after Xmas now.

In the meantime have a fab Xmas and New Year.

Hi [Name],

We stated in a previous email that we estimate that at least 110 homes will come forward in the 7km zone in Lewes.

We estimate that they would come forward in the following manner:

30 units in 2016/2017
30 units in 2018/19
2 units in 2020/21
38 units in 2025/2026

The windfall will be spread in the following manner:

2 units in 2017/18
2 units in 2019/20
2 units in 2022/23
2 units in 2024/25
2 units in 2027/28

Obviously this is indicative and should be stated as such in the final document but this is our best guess as what may occur.

I hope this is of use.

Kind regards and Happy Christmas,

[Redacted]

Strategic Policy
Lewes District Council
E: ldf@lewes.gov.uk
T: [Redacted]

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Lewes District Council

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SAMM15
RE: Housing projections for SAMM

Sent: 4 February 2015 17:06
From: WDC
To: LDC
CC: LDC

Dear [Name]

Following our conversation earlier, the housing projections that we have used for SAMMs is below:

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>WDC</td>
<td>0</td>
<td>10</td>
<td>99</td>
<td>234</td>
<td>271</td>
<td>223</td>
<td>194</td>
<td>182</td>
<td></td>
</tr>
<tr>
<td>Mid Sussex</td>
<td>0</td>
<td>137</td>
<td>137</td>
<td>137</td>
<td>80</td>
<td>84</td>
<td>61</td>
<td>61</td>
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<tr>
<td>Lewes</td>
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<td>0</td>
<td>30</td>
<td>2</td>
<td>30</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total housing numbers</td>
<td>0</td>
<td>147</td>
<td>266</td>
<td>373</td>
<td>381</td>
<td>309</td>
<td>257</td>
<td>243</td>
<td></td>
</tr>
</tbody>
</table>

Using the above, this is what the charge is currently coming out as per dwelling per authority. The difference in figures is because of the delivery rate in housing. For example, Mid Sussex has more housing earlier and that is why their charge is less. i.e. the interest cumulates which covers later years. If Mid Sussex come back to me with a change then the rate will change! However, I will be working on the basis of these figures.

Charge per authority

- Per property WDC: 1713
- Per property MS: 1626
- Per property Lewes: 1686

Let me know if you would like to change anything. The timing of delivery will effect the cost per dwelling for each local authority.

Give me a call if you have any questions etc.
SAMMs meeting

Sent: 17 February 2015 14:43
From: WDC
To: [redacted] NE, MSDC, LDC, TWBC
CC: [redacted]

Dear all,

I can confirm that I have booked a meeting room for 10am on 11th March 2015 at our Council Offices.

Looking forward to seeing you all then.

Kind regards

[redacted] Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
RE: Interim SAMMs funding and MoU

Sent: 23 February 2015 10:37
From: LDC
To: WDC, TWBC, MSDC, LDC
CC: WDC, TWBC, MSDC, LDC

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4 Attachments
- image001.jpg (66 KB)
- image005.jpg (2 KB)
- image006.png (658 B)
- image007.png (8 KB)

Thanks for keeping us informed, I can echo the response and confirm that we support your approach. We would also like a copy of the leaflet when ready.

Kind regards

From: [redacted]@wealden.gov.uk
Sent: 23 February 2015 10:00
To: TWBC, MSDC, LDC
Cc: TWBC, MSDC, LDC
Subject: RE: Interim SAMMs funding and MoU

Dear [redacted],

Thank you. Our Legal Team will ensure that the MoU is fit for purpose. I will forward a finalised version to you also once agreed.

I will speak to the Conservators regarding getting a copy of the leaflet because I am not sure if I have the final version or not.

Kind regards

Thank you for keeping us informed. I cannot advise on the general suitability of the agreement and there is not time and perhaps it is not appropriate to seek advice from our legal team. However I understand and fully support the approach that you are taking and have no objection to what is proposed.

I would be grateful to receive an electronic version of the leaflet both for our web site and for printing.

Kind regards

CMLI
Landscape and Biodiversity Officer

www.tunbridgewells.gov.uk
www.tunbridgewells.gov.uk/naturalconservation

Be Online 2015 – click here to find out about free taster sessions at the Gateway 23 February- 6 March
Can you spare 5 minutes to complete this quick survey about Council services online? Thanks!
In recent conversations with the Conservators it has been identified that there is a need to press on with the SAMMs projects. Specifically, the promotion of the Code of Conduct. The need has arisen in considering that residential development is now taking place within the 7km zone in Mid Sussex and is also likely to take place at some point this year in Wealden. In considering this, Wealden District Council has agreed to forward fund £10k (ahead of the joint SAMMs being in place) to the Conservators to ensure that the promotion of the Code of Conduct elements are in place and ready to be delivered before this year’s breeding bird season at the end of March.

In the absence of a Legal Agreement (which we are currently working on) we have accordingly produced a Memorandum of Understanding which will hopefully be agreed between WDC (as lead LA) and the Conservators. (Please note that the Legal Agreement will also cover Code of Conduct promotion).

Would it be possible for you to read through the attached draft document and get back to me with any comments or questions by close of play on Tuesday 24th February? Our Legal Team will also be looking at it during this time.

Apologies for the short turnaround required. However, it would be good to get the promotion element off the ground before March. Feel free to give me a call if that is easier or quicker.
Memorandum of Understanding

Between

Wealden District Council and The Conservators of Ashdown Forest

February 2015

Objective / Aim

1. This is a Memorandum of Understanding between Wealden District Council and The Conservators of Ashdown Forest. The purpose of the Memorandum of Understanding is to identify the projects that will be delivered from the interim SAMMs funding¹ and to set out the framework for the delivery of these projects in line with and to assist Wealden District Council, Mid-Sussex District Council, Lewes District Council and Tunbridge Wells Borough Council (affected LPAs) to meet their duty under the Habitats Regulations with regards to recreational pressure on Ashdown Forest SPA.

Background

2. The Habitat Regulations Assessments of Wealden District Council, Mid Sussex District Council, Lewes District Council and Tunbridge Wells Borough Council² identify that any new housing development, either individually or in combination with other plans and projects, located between 400m and 7km of the Ashdown Forest will require the implementation of mitigation measures to ensure that an increase in recreational pressure from new development will not adversely affect the ecological integrity of the Ashdown Forest SPA. In particular the protected bird species Dartford warbler and nightjar during their breeding season. The mitigation measures identified include the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access Management and Monitoring (SAMM) at Ashdown Forest itself.

3. The responsibility for managing Ashdown Forest lies with the Board of Conservators of Ashdown Forest who is an independent body. Originally set up in 1885, the Board has been regulated under a series of Acts of Parliament, the most recent being the Ashdown Forest Act 1974. It is the duty of the Conservators to regulate and manage the recreational use of the forest and to conserve it as a quiet and natural area of outstanding beauty.

¹ Interim SAMMs funding is funding provided prior to the implementation of the Joint SAMMs Framework for certain Code of Conduct related projects as set out within this document.
² Wealden District Council, Mid Sussex District Council, Lewes District Council and Tunbridge Wells Borough Council are identified as the affected Local Authorities throughout the document.
4. The affected Local Authorities have been working with The Conservators to identify suitable strategic access management projects to mitigate impacts resulting from new residential development in the 7km mitigation zone, in particular impacts from an increase in dog walking.

5. The nature of the projects, the funding and other related mechanisms will soon be agreed and finalised between the parties involved and it is anticipated that the Joint SAMMs Framework will be in place shortly. This will include a Legal Agreement between Wealden District Council (the Lead LPA) and The Conservators as relevant to the projects and funding identified. It is envisaged that there will also be a legal agreement between the affected Local Authorities to set out terms and to ensure that the right level of funding is provided. Developer contributions will be collected by the relevant local authorities to finance the Joint SAMMs projects (as identified in the funding schedule) which will be delivered by The Conservators.

6. In considering the above, this Memorandum of Understanding is provided in the absence of the formal Legal Agreement relevant to the Joint SAMMs Framework to facilitate the early delivery of certain access management projects.

Justification for Interim SAMMs funding

7. In discussion with the Conservators, there is a need for the early implementation of certain SAMMs projects prior to finalising the joint SAMMs Framework. The priority projects identified are centred on the promotion of the Code of Conduct.

8. As identified in Wealden District Council’s Strategic Sites Local Plan HRA the Code of Conduct is the backbone to the overall SAMMs Framework with the purpose of implementing behavioural change in users / visitors to Ashdown Forest. In general terms a code of conduct provides guidance on how to behave and can, if implemented appropriately, minimise impacts.

9. As relevant to the SAMMS Framework the Code of Conduct seeks to protect bird species and associated habitat / bird territories through access management to prevent any detrimental impacts arising from an increase in recreational use of Ashdown Forest from new development.

10. The basis of the Code of Conduct is the three C’s where dog owners are required to keep their dogs under control or on a lead if they do not respond to recall; to take care of livestock and wildlife and to have consideration of others. In considering the timing of development and the requirement for mitigation this version of the Code of Conduct has been developed as part of the Conservators ‘every dog matters
programme' outside the SAMMS funding framework and has been informed by current problems experienced on the forest.

11. Notwithstanding the above, the three C's are currently relevant to the scope of mitigation required to be delivered to meet the Habitat Regulations on the basis that a dedicated section has been provided to inform dog owners that ground nesting birds are prone to disturbance by dogs and that dogs should be kept under close control or on a lead during the breeding bird season.

12. The Conservators have expressed that it is essential to start work on publicising and promoting the Code of Conduct as soon as possible to ensure that behavioural change starts to take place prior to the occupation of development and also prior to the 2015 breeding bird season which begins at the end of March. The timing for promotion is therefore critical especially if occupation of residential development (such as office to residential conversions) may take place this year if built out quickly and other required mitigation is in place. On this basis, certain elements including the Code of Conduct will need to be in place prior to the occupation of development for the affected LPAs to meet their duty under the Habitat Regulations.

13. In addition to the above, behavioural change could be a slow process. It would therefore be beneficial to embed the Code of Conduct (prior to new development taking place) amongst current Ashdown Forest users so that such behavioural change is implemented prior to receiving potential new visitors from new development. Any new visitor would therefore need to accord to the accepted and pre-established code of conduct.

14. The Conservators have also expressed that it would be sensible to ensure that the design of leaflets, signage etc. are produced so that they can be readily distributed / in place once any new development is occupied.

15. The purpose of providing interim funding is to therefore ensure the timely implementation of the joint SAMMs Framework and to assist The Conservators in setting up the overall joint access management strategy.

Framework - Code of Conduct for Dog Walkers

16. The Conservators received funding from the Safer Wealden Partnership to assist with the production of a Code of Conduct for dog walkers. The Code of Conduct has now been finalised. The next stage is to publish and promote the Code of Conduct. The table below sets out the individual project elements, their cost and timetable for delivery.

Table 1: Code of Conduct interim projects, costs and timetable
<table>
<thead>
<tr>
<th>Project element</th>
<th>Cost</th>
<th>Timetable for delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printing of 10,000 x Code of Conduct leaflets</td>
<td>£1,928</td>
<td>Completion 31st March 2015</td>
</tr>
<tr>
<td>Printing of 500 x Laminate posters.</td>
<td>£318</td>
<td>Completion 31st March 2015</td>
</tr>
</tbody>
</table>
| Signage:  
  - 6 x moveable outdoor signs;  
  - 60 Car park signs. | £3,468 | Completion 31st March 2015 |
| 1 x issue of Ashdown Forest Life magazine dedicated to Code of Conduct | £3,804 | Completion 31st March 2015 |
| Administrative costs | £482 | Completion 31st March 2015 |
| **Total** | **£10,000** | |  

17. Any additional requirements associated with but not within the Interim SAMMs Framework will need to be funded by The Conservators. Any additional projects must not prejudice the SAMMs Framework.

**Code of Conduct promotion relevant to Interim SAMMS**

**Project outline**

18. To be effective it will be necessary to promote the Code of Conduct for dog walkers using a range of different media channels to ensure that it reaches its target audience. It is anticipated that the provision of a leaflet will be the main source of promotion and will be made available in paper form as well as on both the Conservators and affected Local Authorities websites for download as appropriate. The leaflet has already been designed.

19. In addition to a leaflet, promotion will also include the provision of posters which will be located on the Forest, at the visitor centre and on relevant poster boards in premises in and around the towns and villages surrounding Ashdown Forest. The poster design has also been drafted.

20. Promotion will also include a copy of Ashdown Forest Life dedicated to the Code of Conduct for dog walkers.

21. There are a number of signs already located at car parks, pedestrian access points and other relevant locations across Ashdown Forest.
Signs will need to be replaced to reflect, support and implement the Code of Conduct for dog walkers.

**Timescales and delivery**

22. The breeding bird season begins on 31st March each year. In considering that residential development has commenced in Mid Sussex and planning approvals are likely to be granted in Wealden District this year (once SANGS have been secured) it is considered important and necessary for the promotion of the Code of Conduct to take place as soon as possible and prior to 31st March 2015. The promotion of the Code of Conduct projects will need to be complete prior to the occupation of any dwelling.

23. The leaflets, posters and signage will be printed, made available and in position prior to 31st March 2015. The Ashdown Forest Life Issue will be printed in April 2015.

**Roles and responsibilities**

24. With the design of the leaflet, posters and signage complete as part of the ‘every dog matters project’ requires the printing, distribution and associated administration to take place as part of this project.

25. The Conservators of Ashdown Forest will lead on the delivery of the Code of Conduct promotion. There are a number of roles and responsibilities which shall be carried out by the Conservators in their promotion of the code of conduct. These are presented under the following headings:

**(i) - Leaflets:**

- To be made available at the visitor centre;
- To be made available in those towns or villages where residential development is taking place (such as veterinary surgeries) as advised and agreed by Wealden District Council as the lead LA;
- To be made available to those walking on the Forest by Rangers or Volunteer Rangers;
- To be made available on the Conservators / affected LAs website for download as considered appropriate.

**(ii) - Posters:**

- To be displayed at the visitor centre;
- To be displayed in those towns or villages where residential development is taking place (such as veterinary surgeries) as advised and agreed by the lead LPA;
- To be displayed on notice boards across the Forest, as appropriate and agreed.
(iii) - Ashdown Forest Life spring / summer 2015:

- To be made available at the visitor centre;
- To be made available on the Conservators / LPAs website for download;
- To be distributed as agreed by the Lead LA.

(iv) – Signage:

- To be displayed at car parks and pedestrian access points and any other relevant location as agreed between the Conservators and lead LPA;

Stages of work to cover each Code of Conduct promotion element:

- To consult the Lead LA in relation to the design and content of each promotion element and within a reasonable time period;
- If required, meet with affected LAs to discuss drafts and recommendations;
- Take into account and implement recommendations made by the affected Local Authorities with regards to each promotion element;
- Collate final drafts incorporating any recommended changes;
- Draft to be considered, agreed and finalised by Board of Conservators and affected LAs.
- Final versions to be printed, distributed, publicised and made available to the general public and on the Conservators website and affected LAs website as appropriate.
- For all work to be completed within the timescales as agreed with the lead LA.

Funding

26. Interim funding will be provided to the Conservators ahead of the Joint SAMMs Framework being in place to assist with the timely delivery of the promotion of the Code of Conduct. It has been agreed for the funding to cover the costs of the projects and funding amount set out in table 1 above.

27. The Joint SAMMs strategy will not fund any reprint of the leaflets, posters or signage until such a time as that agreed in the joint SAMMs Framework funding schedule. On this basis leaflets and posters will need to be reserved for subsequent years to ensure that promotional information is available to mitigate new residential development as this comes forward.

28. The provision of 10,000 leaflets are over that required by LPAs in respect to new development, however, it is recognised that the Code of Conduct needs to reach existing users to assist in the overall notion of
behavioural change. In considering the above, it will be expected for leaflets and posters to be distributed proportionately per annum. Alternatively, additional printing will need to be funded by the Conservators to meet the LAs mitigation requirements.

29. The funds provided shall be used for the purpose of the projects set out in Table 1 above and in accordance with the terms set out in this Memorandum of Understanding and subsequent to this the SAMMs Legal Agreement. Any alteration from this must be agreed in writing with the Lead LA. Any request for alteration must refer to this Memorandum of Understanding or the subsequent Legal Agreement.

30. Duplicate funding for the projects set out in Table 1 above will not be applied for. Should additional funding be obtained then the Lead LA must be notified and it may be required for the Interim SAMMs funding to be refunded to the Lead LA.

31. Should the Interim SAMMs funding as set out in Table 1 above not be spent, within a year from the date of receipt of monies, then any unspent monies will be returned.

32. In the event of an overspend the amount of Interim SAMMs funding will not be increased.

Acknowledgement and publicity

33. The Interim SAMMs funding provided will be acknowledged in the Conservators annual report, at the AGM and within the annual accounts. Copies of these documents and meeting minutes will be supplied to the Lead LA on request.

34. The projects for which the Interim SAMMs funding supports may be referred to by the affected LAs in their own publicity materials.

Monitoring and Reporting:

35. The delivery and success of the promotion of the Code of Conduct will be monitored by the Conservators to ensure that the aims and objectives of the project are being met and that this agreement is being adhered to.

36. The Conservators will inform the Lead LA of the projects progress and monitoring reports will be provided as agreed in writing between the Conservators and the Lead LA.

Liaison with other affected local authorities

37. Wealden District Council (as Lead LA) will liaise with the other affected local authorities as appropriate and as relevant to the responsibilities above. Any information will be provided to the Conservators as
appropriate and within a reasonable time frame to allow the projects to be completed in good time.

Timescale

38. This Memorandum of Understanding will run for the period up to when the Joint SAMMs Legal Agreement has been signed by the relevant parties.

General

39. The terms of the Memorandum may be amended at any time by agreement in writing between the parties.

40. The parties agree that this Memorandum and any disputes arising under or in any way connected with the subject matter or formation of this Memorandum shall be governed by and construed in accordance with English law and to the exclusive jurisdiction of the English courts.

41. All relevant legislation shall be complied with in the way that the Interim SAMMs projects are carried out.

Acceptance

Signed by or on behalf of
Wealden District Council

...........................................................

Date ....................................................

Signed by or on behalf of
The Conservators of
Ashdown Forest

...........................................................

Date ....................................................
RE: Interim SAMMs funding and MoU

Sent: 23 February 2015 15:23

From: WDC
To: MSDC
CC: LDC, TWBC, WDC

Dear [Name]

Thank you I will look forward to your comments later this week.

With regards to using Mid Sussex money for promoting the Code of Conduct that will be absolutely fine. Once we have the MoU in place with the Conservators we will contact you further to discuss the mechanism for using the Mid Sussex funding that has already been collected.

We did discuss the £10k funding previously on the telephone where I reported that the Conservators priority projects were the Code of Conduct promotion and the part-time Volunteer Dog Ranger Coordinator. In total these projects amount to £23,950 for the first year. From your last email I note that Mid Sussex has collected around £17k to date. The Conservators are not concerned with who provides the funding, however, they do need at the very minimum the £10k for the Code of Conduct promotion by the end of March, preferably sooner. We have already received the invoice for this.

The £10k has already been agreed here at WDC so we considered it easier to forward fund this amount in the absence of funding mechanisms being in place between the affected Local Authorities.

I hope the above is an appropriate solution?

Kind regards

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [name]@wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: [name]@midsussex.gov.uk
Sent: 23 February 2015 14:25

http://archivemanager.wealden.gov.uk/app.html#message/bb2524d6-c0de-99cf-44f4-a81a766f2765/17/12/2018 11:17:32

SAMM29
To: [REDACTED] WDC

Subject: RE: Interim SAMMs funding and MoU

Dear [REDACTED]

Thank you for sending this draft MoU; it is much appreciated. I would like to go through this and provide you with some comments, however, due to District Plan report deadlines and being out of the office tomorrow for a meeting, I will be unable to do this before your timescales identified below. I will aim to read this on Wednesday or Thursday and provide you with comments then.

I would like to mention now though, that following discussions with the Conservators of Ashdown Forest, it was suggested the funding received through the MSDC Interim SAMM strategy could be used for promoting the Code of Conduct etc, particularly as this amount of money is available from developments that have commenced.

I will respond to you more fully later this week, but it may be useful to discuss the MSDC Interim SAMM strategy funding further.

Kind regards,

[REDACTED]

Planning Officer
Planning Policy and Economic Development
[REDACTED]@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

[REDACTED]
SAMM Strategy - project delivery requirements

Sent: 6 March 2015 16:27
From: WDC
To: MSDC, LDC, TWBC
CC: NE

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments

Strategic Access Management project delivery requirements (3).docx (46 KB);

Dear all,

In advance of Wednesday's meeting with Natural England and to progress the Joint SAMM Strategy I have attached an early draft document for comment / discussion. In essence, the document identifies the individual Strategic Access Management projects and proposed project delivery requirements.

Once the document is finalised between us, it is anticipated that WDC will discuss the delivery, monitoring and reporting on specific projects with the Conservators to further feed into the document. The document is therefore a work in progress. It is intended that it will form part of the contract/ legal agreement with the Conservators.

Have a good weekend and see you all on Wednesday.

Kind regards
RE: Meeting of 13th March

Sent: 13 March 2015 16:07
From: [Redacted]
To: [Redacted]; LDC, WDC, MSDC

Dear [Redacted],

Thank you for your email. We will wait to hear from Mid Sussex also and as discussed at the meeting.

Have a nice weekend.

Kind regards

[Redacted]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Redacted]@wealden.gov.uk | Web, www.wealden.gov.uk/planningpolicy

From: [Redacted]@lewes.gov.uk
Sent: 13 March 2015 09:47
To: [Redacted]; LDC, WDC, MSDC
Subject: Re: Meeting of 13th March

All,

I was renewing the notes from Wednesday’s meeting and I think it was asked of us (LDC and MSDC) to state something like the following.

So, for the avoidance of doubt, we are happy for WDC to be the lead authority and be the sole contact between the Conservators and the authorities.

Kind Regards,

[Redacted]
RE: Meeting of 13th March

Sent: 10 April 2015 13:02

From: [Redacted]

To: [Redacted] MSDC

CC: [Redacted] LDC, TWBC, WDC, MSDC

Dear [Redacted]

Thank you for your e-mail. I was just about to send you an e-mail concerning your e-mail of the 27th March and my subsequent conversation with [Redacted] regarding the contents.

Thank you for confirming that in principle, Wealden DC could be the lead authority on the joint SAMM strategy. However, this is caveat that much of the detail will need to be developed through the roles and responsibilities of the joint SAMM strategy partners. Wealden District does see this as a priority and as a result we have created a new post that is devoted to dealing with the mitigation measures required to deliver development in the 7KM zone. I am pleased to say that [Redacted] started this week in the new post. [Redacted] has significant experience of delivering projects and will not be diverted to dealing with any other planning policy matters.

[Redacted] will now start work on completing documents started by [Redacted] and we are scheduled to meet with both NE and [Redacted] to finalise certain matters. [Redacted] will be contact with information and proposals in the near future.

From reading your e-mails you appear to be reserving the right to not merge the interim SAMM strategy with the Joint Strategy. In order to progress, and for the benefit of meetings we will be holding shortly, we will be assuming that the interim SAMM strategy and the joint SAMM strategy will be merged. If for whatever reason Mid Sussex feel that they do not wish to continue on this basis then we will have to consider how to separate out each aspect. As you can appreciate this will form an additional level of complexity to an already complex project and early notice of any departure to the joint approach would be much appreciated.

As you are aware [Redacted] has requested that she liaises with only one authority, and I believe that this is a reasonable request. Until such time as we have an agreement in place I will commit that after our meeting with [Redacted] and any other future meeting re SAMMS we will let all parties know that we have met and the bullet points of the discussion (prior to any notes being written up). If you feel it is necessary to speak to [Redacted] about SAMM related matters I would ask that you do the same.

In order to help progress matters, and in agreement with my discussion with [Redacted] I would recommend that any discussion about financial matters start with a conversation between your finance officers and
Finance Manager, at Wealden District so that they can speak about details pertaining to each Council’s corporate financial matters.

will be in touch with all parties in the near future. However in order not to delay the completion of the documentation we do need your updated information concerning projected housing completions.

I will be meeting next week on other matters, but it does provide an opportunity to raise any matters if you feel necessary.

Many thanks

From: @midsussex.gov.uk
Sent: 10 April 2015 12:00
To: WDC
Cc: LDC, TWBC, WDC
Subject: RE: Meeting of 13th March

Dear 

Thank you for your e-mail. Further to my earlier e-mail, we are content that Wealden DC prepare the draft joint SAMM strategy documents for further discussion. In principle, Wealden DC could be the lead authority on the joint SAMM strategy, however, much of the detail will need to be developed through the roles and responsibilities of the joint SAMM strategy partners.

In terms of being the sole contact with the Conservators of Ashdown Forest, this will need further consideration as we may need to liaise with them on matters relating to the interim SAMM strategy. Much of this will depend on how it is incorporated into the joint SAMM strategy.

I hope this helps, however, please feel free to give me a ring if you would like to discuss this further.

Kind regards,

Planning Officer
Planning Policy and Economic Development

www.midsussex.gov.uk

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http://archivemanager.wealden.gov.uk/app.html#/message/e7e88b42-8e7a-1bfc-7904-a5a01d63d07[17/12/2018 10:53:14]
Dear [Name],

Thank you for your email. I would be grateful if you can clarify your position in relation to the question set out in the first sentence of my email below. Happy to discuss further if you wish to call me.

Kind regards

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [email] | Web: www.wealden.gov.uk/planningpolicy

From: [Name]@nidsussex.gov.uk

Sent: 27 March 2015 15:38

To: [Name] WDC

Cc: [Name] LDC, TWBC, LDC, WDC

Subject: RE: Meeting of 13th March

Dear [Name],

Thank you for your e-mail and information contained within it. My current work priority is the Infrastructure Development Plan which is due to be completed in May. Unfortunately, this means that I am unable to spend time on the joint SAMM strategy at the moment.

So that I can progress the joint SAMM strategy as soon as possible once the Infrastructure Development Plan is finished, it would be helpful to have at least a draft of all the aspects of the joint SAMM strategy so that it can be viewed in context. I would be grateful if the following information can be provided:

- The suggested roles and responsibilities of the joint SAMM strategy partners.
- The projects that will comprise the joint SAMM strategy [this will need to be updated following our meeting the other week]
- The costs and phasing of the projects.
- The housing numbers that are included in the joint SAMM strategy [please would you send what we have already provided so that we can check these numbers and timescales against our current housing requirement and neighbourhood plan progress].
- The potential tariff including all the calculations and formulae used to determine this.
- The amount that you think Mid Sussex DC would need to commit to each year should there be a shortfall in housing in any one year.

http://archivemanager.wealden.gov.uk/app.html#/message/c7e88b42-8e7a-1bfc-7904-a5ad01d63d07/17/12/2018 10:53:14

SAMM35
The draft legal agreement between Wealden DC and the Conservators of Ashdown Forest, and the draft legal agreement between Mid Sussex DC, Lewes DC and Wealden DC.

- Consideration of how the Mid Sussex interim SAMM strategy funding has been taken into account in the joint SAMM strategy or I may also need to discuss with [redacted] at Ashdown Forest how best to use the funding already planned on SAMM projects.

We have mentioned these things in previous meetings, however, there may also be other information necessary to finalise the joint SAMM strategy which is not on this list.

I will also be considering the detail of the bird and visitor monitoring element of the joint SAMM strategy and potential methodologies, costs etc, and how best to approach this. As part of this, I will probably speak to [redacted] at Ashdown Forest and other interested parties. I will let you know what I find out.

Please note that Members will need to agree the joint SAMM strategy and the principles contained within it. We will have to present the joint SAMM strategy at a Council meeting and the earliest timescale for this is in the summer after the elections. This will, of course, depend on progress made by us over the coming months.

In terms of the initial SAMM funding of £10,000, do you know when the Code of Conduct promotion will be available? Are there any plans to distribute this and provide material to the affected local authorities?

Thank you for your work on the joint SAMM strategy so far and I look forward to receiving new information and progressing the joint SAMM strategy. In the meantime, however, please let me know if you have any questions.

Kind regards,

[Signature]

Planning Officer
Planning Policy and Economic Development
[midsussex.gov.uk]
[www.midsussex.gov.uk]

Working together for a better Mid Sussex

---

From: [wealden@wealden.gov.uk]
Sent: 23 March 2015 14:46
To: [redacted]
Cc: [redacted]
Subject: RE: Meeting of 13th March

Dear [redacted],

Prior to us undertaking any further work on the Joint SAMM Strategy I would be grateful if Mid Sussex can confirm whether you are happy for WDC to be the lead authority and the sole contact between the Conservators and the Authorities as suggested in the last SAMM Strategy meeting.

http://archivemanager.wealden.gov.uk/app.html#message/c7e88b42-8e7a-1bfe-7904-a5ad01d53d77[17/12/2018 10:53:14]
You mentioned in the meeting that MSDC would like to check over the calculations undertaken by WDC so far for the joint SAMM Strategy in addition to the Joint SAMM Strategy finance summary provided during the meeting. May I suggest that you or your finance department contact [blank], who is WDCs Finance Manager to discuss this. [blank] can be contacted on [blank].

It is likely that the finance situation will need to be updated once projects have been amended i.e. the removal of the 2 x Countryside workers and the addition of a SAMM Ranger.

If you are able to confirm the above by the end of the week I would be grateful.

I can confirm that the MoU for the Interim SAMM funding has been signed by [blank] and the invoice for £10,000 for the Code of Conduct promotion has been actioned by our finance department today.

Thank you
Joint Samm's meeting

Sent: 30 April 2015 10:27

From: [redacted] WDC

To: [redacted], [email redacted], [email redacted], [email redacted], [email redacted] LDC, TWBC, WDC, MSDC, NE

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments

📅 23 April 2015MB.pdf (83 KB);

Dear all,

Please find attached the notes from last week's Joint SAMMs Strategy meeting.

I have also included a link to the New Ashdown Forest Code of Conduct, THE 4 'Cs' for you to promote on your website if possible. If you would like any hard copies of posters or leaflets please let me know and I can arrange this with[redacted].


Have a good weekend

Kind Regards

[redacted]
Joint SAMM Strategy

Notes of Meeting – 10am Thursday 23 April 2015 at Ashdown Forest Visitor centre, Wych Cross

Attendees

[Redacted]

Feedback

[Redacted] outlined the key points from the meeting with NE 13 April.

- Tandridge has expressed a wish to be involved in the Joint SAMM Strategy.
- Mid Sussex will incorporate their interim SAMM Strategy contributions with the Joint SAMM Strategy.

[Redacted] reiterated that projects should:

- Demonstrate proportionality and that mitigation should be clearly linked to the potential impacts resulting from new development rather than that experienced from existing visitor pressure.
- Projects must show a definite link to access management measures being delivered through the Joint SAMM Strategy on the ground.
- We have to be accountable under scrutiny in relation to the projects that we are funding and their relevance to new development.
- Developer contributions should not fund site management. Site management is covered by the Higher Level Stewardship Scheme and there should not be a cross over of funding. The projects funded should therefore be seen in direct correlation with that required to mitigate new development.

Staffing

The principal of funding a post/s to deliver access management at Ashdown Forest was discussed.

Initially this would entail a SAMM co-ordinator who’s role would be public engagement, education and volunteer dog ranger co-ordination. A second post could be introduced at an appropriate time to provide ‘on the ground’ SAMM Warden duties, if there are sufficient funds.

It was agreed that [Redacted] in consultation with [Redacted] will provide [Redacted] with details of what the role will/should entail. Once drafted [Redacted] will provide comments on this and assess how the role could fit within the organisation. This work will be progressed as a priority to enable the other project set up elements to be finalised.

Funding the SAMM Ranger role and timing for project delivery

[Redacted] explained that to date Wealden, Lewes or Tunbridge Wells have not permitted any housing development within the 7km zone. Therefore, there is no funding available from
these authorities. It is likely however that housing development will begin to be permitted shortly. Mitigation will be required to be in place once development is occupied.

However, Mid Sussex have collected funds as part of their Interim SAMM Strategy and depending on the amount collected it may be possible to fund the SAMM Ranger role at an earlier time and as part of the joint strategy. However, this will need to be looked at in detail once costs for the role/roles are agreed.

[Redacted] to check with [Redacted] at Mid Sussex to assess the situation for funding the SAMM Ranger role from received developer contributions.

- How much money has been collected by Mid Sussex?
- The completion of the set up of the Joint SAMM Strategy (i.e. legal agreements between partners, financial arrangements etc) and available funding is likely to impact on the date for employing a SAMM Ranger.

**Joint strategy**

[Redacted] will progress the joint strategy to include:

- Research into the investment of the total pooled funds for the long term (cross authority funding)
- Roles and responsibilities to be defined
- Legal agreements with stakeholders/partners.
- Speaking to Mid Sussex to confirm housing projection for the purpose of the SAMM Strategy.

**Monitoring**

The importance of bringing forward the bird and visitor monitoring program to provide consistent, credible and useful data to inform decision making, was discussed.

**Bird Monitoring** [Redacted] confirmed bird monitoring is being carried out by volunteers and the data is currently sent to Sussex Biodiversity Record Centre. [Redacted] also confirmed that the coverage for bird monitoring is now near total coverage:

- [Redacted] confirmed that the monitoring should be carried out on an annual basis to identify trends and following the Dorset Heath Model and methodology.
- Based upon contracts elsewhere in the country specialist analysis costs are likely to be approx. £7k per year. This includes some reimbursement of volunteer costs.
- [Redacted] to follow the bird monitoring programme up with [Redacted] at Natural England.

**Visitor Surveys** - It was discussed that the visitor survey from 2008 underestimates visitor numbers and is slightly dated now. Nationally there has been a general increase in use of greenspace. It would be ideal to undertake a Visitor Survey next year. Further discussion will be required with partners to agree the methodology detail and output. However, [Redacted] will look into this once the SAMM Strategy is up and running.

**Code of Conduct**

[Redacted] presented the new promotional material and said that the Code of Conduct had been received positively by users of the Forest.

How many leaflets and posters do partner Local Authorities require, please let [Redacted] know and this can be arranged
Joint SAMM Strategy Meeting notes (9am - 3rd June 2015)
Wealden DC Offices

Attendees

Ashdown Forest Conservators

WDC

WDC

Background

WDC provided The Conservators of Ashdown Forest with an early draft of a project proposal to provide a dedicated Access Management Officer as part of the Joint SAMM Strategy. The purpose of the draft was to progress discussions following on from previous meetings with Natural England and the affected local authorities (See previous meeting notes 23 April 2015). The document sets out the basic duties identified to be important to the delivery of mitigation at Ashdown Forest SPA. The draft project outline provided to the Conservators is provided as an attachment to this note for your information.

Meeting notes

- It was confirmed that the document has been shared and discussed with the Conservation Officer.
- It was confirmed that the role will need to fit within the Conservators existing organisational structure.
- It is proposed for the role to be offered on an initial two year full time contract. The purpose of this was twofold, to ensure the availability of adequate funding for a set amount of time and to also provide an opportunity for the overall SAMM Strategy (including the role) to be reviewed if necessary. It was enquired whether there was an option to make the post part-time (3.5 days) and to extend the initial term to three years. The scope of the project was discussed as to whether it would be possible to fulfil the requirements of the role within part-time hours bearing in mind the scope of the role.
- The salary for the role has not yet been evaluated by the Conservators. However, it was estimated that an outline salary budget for the role could be £23,312 to £31,268 FTE including on-costs. Further information will be provided by the Conservators to confirm this.
- It was suggested for the title of the post to be reviewed as it was felt that it did not clearly indicate what the role is about.
- Further information was requested with regards to the proposed visitor monitoring elements of the role and what is anticipated to be required to be delivered by the role.
- The Conservators requested for a business case to be drawn up to see the how the role would sit within the overall SAMM Strategy. It was explained that WDC are in the process of producing this.
Shared SANG commitment

Sent: 19 June 2015 10:00
From: LDC
To: LDC
CC: LDC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments

Letter to WDC for shared SANG commitment.pdf (79 KB);

Hi,

Please see attached letter seeking written commitment to a shared approach to SANG provision.

Kind regards

Principal Planning Officer
Strategic Policy
Lewes District Council

******************************************************************************************************************
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Planning Policy
Wealden District Council

Dear [Name]

Agreement sought for a commitment to a shared SANG

Further to your meeting with [Name] and [Name] on 16th June, I am writing to seek written confirmation of your willingness to commit to a shared approach to SANG provision should Wealden District Council be successful in acquiring a SANG site that, due to its size and location, could act as a mitigation measure for development in Newick. My understanding is that a site has been identified and is considered large enough to provide Wealden with surplus capacity (for mitigating recreation impacts within a reasonable catchment area of the site) that could be ‘sold’ to development outside Wealden District.

It is our understanding that the site’s potential to act as a SANG has been assessed positively by Natural England and we have knowledge that the site is in an appropriate location and of sufficient size to act as an ‘attractor site’ (it would meet our EU Directive requirements) for residents within a large catchment area, including Newick.

We appreciate that negotiations are still underway to purchase the proposed site and as yet no assurance can be made that you will be successful in securing it. Nonetheless it would be helpful to us and a positive step forward if we could obtain an agreement in principle that should you secure the site, you would be willing to receive financial contributions (as HRA mitigation) from development in Newick towards the provision of setting up and running this site as a SANG.

We acknowledge it is incumbent upon us, as the competent authority, to ensure that development within our District (within the 7km zone) provides the necessary mitigation to alleviate recreational pressure on the Ashdown Forest. In respect of a shared SANG therefore, we will commit to working closely with your Habitats and Mitigation Officer to ensure an appropriate contribution is sought from development in Newick that will directly support the delivery of this SANG.

I trust this letter is in accordance with your expectations,

Yours sincerely,

[Name]
Principal Planning Officer
Principal Planning officer
Lewes District Council

By e-mail only

Dear

Re: Shared SANGS

Thank you for your letter of 19th June seeking written confirmation of the Council’s willingness to commit to a shared approach to SANG provision should Wealden District Council be successful in acquiring a SANG site that, due to its size and location, could act as a mitigation measure for development in Newick.

I can confirm in principle that development in Newick could contribute to the provision and maintenance of a SANG in Wealden District, in order to discharge the mitigation requirements of the Habitat Regulations, if Wealden District Council is able to secure a SANG that would mitigate development in Newick and is of a capacity that exceeds the needs of development within Wealden District for the foreseeable future. This would of course be subject to both parties signing a Legal Agreement concerning appropriate funding and other relevant arrangements including the need for Lewes District Council to undertake the necessary Habitat Regulations Assessment of the planning applications relating to development within Newick.

Yours sincerely

Strategic Planning Manager
Dear All

To shed some light on the request for an urgent meeting yesterday I can now confirm that the Court of Appeal Judgement relating to our Core Strategy Policy WCS12 Biodiversity has been read this morning. I have attached the Final Judgement for your information.

In summary, the Court of Appeal has quashed the policy wording relating to the 400m - 7km zone and the specific mitigation mentioned i.e. SANGS and the on-site visitor access management.

It is important to note that the conclusion provided by the Court of Appeal was arrived at with a degree of reluctance and the removal of policy wording is due to a matter of process rather than it being concluded that the 7km zone of influence or the requirement for specific mitigation measures (SANGS and on-site visitor access management measures) is incorrect. The removal of the policy wording is required because it has been concluded that the Council did not explicitly meet its duty under Regulation 12 of the Strategic Environmental Assessment (SEA) Regulations relating to the assessment of reasonable alternatives. However, this result is likely to bring into question a number of matters.

We have updated our webpage which can be viewed here:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrat

Once digested please feel free to give me a call in advance of our meeting next Thursday.

Kind regards

http://archivemanager.wealden.gov.uk/app.html#message/1164531-3aad-d2cd-7675-7a7ae62e987c/[20/12/2018 09:40:54]
Hi

Thanks for your email and nice to meet you too. Just to clarify Lewes are at examination on the Local Plan Part 1 the Core Strategy (not Site allocations) and the Addendum to address alternatives is specifically an SEA Addendum which may stand alone or be incorporated into the Core Strategy Main Modifications SA incorporating SEA.

Thanks

[signature]

Principal Planning Officer
Strategic Policy
Lewes District Council

From: [email redacted]
Sent: 17 July 2015 10:06
To: [email redacted]
Subject: RE: Judgment Ashdown Forest Economic Development Llp -v- Wealden District Council & Another

Dear all,

Thank you for a very useful meeting yesterday. It was great to meet you all and gain a greater understanding of all the good work being done to protect the forest (even if it was in the context of a difficult Court of Appeal Judgment!).

Apologies for my beginner questions...I'm learning as I go but I do find it all very interesting.

I thought it would be useful to summarise what we discussed to check that I have understand everything correctly.

- the recent judgment has called for reference of the 7km buffer to be removed (because the evidence for this distance was not robust) and the removal of the statement for mitigation required (because investigation into reasonable alternative were...
not explicitly discussed in the SA/SEA)
- Until an internal advice note is produced, Wealden have put a stop to all planning application determinations. The advice note will guide DM officers about HRA screening for all applications within 15km (as this distance incorporates 99.9% of all visitors to the forest). They will circulate the advice note to attendees early next week.
- The evidence base needs for impacts will be updated. Starting with an improved visitor survey to be carried out in 2016. Results will be shared with all and financial contributions may be sought from all (although, there is possibly already enough money to begin?). The raw data including postcodes from past surveys will be circulated to attendees.
- Bird surveys will all be updated (Dartford warblers levels are extremely low)
- Air quality monitoring is undertaken continuously by consultants on behalf of Wealden and will coincide with ecological survey data next collected in 2-3 years time
- Lewes’ Site Allocations is at examination now and they will be preparing an addendum to the accompanying SA to cover these changes
- Tandridge have no immediate plans for change
- Mid sussex and TWBC changes to be be confirmed.
- [redacted] at NE would like to be informed when final decisions for action (or inaction) are made by all authorities

Could you please let me know if I have interpreted everything correctly above?

With kind regards,

[redacted]

ps - I don't have email addresses for everyone that attended so perhaps someone could forward on to those I missed off.
NE support for Ashdown 7km zone

Sent: 3 August 2015 10:48
From: [Redacted]
To: [Redacted], LDC, MSDC, WDC

Note: This Message was sent with High Importance.

Dear all,

As you will be aware, a recent Court of Appeal decision quashed Wealden District Council's policy WCS12 in so far as it relates to the 7km zone of influence around Ashdown Forest. It was concluded that this was adopted in breach of the duty under regulation 12 of the SEA Regulations relating to the assessment of reasonable alternatives. However, Natural England does not consider that the ruling undermines the evidence base underpinning the 7km zone.

I am writing therefore to confirm therefore that Natural England continues to support the 7km zone of influence around Ashdown Forest and it use by Wealden district’s neighbouring local authorities, and in particular the adoption of this zone as policy in the emerging Lewes and Mid Sussex districts’ local plans. We will continue to work closely with Wealden District Council as it develops new policy with regard to Ashdown Forest, and support the establishment of strategic access management measures currently being developed by Wealden district in partnership with the local authorities surrounding the Forest.

Please do not hesitate to contact me should you wish to discuss this in more detail.

Kind regards,

[Redacted]

Planning Casework Manager

Sussex and Kent team

Natural England


SAMM48
Hi,

Please see attached comments on the SAMM legal agreement. We have seen and support the observations of MSDC.

Kind regards,

[Name]

Principal Planning Officer
Strategic Policy
Lewes District Council

************************************************************************************
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Hi [Name]

Thank you I will forward to Legal for advice.

Kind regards

[Signature]

From: [Email]
Sent: 27 October 2015 18:51
To: [Email]
Cc: [Email], [Email], [Email]
Subject: Legal comments SAMM Agreement

Hi [Name]

I'm sorry the following did not quite meet your deadline. I have just received comments from our solicitor who has a concern with the [Redacted].

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

http://archivemanager.wealden.gov.uk/app.html#/message/7e595a81-c390-566e-1901-d8a864360d21/[17/12/2018 10:30:15]

SAMM50
Our solicitor feels we risk being unduly limited by this clause as it stands and asks that consideration be given to redrafting.

If you wish to discuss this please give me a call, again I apologise that this did not meet your deadline.

Kind regards

[Name]

Principal Planning Officer
Strategic Policy
Lewes District Council

Lewes District Council has adopted its **Community Infrastructure Levy (CIL)** Charging Schedule and will be implementing the CIL from **1st December 2015**. New development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. For more information please visit our webpage [CIL implementation Webpage](http://archivemanager.woalden.gov.uk/app.html#/message?7c095a81-c390-366e-19d1-d8a86460d21/f[17/12/2018 10:30:13]
Confidential Draft SAMM Strategy Legal Agreement

Sent: 27 October 2015 10:32
From: [Redacted] WDC
To: [Redacted] Conservators of Ashdown Forest
CC: [Redacted] MSDC, LDC, TWBC, TBC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments
SAMMS Agreement Ashdown Forest v2 (2).docx (104 KB);

Dear [Redacted],

As discussed and as set out in the timetable please find attached a Confidential Draft Legal Agreement relating to the SAMM Strategy. Please let me know if you have any comments on the Legal Agreement and I hope it addresses the concerns that have been raised so far.

I will be in the office on Wednesday and Thursday this week if you would like to discuss anything. If you are able to get back to us by the end of the week then that would be helpful to us to ensure a quick turnaround with finalising the agreement.

Kind regards

[Redacted]
RE: SAMMS Agreement with Ashdown Forest and Framework agreement

Sent: 29 October 2015 16:26
From: WDC
To: TWBC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments

image001.jpg (66 KB); image002.jpg (2 KB); image004.png (658 B);

Dear All

Following on from email, please can I ask each partner to set out the internal process for your authority to enter into any legal agreement and provide dates where applicable. The situation for us (WDC) is that we determined the need to sign legal agreements for the SAMMS Strategy so we have made provisions in our forward plan. We will seek a Single Portfolio Holder Decision. However, I note that this may not have been accounted for elsewhere and that processes are different in other authorities etc.

If you can let me know the process and dates asap it would be appreciated so that we can assess whether we can resolve this matter somehow.

Thanks and regards

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Tel. @wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: @Tunbridgewells.gov.uk
Sent: 29 October 2015 13:56

http://archivemanager.wealden.gov.uk/app.html#/message/38cf5afa-29d3-ad05-9041-19daeddec1c0/14/12/2018 15:35:49

SAMM53
I hope to be able to speak to you again tomorrow to clarify a few things but I did promise to let you know our process for authority to enter into any legal agreement. I am advised that this is a Cabinet decision and so the report must pass through a series of preliminary approvals the first deadline for which is the 19 November leading to a final Cabinet decision on 14 January 2016. We will be seeking delegated authority to enter any agreement or subsequent variations covered by the report subject to approval of various Heads of Service.

We do have a concern as to how things may be progressed without the legal agreement between the affected authorities – we would prefer that these were taken in tandem to the same Cabinet even if only as a working draft. I understand that a draft is imminent which will be helpful.

I remain concerned regarding the variance in the zone between Wealden and TWBC and others as this must surely underpin any agreement and tariff calculations – even where there is a variance this should perhaps be explained. Whilst it does not need to be set out in the agreements and framework (and it may subject to future monitoring change) it would have been helpful to do so and this is likely to be an issue that will come back to the parties and Natural England to be resolved in the near future. We have already received objections that we are not applying the 15km zone and are taking the 7km zone to an planning appeal and it is a matter to be discussed on 10 November 2015 at our Site Allocations Local Plan Examination.

I would like to again reassure you that we have every intention of entering into the legal agreements and being a committed member of the proposed partnership and do appreciate the amount of work that you and others are doing. I again apologise for a late response but we are doing what we can to expedite matters with the resources available.

Kind regards

[CML] CML
Landscape and Biodiversity Officer

T: [redacted]
E: [redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [redacted]@wealden.gov.uk
Sent: 29 October 2015 11:52
To: [redacted] TWBC
Dear [Name],

Please see very brief comments below and also very brief comments in response to comments made in the Legal Agreement.

Any queries then please give me a call for further explanation if required.

Kind regards

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [Email] | Web: www.wealden.gov.uk/planningpolicy

From: [Name]@Tunbridgewells.gov.uk
Sent: 28 October 2015 19:55
To: WDC, TWBC
Subject: SAMMS Agreement with Ashdown Forest and Framework agreement

Legal Agreement

I have no further significant comments on the legal agreement with the Conservator's save for two points of clarification:

Is the "Joint SAMM Strategy" in the definition the same as the "Proposed Framework for the Delivery of the Ashdown Forest Joint Strategic Access Management and Monitoring (SAMM) Strategy? If so these should be titled the same.

http://archivemanager.wealden.gov.uk/app.html#/message/38cf5afa-29d3-ad05-9041-19daeddec1c0[14/12/2018 15:35:49]
them.

SAMM Strategy
Could future version of the SAMM Strategy have a version/date reference please.

I will update.

Regarding previous comments;
Monitoring. For Tunbridge Wells to contribute 1/5 is disproportionate based on the area and level of development expected. I cannot see this approach set out in the latest documents or an estimated costs – where do I find it? In the cash flow spreadsheet. This is estimated however. A more equitable method would be to compare land area affected or housing figures. I have indicated that even if the current value for TWBC was zero we anticipate making a minimum but worthwhile contribution.

No matter the size or area affected,Tunbridge Wells will need the same information from a Visitor Monitoring survey as any other authority in order to undertake its HRA requirement as well as to monitor the effectiveness of the mitigation strategy. We note the offer of a worthwhile contribution and I will discuss this with our legal team. It will of course be a matter for discussion between other partner authorities in relation to how this is addressed.

Our previous comments on 9.6 still stand - we cannot be legally obliged to collect SAMMs funds where a developer (however unlikely) comes forward with an alternative satisfactory mitigation.

Agreed, it is the same for any partner authority. However, it is not for the SAMM Framework to cover this. This would be a matter for individual HRAs for applications or planning policy.

Regards
SAMM documents and meeting

Sent: 12 November 2015 18:02
From: WDC
To: MSDC, LDC, TBC, TWBC

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6 Attachments

- image001.jpg (66 KB)
- image002.jpg (2 KB)
- image003.png (658 B)
- SAMMS Agreement Ashdown Forest.12.11.15.v4.docx (105 KB)
- Joint SAMM Framework.12.11.15.V1.docx (255 KB)
- SAMMS IAA Draft v1.12.11.15.docx.docx (50 KB)

Dear All

In response to [redacted] request please find attached controlled copies of the Joint SAMM Strategy documents including the IAA, agreement with Conservators and an updated Proposed SAMM Framework document to aid discussions. Even though the Framework document has been amended numerous times it is identified as V1 for control purposes.

Regards

[redacted]

[redacted] Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [redacted]@Tunbridgewells.gov.uk
Sent: 11 November 2015 14:29
I have no comments on the IAA but I have of course passed it onto our legal team for comment. I have also requested that they speak directly with legal counterparts at Mid Sussex and Lowes to avoid duplication/repetition so that perhaps matters can be moved forward more quickly.

Can I ask if you have made any further amendments to the SAMMS but in any event can you send a controlled copy with issue date, reference/version number? So that we can all be clear especially in our reports to Members which version we are discussing. Again I would be grateful for same on the IAA and partnership agreement.

Kind regards

[Name]
Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [Name]@wealden.gov.uk
Sent: 06 November 2015 19:13
To: [Name]
Subject: RE: SAMM Legal Agreements TWBC, MSDC, LDC, TBC

Draft IAA attached...

Apologies


From: WDC
Sent: 06 November 2015 19:10
To: [Name]
Subject: SAMM Legal Agreements WDC, MSDC, LDC, TBC

Dear All
Please find attached the latest amended draft of the agreement between partner authorities and the Conservators. Also, please find attached a first draft of the IAA as requested.

I think it would be useful to meet to discuss a number of matters to aid the progression of the SAMM Strategy, especially in relation to agreeing a way forward in relation to a management fee. In part I hope the IAA addresses this, however, we still need to identify an amount for the purpose of the cash flow model to finalise the tariff amount. I am sure other issues will arise that may be best worked through following a discussion.

If you can let me know your availability for the afternoon of 23rd or 24th November I would be grateful?

Thanks and regards

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

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@wealdenDC
Joint SAMM Strategy meeting

Sent: 16 November 2015 11:36
From: WDC
To: TWBC, WDC, MSDC, LDC, TBC
CC: 

Dear All

To assist in the progression of the Joint SAMM Strategy I have booked a room for 1.30pm on Tuesday 24th November 2015 at our offices in Hailsham.

Please let me know if you are unable to attend this meeting. We will send an agenda closer to the time. If there is anything that you would like to cover during the meeting then please let me know.

Kind regards

Local Plan Team Leader | Environment and Community Services
RE: Joint SAMM Strategy meeting

Sent: 19 November 2015 14:14
From: WDC
To: TWBC, WDC, MSDC, LDC, TBC
CC: TWBC, WDC, MSDC, LDC, TBC, TBC

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4 Attachments

image001.jpg (66 KB); image002.jpg (2 KB); image003.png (658 B); image005.jpg (2 KB);

Thank you That would be appreciated.

From: @Tunbridgewells.gov.uk
Sent: 19 November 2015 14:14
To: WDC
Cc: TWBC, WDC, MSDC, LDC, TBC, NE

Thank you and yes quite right. I think I have indicated a possible way forward on some issues but will work on all points between now and next weeks meeting so that we can discuss any suggestions.

Kind Regards

Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

From: [REDACTED]@wealden.gov.uk
Sent: 19 November 2015 13:56
To: [REDACTED] TWBC
Cc: [REDACTED] TWBC, WDC, MSDC, LDC, TBC, NE
Subject: RE: Joint SAMM Strategy meeting

Dear [REDACTED]

Thank you for your points. What would be helpful is if you are able to consider how Tunbridge Wells would like to see the matters resolved, i.e. solutions to the matters raised. So if you are able to bring along your ideas on Tuesday that would be helpful in order for us to progress matters.

Thanks and regards

[REDACTED] 

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[REDACTED]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [REDACTED]@Tunbridgewells.gov.uk
Sent: 19 November 2015 13:05
To: [REDACTED] WDC
Subject: RE: Joint SAMM Strategy meeting

In advance of next weeks meeting and to help inform your agenda and discussions please find attached my comments on the latest documents with a summary of what I think are the remaining key issues for us. I hope that you find this helpful and I am looking forward to a constructive discussion next week so that we might move closer to an agreement. I am awaiting some further comments from our legal team and will forward them as soon as I am able. I have as promised commenced the internal process for authority to enter into the legal agreements according to the timetable previously issued.

Please ring me if you require any clarification.
Kind regards

CMLI
Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [redacted]@wealden.gov.uk
Sent: 16 November 2015 11:37
To: [redacted] TWBC, MSDC, LDC, TBC, NE
Cc: [redacted]
Subject: Joint SAMM Strategy meeting

Dear All

To assist in the progression of the Joint SAMM Strategy I have booked a room for 1.30pm on Tuesday 24th November 2015 at our offices in Hailsham.

Please let me know if you are unable to attend this meeting. We will send an agenda closer to the time. If there is anything that you would like to cover during the meeting then please let me know.

Kind regards

[Signature]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Contact information]
Web. www.wealden.gov.uk/planningpolicy
RE: SAMM Interim Legal Agreement

Sent: 30 November 2015 14:40
From: [Redacted] LDC
To: [Redacted]

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

2 Attachments
- image001.jpg (575 B);
- image002.jpg (1 KB);

Many thanks Marina

From: [Redacted]@wealden.gov.uk
Sent: 30 November 2015 12:16
To: [Redacted] LDC
Cc: [Redacted]
Subject: RE: SAMM Interim Legal Agreement

Hi [Redacted]

In [Redacted] absence I have asked some questions of finance. I am sorry if I am going to cause confusion, but I wanted to make sure you got some answers quickly. So here is the response:

[Redacted]

[Redacted]

[Redacted]

[Redacted]

http://archivemanager.wealden.gov.uk/app.html#/message/1de2cda-b5cf-b813-63d8-a82ab29dc83a[/14/12/2018 15:27:26]

SAMM64
The Chief Finance Officer asked me to use _____ as a discount rate, that is what he feels is the right rate to use. If there are any questions about this we can ask the Chief Finance Officer.

Kind regards

Marina Brigginsnaw | Strategic Planning Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Email Redacted]@lewes.gov.uk]
Sent: 30 November 2015 09:26
To: [Email Redacted] WDC
Subject: SAMM Interim Legal Agreement

Hi [Redacted]

I understand _____ are working to finalise the interim agreement. _____ asked finance to look over the Cash Flow model and the legal agreement and we have received comments. The legal wording regarding finance in the various clauses I’m sure _____ can agree with _____ however our Finance Officer has been left slightly confused by the Cash Flow model and makes the following comments:

[Redacted]

Please could you or your finance officer advise me of your response to the above comments, so that I may reassure finance?
As I said there is no methodology behind it – it is just a simple plan of areas involved as a basis for discussion. I am of course open to suggestions about a suitable methodology such as planned and likely wind-fall development, population or visitor survey data, that can reflect the relative involvement of the different authorities if such data as dog ownership is available then yes too that could be useful but I would have thought that population alone would be sufficient. It is readily apparent that circumstances for each authority will vary – as I indicated I recognise that the location of Royal Tunbridge Wells is a factor for us suggesting a greater contribution - others may argue that they are less affected as their areas are more rural with no planned development. I am happy to hear any rational argument put forward that I can convey to others.

I think the plan does help and we have over recent weeks been contacted by adjoining authorities about our HRA for a variety of reasons and Sevenoaks in particular have specifically asked for more information on Ashdown Forest and should perhaps contribute towards the surveys. Our report on Ashdown Forest is now in the Public domain and is going to the Cabinet advisory board a week Monday. I may remind you that our Management Board on reviewing the report specifically asked how our area of affected land compared with other authorities.

As I said I will discuss this next week internally to seek formal agreement for a financial contribution and on what basis such a contribution might be made noting that 10% or £5K might be a possibility but will also note your latest suggestion of around £8K and hope to provide a response very soon.

Kind regards
From: [wealden.gov.uk]
Sent: 04 December 2015 16:52
To: 
Cc: 
Subject: RE: Joint SAMM Strategy meeting

Dear 

Just a couple of brief comments, WDC are most unclear why area (KM) of land within each local authority (within specific zones) is relevant to contributions to visitor monitoring at Ashdown Forest. Are you able to provide further information behind the basis of your methodology please? We would suggest that if you are looking for an approach that we could justify then maybe population and dog ownership should be considered?

We also consider that prior to you sending this information out to other local authorities that agreement from SAMM Strategy partners is sought in considering that this may impact on them and indeed the work that we have undertaken to date.

Thank you

[wealden.gov.uk]

SAMM67
Subject: RE: Joint SAMM Strategy meeting

Hi All

Please find attached as promised the plan showing Ashdown Forest in the context of all authorities affected by the 7 and 15km zones with a breakdown of the affected areas in square kilometres. I appreciate that this is a simple plan that does not take account of routes, settlements of populations etc.

What you can see from this plan is that for both the 7 and 15 km singularly or combined that the percentage of land within the second tier authorities (LD, TWD and TD) is very significantly less than that for the first tier authorities (WD and MSDC).

It is apparent from the plan that Sevenoaks District is also an equivalent second tier authority. I will ask our Policy team to forward this plan onto them.

What is also clear is that there are potentially five third tier authorities who are just on the edge of the 15km or in the case of Crawley, project quite a way inside the 15km zone.

For Tunbridge Wells Borough it shows 1.9% of the 7km and 5.83% of the 7+15km zones. On this basis and whilst recognising that Royal Tunbridge Wells is quite close to the Boundary there is likely to be resistance from members for a 20% contribution to costs for surveys. I would certainly argue for a greater contribution than the 6% as we equally need the data and owing to the proximity of RTW but feel that something closer to or below 10% would be appropriate. I think that the 15km zone is most helpful as the basis for any agreement as it is perhaps the area that triggers an assessment even if surveys and HRAs demonstrates a smaller zone such as 7km for mitigation is adequate.

I would prefer to see the plans and any agreed formula or percentage in the legal documents. I cannot discuss with my head of service until next week when I might be able to make a more detailed proposal.

In the meantime does anybody have any comment on this?

Regards

[Name] CMLI
Landscape and Biodiversity Officer

T: [Phone Number]
I: [Email Address]
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [Email Address]@wealden.gov.uk

http://archive.manager.wealden.gov.uk/app.html/#/message/04fd7ac3-1e03-3189-166f-602daac0b61b6[14/12/2018 15:26:39]
Dear [Name]

Thanks for the below. I didn't get a chance to type up meeting notes before my leave so your note is appreciated.

Kind regards

[Name]

-----

From: [Name]@Tunbridgewells.gov.uk

Sent: 26 November 2015 18:01

To: [Name] WDC

CC: [Name] TWBC, MSDC, LDC, TBC, NE

Subject: RE: Joint SAMM Strategy meeting

Dear All

Following the meeting earlier this week please see my notes below using the agenda headings provided on the day as my record of what was agreed and needs auctioning.

1 and 2 Phase 1 SAMM Strategy costs (WDC, LDC and TDC)
The three authorities to enter into an interim agreement with a Heads of terms for the SAMM Strategy.

There was some discussion regarding the cash flow model to be used.
It was agreed that a meeting of the legal representatives of each authority would be called to work through the final agreement for all partners (Phase 2).
WDC suggested collected/identified funds could be used for bird and visitor monitoring and to forward fund the Access officer. The details of this needed to be worked through by the parties to Phase 1.

3. Zones of influence

WDC explained their 7km (SAMMS and SANGs) and their 15km (SAMMs) areas.
TWBC explained their concerns of the differing approach by the different authorities.

Natural England stated that they would not support the 15km zone.
The Wealden position was based on Counsels opinion given verbally immediately following the high court judgement and there was no transcript or written advice that could be shared.
In any event once the new visitor surveys had been completed and analysed next year the zones would have to be revisited and it was hoped that all members of the partnership and natural England would work together to come to a common view on zones of influence.

http://archivemanager.wealden.gov.uk/app.html#/message/046f7ae3-1e03-3189-166f-602dc4e641b6[14/12/2018 15:26:39]
It was agreed that:
The difference between the authorities was a policy matter and it was of course open to each authority to make its own policy and concerns about policy were not for this meeting. The legal agreements and framework document would specifically refer to the differing policy approaches and explain how the money would be collected and spent in accordance with those approaches.

4. Joint SAMM management Fees

5. Conservators/Governance.

6 Supporting Information
Following discussions of comments raised by TWBC and MSDC it was agreed that Wealden would update the documents to remove inconsistencies and make clearer. Schedules would be shorter and have headlines and summaries rather than full detail of what will be in other documents. The schedule would likely cover, Access Management Strategy, Monitoring Strategy and SAMM Tariff detail.

7. Legal Agreements
Largely as discussed above.

8. Bird, visitor and SANGs Monitoring
Further discussion needed to refine detail but details to be included within the legals documents and show how they would be procured. NE to work with partners on methodology for Visitor Monitoring but to be agreed with all partners. This is likely to require funding by the partners and may or may not be claimed back through SAMMs contributions if you have any. Originally suggested that this cost is met equally by the 5 Authorities. Whilst recognising that we all need the evidence base TWBC felt this was unfair and would prefer a proportional model similar to that which operates for the High Weald AONB. MSDC suggested that 50% be split between WDC and MSDC and that the remainder be split equally between the remaining three. TWBC said that it remained committed to contributing to the visitor survey and would take this suggestion back for further consideration. It would however like to investigate further a proportional approach as once agreed this might be applied to any future financial needs of the work. TWBC to look at this and make if necessary alternative proposals.
Interim SAMMs Agreement

Sent: 9 December 2015 11:34

From: WDC

To: LDC, TBC

CC: [Redacted]

Note: This Message was sent with High Importance.

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments

SAMMS Agreement Ashdown Forest Interim LDC TDC WDCv.9-12-15.docx (76 KB);

Dear All

Please find attached the Final SAMM Agreement (Interim) for review and signing.

Clause 4.11 has been removed, para 1.10 of Schedule 3 has been amended and Schedule 4 has also been removed in its entirety. Schedules have also been updated to account for ‘Councils’ and ‘LPAs’.

Once reviewed please can you sign the agreement this afternoon and forward this to me. We will coordinate the circulation of signature copies by all parties once received.

Thank you to all for your input in this process.

Any problems then please give me a call.

Kind regards

[Redacted]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Redacted]
Signed SAMMs Agreement

Sent: 9 December 2015 13:38
From: LDC
To: WDC
CC: LDC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments
SAMMS Agreement Ashdown Forest Interim LDC TDC WDC FINAL9-12-15.docx (77 KB); Less

Please find attached an agreed and signed SAMM agreement (interim) from Lewes DC. We will send a covering letter and hard copy of the agreement in the post to yourselves shortly.

Kind Regards,

Head of Strategic Policy
Lewes District Council

Lewes District Council has adopted its Community Infrastructure Levy (CIL) Charging Schedule and will be implementing the CIL from 1st December 2015. New development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. For more information please visit our webpage CIL implementation Webpage.

**************************************************************************************************************************************************************************************************************

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Samm72
Signed Interim SAMM Legal Agreements

Sent: 10 December 2015 15:45
From: WDC
To: LDC, TDC, Conservators of Ashdown Forest
CC: [Redacted]

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments

- Conservators of Ashdown Forest - Interim Agreement.pdf (646 KB);
- Lewes Interim SAMM Agreement.pdf (75 KB);
- Signed TDC SAMM Agreement.pdf (647 KB);
- Wealden.Interim SAMM Agreement.pdf (858 KB);

Dear All

Please find attached signed copies of the above from each Council and the Conservators of Ashdown Forest.

Once we receive hard copies from you, we will circulate copies for signing.

Please can copies be addressed to [Redacted] Our address is below.

Thank you again for your input to get us to where we are.

Kind regards

[Redacted]

[Redacted] Local Plan Team Leader | Environment and Community Services
Walden District Council | Council Offices | Newnham Place | Walden | East Sussex | BN23 8AY

http://archivemanager.woalden.gov.uk/app.html#/message/6dc25be9-6c89-35a-3a78-0d8f1f385d84/[14/12/2018 15:18:16]
RE: Draft SAMM Strategy Tariff Guidance and cash flow model

Sent: 14 December 2015 09:52

From: TDC

To: WDC, LDC

CC: WDC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments
- image001.png (6 KB);
- image002.jpg (575 B);
- image003.jpg (1 KB);

Hi,

I have now read this and agree that it is very thorough and well written.

I have no comments to make.

Tandridge District Council
The Council Offices
Station Road East
Orsett, Surrey
RH8 8BT

Tel: 01883 722215
Fax: 01883 722215
www.tandridge.gov.uk

Head of Strategic Planning Policy
Planning Policy
"@tandridge.gov.uk

From: [redacted]@wealden.gov.uk]
Sent: 10 December 2015 15:21
To: LDC, TDC
Cc: WDC
Subject: RE: Draft SAMM Strategy Tariff Guidance and cash flow model
Thanks — Are you happy for me to...

From: @lewes.gov.uk
Sent: 10 December 2015 15:14
To: WDC, TDC
Cc: WDC
Subject: RE: Draft SAMM Strategy Tariff Guidance and cash flow model

Thanks

This is very thorough. My only comment is that we...

and this guidance document provides a clear position on this.

Kind regards

From: @wealden.gov.uk
Sent: 10 December 2015 11:03
To: LDC, TDC
Cc: WDC
Subject: Draft SAMM Strategy Tariff Guidance and cash flow model

Dear

Please find attached the above.

1. We would like to publish Tariff Guidance on Monday if possible? I have hopefully kept it succinct and I mainly used wording that was previously set out in the SAMM Framework document on the basis that this has previously been agreed. Please can you take a look and let me know if you have any comments as soon as you can or if you would like to add anything. It is likely that each of us may need further guidance for each of our Councils with regards to how funds are collected i.e. Unilateral undertakings, S106 or CIL.

Our Solicitor is taking a look also to ensure that it conforms with the legal agreement in respects to our interim position.

Any questions then please give me a call to discuss and hopefully we can find a speedy resolution.

2. I have attached the cash flow model. Since the last version three changes have been made:


SAMM75
- Wealden housing projections include the 7-15km zone so numbers have increased (as agreed in the last meeting);
- Mid Sussex provided up-to-date housing projections, permissions and also updated funds collected as part of their interim mitigation strategy; and
- ...

The outcome is a SAMM Tariff of [redacted]

Please let me know that this is acceptable at your earliest convenience also.

Thank and regards

[redacted]

[Redacted] Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted] | Web: www.wealden.gov.uk/planningpolicy

[Redacted]

[Redacted]
Dear all

Please find attached a PDF version of the SAMM Interim Tariff Guidance for Wealden, Lewes and Tandridge District Council. Minor wording amendments have been made since the previous version. We anticipate to make the guidance available on our (Wealden) website over the next day or two.

Thanks and regards

[Name]  
Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Thank you that's helpful and I appreciate the need to prioritise certain aspects of the work. I look forward to hearing from you in due course.

Kind Regards

[Name]
Landscape and Biodiversity Officer

[Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS]

[Website]
Dear [Name],

Yes that is still the plan with regards to the Legal Agreement. Unfortunately, due to other priorities (production of the Wealden Local Plan) it has not been possible to undertake any further work on the Joint SAMM Strategy since our last meeting.

In considering the time of year producing a tender brief and engaging consultants for visitor monitoring/survey is a priority and it is anticipated that a tender brief will be shared with those local authorities who wish to be part of the study shortly. This will be followed by work relating to bird monitoring. We will liaise with Natural England for both pieces of work and will seek an estimate of costs for the work (prior to the tender process). Once this is complete I will hopefully have capacity to undertake any further work in relation to Schedules for the Legal Agreement that was sent on 6th November to partners. I will also liaise with our legal Team on this.

Any further questions then please let me know.

Kind regards,

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hallsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Name]@Tunbridgewells.gov.uk
Sent: 03 February 2016 17:08
To: [Name] WDC,
Cc: [Name] TWBC, WDC, MSDC, LDC, TDC, NE
Subject: Ashdown Forest Update

Hi [Name],

I thought that now my work is back to normal after a run of Public Inquiries that concluded at the end of January that I should update you on our Cabinet report and perhaps get an update from you as to where we are with the legal agreement and bird (aware of the time of year) and visitor monitoring?

The report went to cabinet on 14 January 2016 and they agreed the following recommendations:

1. That Cabinet agree to enter into legal agreements and a formal partnership with other affected Planning Authorities and the Ashdown Forest Conservators for the adoption and implementation of SAMMS for the Ashdown Forest SPA.
2. That delegated authority is given to the Head of Planning Services and Head of Legal Partnership to

http://archivemanager.wealden.gov.uk/app.html#message/905794a-e809-5c20-5774-cc0990eb9d05/[14/12/2018 14:58:07]
negotiate and sign the necessary partnership and legal agreements.

3. That Cabinet formally endorse, subject to specialist independent advice and the advice of Natural England, the approach being taken by planning Services of adopting a 7km zone of influence

I think that after our last meeting it was agreed that you would publish a revised draft legal agreement and that our respective legal representatives would all get together and thrash something out. Is that still the plan?

Regards

[Redacted]
Landscape and Biodiversity Officer

[Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

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Communities

Environment
RE: Ashdown Forest visitor survey and Ashdown Forest SPA monitoring strategy

Sent: 21 March 2016 10:10
From: WDC

TWBC, WDC, MSDC, LDC, TDC, NE

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments
- image001.jpg (66 KB);  image002.jpg (2 KB);  image003.png (658 B);

Noted and we will seek to resolve shortly and when I get back from leave next week.

Kind regards

[Email address]

Sent: 21 March 2016 09:39
Subject: RE: Ashdown Forest visitor survey and Ashdown Forest SPA monitoring strategy

TWBC, WDC, MSDC, LDC, TDC, NE

Thank you for the update. I have no comments on the methodology but I am conscious that we have not resolved the issue of cost or the wider partnership and would like to do these as soon as possible.

Kind regards

Landscape and Biodiversity Officer
Dear all

Further to my previous email, I have now managed to find some time to prepare a specification brief for the above two pieces of work. [redacted] has kindly commented on the brief already and his comments are incorporated. However, I am waiting for comments on the bird monitoring element from Natural England, who will forward these shortly. I will update as soon as I can.

Whilst the visitor survey is the priority for us all, we would like to tender for an Ashdown Forest SPA monitoring strategy at the same time because it will save time and resource doing both together. We are under resourced currently as is our procurement team. It will also provide the benefit of the visitor survey to be considered alongside the more long-term monitoring strategy. Anyway, I hope you find this dual approach agreeable.

If you have any comments on the brief then please can I have these by 31st March 2016. I will be contactable by email only next week but I can call you back if you wish to discuss anything. Further details / a proposal in relation to the tender process, costs etc. to follow in due course.

Have a good weekend all.

Kind regards

[redacted]  Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
Dear [Name],

Thank you for your e-mail and sending the brief for the SAMM monitoring work. Thank you for your work on this; I only have a few minor comments which I hope are helpful – please see attached document.

I note from earlier e-mails that arrangements between partner authorities will be discussed shortly and I look forward to hearing more in due course.

Just a quick question – have the Conservators of Ashdown Forest seen this document yet? Or will they see it at some point?

I hope you all have a good Easter weekend.

Kind regards,

[Name]

Planning Officer
Planning Policy and Economic Development
[Email]@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex
Hi

No misunderstanding, we did discuss the potential for a number of surveys at different times of the year. However, we have learnt recently that it may not be necessary to repeat qualitative visitor surveys throughout the year. Instead quantitative surveys such as people counters and car park surveys may be more appropriate and similar to the monitoring at TBH. To provide reassurance, monitoring requirements will be addressed as part of the monitoring methodology devised by the successful consultant (short and long term).

All arrangements between partner authorities relating to the monitoring projects still need to be made / agreed, so you haven’t missed this. We will be in touch in due course.

I will forward the email to Sevenoaks, thanks for the reminder!

Thanks and regards

From: [standridge.gov.uk] TDC
Sent: 21 March 2016 10:47
To: TWBC, WDC, MSDC, LDC, TDC, NE
Subject: RE: Ashdown Forest visitor survey and Ashdown Forest SPA monitoring strategy

Hi
Thank you for sending this through.

I don’t really have any specific comments. However, the brief reads that the visitor survey will only be carried out once this year. I thought from our discussions this was to be carried out quarterly. Sorry if I have misunderstood.

Can I also just ask a bit more about the project group and who will be reviewing the tenders and how members are involved. Again, sorry if I have missed this. I know it is partially set out in the Interim SAMM but just wanted to understand how this works when we haven’t all signed up for it?

For information, I spoke to Sevenoaks recently who seem keen to be involved. I don’t know if it is worth sending them the information too?

Thanks again for putting this together.

Regards
RE: Ashdown Forest SPA Monitoring Strategy and visitor survey

Sent: 6 April 2016 08:27
From: TDC
To: TWBC, WDC, MSDC, LDC, TDC, NE
CC:

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments
- image001.png (6 KB); image002.jpg (575 B); image003.jpg (1 KB);

Hi,

I have no comments to make on this.

The only thing we are going to Committee on 6th October to agree our Local Plan for consultation and that the date for the final copy is 7 October 2016. If this slips this will cause us a little bit of a problem, so if the consultants can shave any time of the timetable that would be very helpful.

Regards

Tandridge District Council
The Council Offices
Station Road East
Oxted, Surrey
RH8 0BT

Head of Strategic Planning
Policy
Planning Policy

Tel: [redacted] 3 722015
Fax: 01883 722015
www.tandridge.gov.uk

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SAMM86
To: [Email address]

Subject: Ashdown Forest SPA Monitoring Strategy and visitor survey

Dear All

**Specification brief**

Thank you for your comments on the brief. This is now with our procurement team and we hope to go out to tender this week. I updated the specification to account for comments (see attached). Also, please see the attached - answering queries from Mid Sussex. The proposed timetable for the work is within the attached also. Please let me know if there are any issues with this ASAP or before COP Wednesday if possible?

... can confirm that the brief covers the bird monitoring methodology and not the actual monitoring. If necessary this will need to be a separate contract once we know what is required in terms of bird monitoring and analysis.

**Tender process**

We will invite and receive bids through our e-tendering portal as an open tender process. To ensure a speedy process we propose to evaluate bids (with advice from Natural England) and make recommendations for contract award in a tender report which will be provided to each partner. The report recommendations will be agreed by the majority of partners prior to contract award.

**Costs and wider partnership**

I think it would be fair to say that we will not know the implications of the visitor survey outputs and what this may mean for local authorities and the extent of the SPA avoidance and mitigation zone until after the survey / analysis has taken place. On this basis we propose for the visitor survey element of the contract to be split equally between each local authority who is currently affected by the 7km zone and therefore has a current vested interest in the survey taking place to provide up-to-date evidence for HRAs and plan making.

Where an equal split is not agreeable then similar to the 2009/2010 Ashdown Forest visitor survey work and subsequent analysis we propose for the report to not provide detailed analysis or outputs for those local authority areas not party to the equal split of costs. For information, we are still waiting to hear back from Sevenoaks as to whether they wish to be a SAMM Strategy partner and indeed party to this contract.

We propose for the Ashdown Forest Monitoring Strategy to be funded solely by the Joint SAMM Strategy. As it stands this will fall to developer contributions collected by Mid Sussex, Wealden and maybe Lewes (??) who have both collected costs to date. Ultimately the costs will be built into the Joint SAMM Strategy which I hope will be agreed over the coming months. In the absence of this we may need to put in place a Memorandum of Understanding.
In the spirit of partnership working we will cover resource costs to engage a consultant for this work.

Please give me a call or an email to discuss tomorrow if need be - 

Kind regards

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
wealden.district.council@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

Communities

Environment

Economy
I am happy to support the methodology and contract process. As you know our members are concerned about costs and the way that they are proportioned and so your proposal for an equal split gives us some difficulty bearing in mind we do not yet know the cost and whether or not Sevenoaks will participate. However I can see the point you are making about the need for the work being in some ways equal and there would be little gained in us undertaking analysis for Tunbridge Wells Borough separately – so subject to the value of tender returns I will pursue the idea of an equal contribution form TWBC but for this we would expect full involvement in the tender evaluation and letting process. We would also want the report outputs to include a breakdown and analysis on a district by district basis.

Kind regards

[Signature]

Landscape and Biodiversity Officer

T: [Redacted]
E: [Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk
From: [Name]@wealden.gov.uk
Sent: 20 May 2016 16:36
To: [Name]@wealden.gov.uk
TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: Ashdown Forest Monitoring methodology and Visitor survey

Dear All,

We have now appointed Footprint Ecology to undertake the above. It is imperative for the visitor surveys to be undertaken as soon as practically possible and prior to the school summer holidays. To meet our timescales for the work the Consultants have requested a meeting to take place the week of 6th June but are only available on either 8th / 9th June. On this basis we have set up a project inception meeting on 9th June 2016. Likely time around 10.30am. I am aware that there is interest to attend a meeting with the Consultants from some partner authorities. It would also be helpful for us to meet to discuss progressing the SAMM Strategy to include Tunbridge Wells, Sevenoaks and Mid Sussex in relation to agreeing a number of matters. On this basis can you please let me know if you are available to attend a meeting on the 9th June. I envisage that we will meet the consultants first and then follow with SAMM Strategy discussions. If you are unable to attend a meeting with the Consultants on this day then meeting notes will be provided and we will look at another date for a SAMM Strategy meeting. The Consultants will also be providing their proposed methodology prior to undertaking the visitor survey work.

Please let me know your availability at your earliest convenience / pencil the 9th June out in your diaries. The time, place and meeting details to ensure a productive meeting with the Consultants will be confirmed shortly.

Kind regards,

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Name]@wealden.gov.uk | Web: [wealden.gov.uk/planningpolicy]

Communities

http://archivemanager.wealden.gov.uk/app/html/message/5bdffcd0-54d1-0c36-3625-84c705504436/[14/12/2018 14:32:02]

SAMM90
Dear All

Another late Friday afternoon email from me, yay. I promise it's not deliberate!

Anyway, thank you for returning the Non-Disclosure Agreements. For your information we are awaiting the Agreement from Tunbridge Wells / our legal Team agreeing to T. Wells suggested amendments. Hence T. Wells not being included in this email at this stage. Hopefully this will be resolved shortly.

As discussed this week please find attached documents relating to the Ashdown Forest SPA Monitoring Strategy and Visitor Survey Tender process. These include:

- Procurement Report
- Technical submissions of all three contractors and evaluation notes
- Complete submission from Footprint Ecology

If you are able to let me know by COP Monday if you are able to agree with the recommendation made in the Procurement Report I would be grateful. As you know we are behind schedule already and we would like to award as soon as practically possible for the visitor survey to commence in June / before the summer holidays subject to partners agreeing with the recommendation.

Please give me a call if you would like to discuss anything. I am at home today on [redacted] and I may be out on site on Monday afternoon but please call if you have any questions and if it will facilitate this process.
Have a good weekend and I apologise for the quick turnaround request! Please let me know if there are any problems with this also.

Kind regards

[Redacted]
Dear All

Ahead of Thursday’s meeting I have attached an agenda for the Visitor Survey and Monitoring Strategy project inception meeting. Also attached - the methodology which formed part of Footprint Ecology’s tender submission for information / discussion and a draft visitor survey questionnaire for review / discussion that Footprint have provided ahead of the meeting.

To ensure smooth running and good progress, bearing in mind the number of us in attendance for an inception meeting, please can you forward any questions or queries that you may have in regards to the methodology and/ or questionnaire or any other related queries by midday on Wednesday and from Footprint will run through the methodology etc. during the meeting.

To ensure surveys take place this side of the summer holidays it is important that these documents are reviewed and agreed at the earliest opportunity.

Plan for the day

- 10.45am – 1pm (unless earlier) – Inception meeting – lead by WDC/Footprint Ecology

1pm – 1.30pm – Lunch – We will provide a working lunch (sandwiches / crisps / fruit) - (please let me know any dietary requirements or if you do not require lunch by midday tomorrow)

1.30pm – 3pm – SAMM Strategy meeting (agenda to follow).

Due to elections and the take up of rooms at our Offices we have booked **Fleur De Lys Room,**
SAMM Strategy meeting

Sent: 8 June 2016 12:17
From: WDC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC
CC: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments

- SAMM Strategy meeting 9.6.2016.docx (15 KB);
- Draft SAMM Strategy Terms of Reference.7.6.16.docx (26 KB);
- Joint SAMM Framework.21.11.15.V2.docx (255 KB);
- SCHEDULE 4.7.6.16.docx (18 KB);

Dear all

Please find an agenda and draft terms of reference for discussion ahead of tomorrow's meeting at 1.30pm. I have also attached the last SAMM Framework document for information and Schedule 4 detailing the last agreed Governance structure.

Kind regards and see you tomorrow

Local Plan Team Leader | Environment and Community Services
SAMM Strategy meeting
1.30pm Thursday 9th June 2016

Fleur De Lys Room, Town Council Offices, Inglenook, Market Street, Hailsham, BN27 2AE

Agenda

1. Round the table update on SAMM subsequent to Interim Legal Agreement
   a. Amount (£) of funds collected to date
   b. Amount (£) of funds in the pipeline

2. Joint SAMM Strategy legal agreement – update

3. Legal agreement - Schedules to include
   a. options

4. SAMM Strategy project management
   a. Potential for external resource
   b. Recruitment options
   c. Who should lead to implement resource and how
   d. Partner involvement in role
   e. Role and responsibilities
   f. Direct everyday reporting – to who?
   g. Any other considerations?

5. Governance
   a. Previously agreed governance arrangements
      i. Does this need updating (see SAMM Framework document)
      ii. If so, how and what?

6. Terms of Reference – key agreement points required
   a. JSG
   b. JWG

7. Moving forward and key dates

8. AORB
RE: Visitor survey questionnaire

Sent: 14 June 2016 15:33
From: WDC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Hi [Redacted]

Thank you for your email. Whilst the questions are to an extent repeats one set of questions relate to Ashdown Forest and the next set relates to other sites that visitors may use, i.e. alternative sites such as SANGS or other green spaces. Looking forward this baseline information will be helpful in relation to SANG design, the use of alternative sites to Ashdown Forest and it will also help to identify and understand people’s general use of green spaces. This could be important as part of any mitigation strategy.

[Redacted]

From: [Redacted]@TunbridgeWells.gov.uk
Sent: 14 June 2016 14:45
To: TWBC, MSDC, LDC, TDC, NE, SODC
Subject: RE: Visitor survey questionnaire

Thanks [Redacted]

A few quick points:

Questions 14 and 5, and 12 and 16 are repeats.

Likewise, question 14 is very similar to question 8. It would make sense to ask these questions in sequence i.e. how did you travel here today? Followed by: Is this your normal mode of travel here?

Hope this helps,

[Redacted]
Subject: Visitor survey questionnaire

Dear All

Following our meeting on Thursday I have further reviewed the questionnaire following the changes that Footprint made after the meeting. I propose to add a number of questions and also take away a couple of questions also. The questions that I propose to add simulate those asked during the last visitor survey. From using the raw data a while back these questions / answers were useful in relation to work we have undertaken on SANGs / HRA etc. / the use of alternative locations and I am therefore interested in them being asked again.

The additions include: 10, 14, 15, 16, 17, 18. I propose to remove questions 16 and 17 which related to wildlife and species that the A. Forest is important for.

If you have any objections please let me know by COP tomorrow or give me a call to discuss.

I have spoken to the Conservators and fingers crossed we are good to go at the weekend may wish to add a question which I will share with you if she does. I am waiting for an updated methodology from Footprint which will be with us shortly.

Kind regards

[Signature]

MRTP | Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
info@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

Communities

Environment

Economy

www.wealden.gov.uk
Facebook
@wealdenDC
RE: Ashdown Forest Visitor Surveys

Sent: 21 July 2016 15:14
From: [REDACTED] WDC
To: [REDACTED] TWBC
CC: TWDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments
☐ FW: ESPH132 - Ashdown Forest SPA (4 MB); ☑ image001.jpg (66 KB); ☑ image004.jpg (2 KB); ☑ image005.png (658 B);

Thank you for following this up. Please find attached a copy of the email previously sent to partners for your information and records.

Regards

[REDACTED]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[REDACTED]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [REDACTED]@Tunbridgewells.gov.uk
Sent: 21 July 2016 15:10
To: [REDACTED] WDC
Cc: TWDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: Ashdown Forest Visitor Surveys

http://archivemanager.wealden.gov.uk/app/html/message/6f53f2aa-777e-dfb2-8bee-5d4a53960505/14/12/2018 14:14:30

SAMM98
Please find attached a sealed and signed copy of the non disclosure agreement as requested.

Regards

[Redacted] CMLI
Landscape and Biodiversity Officer

tunbridgewells@gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [Redacted] TWBC
Sent: 19 July 2016 13:55
To: [Redacted] WDC
Cc: [Redacted]
Subject: RE: Ashdown Forest Visitor Surveys

Hi

Thanks for that. It very clear and very helpful. My apologies with regards the confidentiality agreement. I have chased legal again and been promised it again so hopefully you will have it within a few days.

I look forward to receiving the submission of draft findings and the subsequent meeting.

Kind regards

[Redacted] CMLI
Landscape and Biodiversity Officer

tunbridgewells@gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

From: [Redacted]@wealden.gov.uk
Sent: 19 July 2016 12:25
The provisional programme was detailed in the contract brief which was shared with all partners who signed the Non-Disclosure Agreement. To date we have not received this from Tunbridge Wells. Please see my last emails requesting this and I believe that you were going to look into this matter? Notwithstanding this, the provisional dates are below and I am sure that these were shared with you and other partners during the drafting of the contract brief. Please note that the presentation of results (week of 22nd August) will be held at a suitable later date and will be agreed shortly.

17th May 2016: Project inception meeting;
   1st June 2016: Submission of methodology and questionnaire for agreement by partner authorities and Natural England;
   June 2016: Visitor surveys to take place;
   8th August 2016: Submission of draft findings;
   Week of 22nd August 2016: Presentation to partner authorities and Natural England.
   5th September 2016: Submission of draft report (word format), spreadsheet (excel) and GIS Layers;
   3rd October 2016: Submission of final report (PDF) and any amended GIS files (shape files).

We don’t have any intention to hold meetings with Footprint Ecology or with Natural England at this stage in relation to the above other than those identified above.

We can copy all partners into any correspondence that we have with Footprint Ecology / Natural England in relation to this matter. Not a problem. To date we have not corresponded with Natural England and correspondence with Footprint Ecology, other than what you have seen relating to methodology and questionnaire, has included times and locations for surveys (for the purpose of informing the Conservators).

We will invoice you once we receive an invoice from Footprint Ecology.

Should you wish to receive the information relating to this contract previously shared with other partners then please sign and return the Non-Disclosure Agreement.

Kind regards
From: [redacted]@tunbridgewells.gov.uk
Sent: 19 July 2016 11:44
To: [redacted] WDC
Cc: [redacted] NE
Subject: Ashdown Forest Visitor Surveys

I hope that you have had a good holiday and are fully recharged.

You will recall that at our meeting to agree the commissioning of the Visitor Surveys that there was discussion about the results and how they were to be received and discussed by the “partnership”. My recollection is that there was to be an initial reporting of the findings in August followed by a presentation of the more detailed analysis in September and that we agreed that a detailed programme would be provided. Can I ask that, even if such a programme is provisional that it is circulated and that all partners (as this is a jointly funded project) are copied in on all and any correspondence with Footprint Ecology and Natural England so that we are all fully informed at every stage. I would also be grateful that if you are intending to hold any meetings with Footprint Ecology and/or Natural England on this matter that as a full partner Tunbridge Wells BC are as a matter of courtesy invited to attend.

With regards our financial contribution I would be happy to receive an invoice for this from you at your convenience.

Kind Regards

[redacted]
Landscape and Biodiversity Officer

T: [redacted]@tunbridgewells.gov.uk
E: [redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

This e-mail is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Tunbridge Wells Borough Council. If you are not the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

If you have received this e-mail in error please notify Tunbridge Wells Borough Council IT...
Thank you for keeping us informed. The 19 or 20 would also suit for me.

Regards

[Name]
Landscape and Biodiversity Officer

T: [Phone number]
[Email]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

Dear All

I have received a couple of emails from partners recently asking questions about the visitor survey project so I thought I would share the last update received from Footprint Ecology with you. Please see below. I also spoke with [Name] on Wednesday to discuss potential dates for a presentation to partner authorities.

In brief there is half a survey point to complete this weekend. This will leave 6 driving transects to take place shortly and during the school holidays (as below). Nearly 400 surveys, of which there has been a 97-98% collection of full postcode data, have been completed.

[Website]

Samm102
I have discussed with [redacted] a slight revision to the project timetable due to annual leave arrangements. New dates are as follows:

7th September 2016: Submission of draft report (word format), spreadsheet (excel) and GIS Layers. Option of 8th, 9th, 19th or 20th September 2016: Presentation to partner authorities and Natural England.

The positive of a later presentation is that we will be able to consider a draft report/data. Can you please let me know your availability asap. As always we will opt for the date where most can attend. If you are unable to attend the date then please arrange someone to attend in your place. However, I hope that this is enough notice. Personally I would prefer either 19th or 20th September to allow ample time to digest and consider the draft report and data. However, this will mean that comments will be required shortly after to allow the report to be finalised by 3rd October 2016.

Feel free to give me a call or email to discuss if need be.

Regards

[redacted]

[redacted] Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
RE: ashdown update

Sent: 26 July 2016 15:16
From: LDC
To: 
CC: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

Dear [Redacted]

Thank you for your email. At the inception meeting concerns were raised that the survey was overly long and that this may limit the number of surveys that could be undertaken. We were assured by [Redacted] that Footprint Ecology anticipated achieving 800-1,000 surveys, with perhaps 97-98% collection of full postcode data. Less than 400 falls some way short of this and does not sound greatly different from the number of surveys attained last time — although there may be a substantially better strike rate with respect to postcode data. Can you confirm, has the survey work fallen short of the agreed target or are we still expecting to achieve at least 800 surveys?

I’m happy for you to book a date in September.

Thank you.

[Redacted]

Senior Strategic Policy Officer (Infrastructure)
Strategic Policy
Lewes District Council

Lewes District Council has adopted its Community Infrastructure Levy (CIL) Charging Schedule and will be implementing the CIL from 1st December 2015. New development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. For more information please visit our webpage CIL Implementation Webpage.

http://archivemanager.wealden.gov.uk/app.html#message/9432b660-cfab-a5fd-308a-d355dfbae4d8/[14/12/2018 14:03:22]

SAMM104
Dear [Name]

The reference to 800-1000 surveys was in relation to a busy site, i.e. you would expect to achieve 800-1000 completed interviews if there was a continual stream of people to be interviewed at each access point. This was not the case at Ashdown Forest where some access points were busier than others. If certain access points had been busier then of course a higher number of interviews could be achieved during the set number of survey hours / days. The survey work is now complete and in total around 450 surveys have been achieved in the time allocated and as set out in the methodology.

In discussing your email with Footprint Ecology I am informed that the data collected is very good and the number of surveys achieved is sufficient to achieve the outputs of the study.

Once received the draft report and the raw survey data will be shared with partner authorities for comment as per my previous email.

Kind regards

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Email]@wealden.gov.uk | Web. [Website]
Dear All

Please see the below email and attachments which were sent last Friday whilst I was on leave. First day back today. The information is provided ahead of the draft report for information.

I have now heard back from all partners and can confirm that the 20th September 2016 is suitable for all for a visitor survey presentation and discussion. Our Consultants are also keen to discuss the Monitoring Strategy element of the commission also to aid progression with this work.

I have booked rooms at our Hailsham offices for 10am – 4pm. Hopefully these timings will account for travel time / childcare. However, if an earlier meeting time would suit everyone better then please let me know. If I don’t hear from you I will presume that 10am – 4pm is ok.

We will send an agenda closer to the time. In the meantime if you have a visitor survey / monitoring strategy agenda item then please let me know. I anticipate that a SAMM update will be provided also. For information, I am still pursuing an updated draft Legal Agreement with our legal team. I will find out shortly where we are with this.

Kind regards

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Please see the below email and attachments which were sent last Friday whilst I was on leave. First day back today. The information is provided ahead of the draft report for information.

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Kind regards

[Signature]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

http://archivemanager.wealden.gov.uk/app.html#message/28a4faa5-d47c-7e95-3911-de68fc36b75f[/]:4/12/2018 13:57:15

SAMM107
Hi [Name],

Back from leave this week and catching up on emails. Good to see these positive results from the visitor survey, and such a high % of postcodes captured. Will be useful at the meeting (and in the draft report) if Footprint can include frequency of visit information as well, so we can see how regularly those 'on a short trip and visiting directly from home' are coming to the Forest. This will be key to helping determine an agreed zone of influence.

10am is fine for [Name] and me on the 20th.

See you then,

[Name]
Manager
Sussex and Kent team
Natural England

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations

In an effort to reduce Natural England’s carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Hi [Name]

As per my previous email we will assess whether we can accommodate 3 attendees from TWBC and will go from there.

David we have set aside a day for this meeting – up to 4pm, how much more flexibility do you need?

[Name]

From: [Name]@Tunbridgewells.gov.uk

Sent: 08 September 2016 09:32

To: [Name]@Tunbridgewells.gov.uk

CC: [Name]@Tunbridgewells.gov.uk, TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: draft report for comment

Hi [Name]

I appreciate the restrictions that you have on space and meeting rooms but as this is the only chance that we shall have to discuss the findings and implications of the report together with all partner authorities and Natural England before final publication it is important to us that we are not restricted on the attendance we have indicated. I am not sure how much time Footprint will need for their presentation but I hope that the agenda will have sufficient time to allow for a full discussion between partners on the likely implications of the study and this may take, together with the presentation and discussions on the SAMM Strategy, more time than just
the morning. Is it possible to have some flexibility on the meeting time?

Currently I have a room available all day that can take up to 20 people if you require it but can probably arrange something bigger if necessary either here at the Town Hall or in the town centre if you wish.

Kind Regards

Landscape and Biodiversity Officer

T: 448234642 | tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

Hi [Name]

As in my email we are restricted in numbers, so I will need to confirm with you once I have heard from other partners whether we have the space to accommodate three attendees from TWBC.

Kind regards

[Name]

Hi [Name]

Mr [Name] will be attending from [Name] and we will be bringing [Name] from AECOM who is advising both ourselves and Sevenoaks DC on these matters.
Kind regards

[Redacted]
Landscape and Biodiversity Officer

T: [Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
www.tunbridgewells.gov.uk

---

From: [Redacted]@wealden.gov.uk
Sent: 07 September 2016 11:54
Subject: FW: draft report for comment

Dear All

Please find attached the Ashdown Forest Visitor Survey Draft Report. Also attached is a comment form. Please use this form to make any comments on the draft report and send these back to me no later than 5pm on 22nd September 2016. I will then collate these as requested below and will forward to Footprint Ecology on 23rd September copying in all partners for your records. The final report is due to be completed on 3rd October 2016 to meet partner local authorities evidence base requirements for local plan making.

I will provide an Agenda and further information relating to the SAMM Strategy closer to the 20th September 2016. If you have any specific questions that you would like to raise please can you provide these ahead of the meeting and by 15th September 2016.

We are limited in room size on 20th September and we can accommodate 14 persons in the morning (up to 1pm). Two consultants will be attending from Footprint Ecology. We are also keen for the meeting to be productive. Given meeting room size it will not be possible to accommodate many additional persons (2 at the most) to those identified in the ‘To’ row on this email list. However, please let me know if you would like an additional space and we will see if this can be accommodated subject to other requests. I am minded to suggest no more than two attendees from WDC, MSDC, LDC and TWBC and 1 from Tandridge and Sevenoaks. However, we can review this to try and accommodate requests where possible.

Kind regards


SAMM112
A. Forest Visitor Survey meeting

Sent: 19 September 2016 11:34
From: [redacted] WDC
To: [redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Dear all

If you have any questions or comments ahead of tomorrow’s meeting that may assist discussions please let me know asap. I will forward an agenda shortly.

We will provide tea and coffee, however, we will not be supplying lunch tomorrow. There are a good range of lunch options in Hailsham.

I will be in touch shortly.

Kind regards

[redacted]

Kellie Shaw, Head Planner, Tree Plans, Land and Environment and Community Services
Hi all,

The only thing I would add to this list is that prior to our next meeting we do need to see the data that accompanies the cumulative percentage graphs so we can see, mathematically, where the core catchment is rather than by reading off graphs and judging by eye, or by looking at maps where we may be skewed by outliers. Whether this is included in the report or not, I’ll leave up to your judgement.

Kind regards,

[Signature]

---

I do not think that we have anything further to add at this stage and await the additional information/revised draft with interest. Just to clarify amongst the comments we made we specifically asked for:

[URL Provided]
• A cumulative percentage vs. distance travelled map for all modes of transport, in addition to the separate ones for car and on foot;
• Two further separate sets of cumulative percentage vs. distance travelled maps – one set for people who visit at least once a week and another set for those who visit less often;
• The distance band map for all visitors that he produced yesterday would be useful to include in the report – it made the inner zone very visually clear.

It would appear from initial discussion that a two zone approach is the most likely to be the preferred and most effective option but there is clearly some further work to arrive at a definitive proposal. Thanks again for bringing this all together.

Regards

[redacted] CMLI
Landscape and Biodiversity Officer

[redacted]
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

---

From: [redacted]@sevenoaks.gov.uk
Sent: 21 September 2016 09:58
To: [redacted]

Subject: RE: A. Forest Visitor Survey meeting

Hi [redacted] – please find attached my comments on the report, as discussed at the meeting yesterday.

Kind regards

[redacted]

Planning Policy Team Leader
Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

www.sevenoaks.gov.uk

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http://archive.manager.wealden.gov.uk/app.html//message/43e20dd6a-f916-ff12-9b0b-9c2e0d8eec51/[14/12/2018 13:42:49]
Just to add – I haven’t received your email. Can you resend to me please. I have not received comments from any other local authority.

Thanks

From: 45e8f57e69f0b96c7d8e68f5495e80e0@lewcs.gov.uk
Sent: 19 September 2016 15:48
To: [redacted]
Cc: [redacted]
Subject: RE: A. Forest Visitor Survey meeting

Hi 

Please could you resend your email to me, I notice from your email that you sent it at 15.17 but I have not received it yet and therefore do have the attachments. Please also could you send to [redacted]

Thank you

See you tomorrow

From: 339a245300002a0c3ab745835a8d2f02@Tunbridgewells.gov.uk
Sent: 19 September 2016 15:38
To: [redacted]
Cc: [redacted]
Subject: RE: A. Forest Visitor Survey meeting

Hi 

Thanks for this – all helpful. Please find attached our completed comment form – some initial questions and queries – sorry its so late but I have only just got back from holiday. Hopefully it will at least give Footprint some thinking time. Have others (including Wealden ) sent comments and if so are you able to share them?

Look forward to seeing you tomorrow.

Regards

http://archivemanager.wealden.gov.uk/app.html/#/message/43e26d6a-f916-f112-9fbf-9c2cedb8ec51/14/12/2018 13:42:49
Dear All,

Further to my earlier email please find attached an agenda for tomorrow.

I have also attached an additional map (not included within the Draft report) for your information. I have printed a couple of A1 versions of this to aid discussions for the meeting along with some A1 maps of map 6/7 (as per the report).

See you tomorrow at 10am.

Kind regards
Ashdown Forest SPA Monitoring Strategy and visitor survey –
Presentation of findings

10.00am Tuesday 20th September 2016

Meeting room 5 (am) & Conference Room (pm)
Wealden District Council Offices, Vicarage Lane, Hailsham BN27 2AX

Agenda

Morning

1. Introductions (WDC)

2. Presentation of visitor survey findings and future monitoring strategy work
   (Footprint Ecology)

3. Questions (all)

4. Local Plan timetables

Break for lunch

5. Discussion

6. SAMM Strategy update and visitor survey findings

7. Next steps

8. AORB
Hi [Name],

Please find attached my comments on the draft Ashdown Forest Visitor Survey report. It looks like quite a long list, but quite a few of my comments relate to minor typing and spelling mistakes etc. Further comments may follow at a later stage.

I look forward to further discussions in due course.

I hope this helps, but please let me know if you would like further information.

Kind regards,

[Name]

Planning Officer
Planning Policy and Economic Development

[Email]
[Website]

Working together for a better Mid Sussex

[URL]
FW: Collated comments on Draft AF Visitor survey 2016

Sent: 26 September 2016 16:32.
From: WDC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments
Collated LPA comments on draft AF Visitor Survey 2016.26.09.16.docx (28 KB);

Dear All

Please see the attached and below.

I have briefly discussed with...the potential for the additional piece of work to assist with defining a zone/zones and...has asked for a specification brief to be provided. I will look to produce this over the next week and will circulate prior to forwarding to... (Unfortunately I am now out of the office until Thursday). We will ask... to provide a quote for this additional work which we will also share for agreement prior to commencing work.

Both us and Tandridge are on a tight timescale for our respective Local Plans, so I will send out further dates to meet shortly which will hopefully tie in with the Final Visitor Survey Report and additional work.

Kind regards

[Signature]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Email]

http://archivemanager.wealden.gov.uk/app.html#/message/d47d0add-0819-f3bd-6aaa-0413ad9418f1/[14/12/2018 13:35:58]

SAMM121
RE: Mitigation zone/s

Sent: 10 November 2016 15:22

From: TDC

To: TWBC, WDC, MSDC, LDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments:
- image001.png (6 KB);
- image002.jpg (17 KB);
- image003.jpg (575 B);
- image004.jpg (1 KB);

Hi,

We’re out for consultation on those dates and none of the team are able to attend, is there any chance of an alternative?

Thanks,

[Address information]

Tandridge District Council
The Council Offices
Station Road East
Oxleas, Surrey
RH6 0BT

Local Plan Manager
Planning Policy

Tel: 
Fax: 

www.tandridge.gov.uk

[Website link]

From: [Redacted]@lewes.gov.uk
Sent: 10 November 2016 14:44
To: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: Mitigation zone/s

Dear [Redacted],

Both [Redacted] and I are unable to make the 24th or 25th, could you please offer any alternatives? We can, without prejudice to any future discussions on mitigation zones, accept the report as final and agree to its publication. We also agree to the report being passed to Natural England in line with [Redacted] request for their involvement in the sign off.

Kind regards,

[Redacted]

From: [Redacted]@wealden.gov.uk
Sent: 08 November 2016 16:49
To: [Redacted] TWBC, MSDC, LDC, TDC, NE, SODC
Subject: Mitigation zone/s

Dear All,

Please find attached the final visitor survey report. This report takes into account minor amendments as per previous emails.

Please contact me asap / COP on 11th November should you be unable to accept the report as final. If we don’t hear from you we will pay the invoice for this element of the work next week and will invoice you as agreed. I have not included Natural England in this email because they are not party to the report until published. We (WDC) would like to publish the report asap if agreed? I will forward them this email minus the report.

You may be aware that the publication of the Wealden Local Plan has been delayed. For information please see the link below.
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden

As requested in the latest round of emails, this provides us with a short window of time to meet and discuss a potential way forward to identifying a justified and robust strategic approach to SPA mitigation zone/s.

http://archivemanager.wealden.gov.uk/app.html#message/8234e747-673e-9da1-d0f6-604a5e64da67/[14/12/2018 13:33:46]
I have attached a very brief summary of partner local authority thoughts on the extent of zone(s) including ours to date. We have also set out four options for taking this work forward for your consideration. There are strengths and weaknesses to each of these options which we feel are worthy of consideration and discussion. Please can I suggest that all local authorities identify the zonal area options that they could consider as acceptable as part of a strategic approach or other approach so that we can discuss these at a meeting and potentially progress.

I have asked [redacted] to send the GIS shape files for the visitor survey data which we will hopefully receive next week and will forward to you. I have also asked for [redacted] to provide map 7 with the km buffers shown as an additional map. I should receive this next week also.

In terms of a meeting date, can you let me know your availability for either 23rd or 24th November? We can look to progress any further work with Footprint Ecology following a meeting if considered needed / appropriate.

Feel free to give me a call if you would like to discuss any of the above.

Kind regards

[Signature]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Email]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

Communities
Environment
Economy
RE: A. Forest mitigation zone(s)

Sent: 18 November 2016 09:12

From: TWBC

To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

5 Attachments

- Image001.jpg (66 KB)
- Image003.jpg (2 KB)
- Image005.jpg (375 B)
- Image006.jpg (1 KB)
- Image002.jpg (2 KB)

Hi,

I can confirm that the date for the meeting is acceptable to TWBC and look forward to seeing everybody then. I am happy to sign off the report on behalf of Tunbridge Wells but have noted that maps 15 to 18 do not show the SPA area which is indicated in the key and should do so.

Kind regards

[Name]
Landscape and Biodiversity Officer

T: [Phone]
E: [Email]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

BOROUGH COUNCIL CONSULTATION: YOUR LANDSCAPE – YOUR VIEW

Upload images of your favourite landscape and win £50. We want to know what you think about the landscapes of the Borough - Go to Your View [link] to find out more and to Your View to upload photos.

From: [Name]@wealden.gov.uk
Sent: 17 November 2016 18:02
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

http://archivemanager.wealden.gov.uk/app.html#message/fachf82-f98c-ea4e-37e6-246a5c1de05f/14/12/2018 13:27:14

SAMM125
Subject: RE: A. Forest mitigation zone(s)

Dear All

Thank you for getting back to us with your availability. For those who have responded the 14th (pm) is the date that most can do. We note that we have not received a response from Lewes or Tandridge to date. Also that is unable to attend this date. (I have discussed this with and another officer will attend if can't make it). However, I am mindful to get the 14th in the diary asap to ensure we can progress discussions in a timely manner and before we all get booked up.

Now that we have received the Final 2016 Visitor Survey Report we will need to pay the invoice to meet our procurement / finance payment requirements. The invoice has been on hold for quite a while whilst the Consultants made a second set of minor amendments to the report as requested by Mid Sussex. No further comments were received from other local authorities therefore subject to Natural England being satisfied that their comments have been considered, we will need to pay the invoice to complete this element of the contract.

I have liaised with Natural England and although NE are not required to formally sign off a report, confirmation that they are happy with it will be invaluable in terms of supporting an evidence base that informs SPA mitigation. Natural England are in receipt of the report and will be reviewing it early next week. We will look to pay the invoice next week also.

For information, I have enquired whether we can hold on payment until after our meeting, however, the meeting is not a justified reason that would allow us to not meet our need to pay the invoice. I hope that this does not cause problems. If it does then please give me a call to discuss.

I have booked a room for 1.45pm on Wednesday 14th December at our Hailsham Offices with tea and coffee. I hope that this time works?

Kind regards

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: | Tel: | Web: www.wealden.gov.uk | Planning Policy

From: at sevenoaks.gov.uk
Sent: 15 November 2016 09:03
To: Essentials@wealden.gov.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England’s traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England’s carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.
Ashdown Forest partnership and Zones for visitor pressure

Sent: 14 March 2017 17:02
From: TWBC
To: WDC
CC: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

2 Attachments

image001.jpg (66 KB); image003.jpg (2 KB);

I appreciate that there are some concerns with regards nitrogen deposition with Wealden District but this does not take away the need to agree where possible zones in relation to visitor pressure and to create the necessary partnership for administration of SANGS and SAMMs. Both matters have been delayed, understandably whilst you have been busy with your Local Plan, but I wondered whether you are now in a position to progress these matters and if so what time table you anticipate?

Kind regards

CMLI
Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
RE: SAMM Strategy IAA

Sent: 18 April 2017 12:25
From: TWBC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments
image001.jpg (66 KB); image003.png (658 B); image004.jpg (2 KB);

Thank you for this. I have instructed our legal team and hope to have a response soon as to a timetable for a considered response. Hopefully there will be no issues and it will just be a matter of signing as we do already have authority to enter into the agreement.

Kind regards

CMLI
Landscape and Biodiversity Officer

T: tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

IMPORTANT CHANGES TO PLANNING CONSULTATIONS:
As has been widely publicised, since 01 April 2017 TWBC publicises applications for planning permission and listed building consent by Site Notice only. Letters are no longer sent to neighbouring properties (except for "larger household prior notifications").

You can register your details on the Council’s website and set up an “area of search” to be notified of any applications on neighbouring properties, or within a particular road or area of the Borough, by clicking here:
http://www.tunbridgewells.gov.uk/notify
www.tunbridgewells.gov.uk

Sent: 11 April 2017 10:58
To: [Redacted]
Subject: SAMM Strategy IAA  TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Dear all,

Please find attached Draft V1 of the SAMMs Inter-Authority Agreement (IAA) and associated schedules. Please note that Schedule 2 is currently missing, however, an example as to what this may entail is provided for information. We will forward you our version shortly, once I have liaised with our finance department on this.

Please can you get back to me with any comments by COP on 28th April 2017. I have provided a form for comments, similar to the one we used for the visitor survey. I am hoping that this makes the process slightly easier for us, so please use the form rather than track change in the document. We will then collate all comments and will circulate accordingly.

The amount or nature of comments received will determine next steps and whether it will be necessary for our Legal Officers to meet to discuss the IAA to move the agreement forward or whether this can be dealt with by way of mutually agreed updates. The SAMM agreement is similar in relation to content / definitions to that already signed by Wealden, Tandridge and Lewes, and was based on the TBH Agreement, so I hope that those who are not already party to it, can have some confidence.

Our legal Team are currently drafting a separate agreement between Wealden District Council (as lead authority) and the Conservators for the implementation of the SAMM Strategy aspect.

In relation to Schedule 1, we have simply track changed this document from that which was agreed by Tandridge and Lewes previously. This was undertaken some time ago. Further updates are required, for example, an update on housing numbers and the tariff. This will of course be influenced / led by an agreement on distance bands for the mitigation zone/s. Schedule 1 at this stage is therefore provided for information / to assist the process and your input will be required to finalise the document with regards to housing projections etc.

Any questions then please feel free to give me a call.

Kind regards

[Redacted]  Local Plan Team Leader  Environment and Community Services
Wealden District Council  Council Offices  Vicarage Lane  Hallsham  East Sussex  BN27 2AX
RE: SAMM Strategy IAA

Sent: 28 April 2017 16:36
From: [Redacted] MSDC
To: [Redacted] WDC
CC: TWBC, WDC, MSDC, LDC, TDC, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

1 Attachments

[170428 SAMM Strategy Draft V1 IAA comments record MSDC.docx (17 KB);]

Dear [Redacted],

Thank you for sending the latest draft of the Joint SAMM Strategy legal agreement and associated schedules. I have reviewed the documents as has a colleague in the Legal team; please find attached our comments thus far. They are fairly minor in nature, but please let me know if you have any questions on them.

I look forward to progressing this work and hearing from you again.

Kind regards,

[Redacted]

[Redacted]
Planning Officer
Planning Policy and Economic Development
[Redacted]@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

http://archivemanager.weslde.gov.uk/app.html#/message/f89b306c-a045-73a7-23f1-d117362a384e[17/12/2018 14:50:32]
RE: SAMM Strategy IAA

Sent: 29 August 2017 10:05

From: WDC

To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

10 Attachments

Please find attached an updated IAA, associated Schedules and also a response to comments made. If acceptable, we will need to agree a future date for the agreement in relation to 'Relevant Development'. May I suggest 1st October 2017? Updates made are in track changes for ease of reference.

For monies already collected, a side agreement could be put in place between the affected parties for the transfer of monies to WDC. Early thoughts please on this and no doubt we will need to discuss.

If you are able to confirm that we have addressed comments satisfactorily or whether you consider further amendments are required by 8th September 2017 please. If we don't hear from you by the 8th September we will assume that the IAA agreement is acceptable. You may wish to say 'acceptable, subject to the WDC / The Conservators Agreement'? – See below.

We will shortly send you (week of 11th September) a copy of the draft agreement between WDC and The Conservators for your information. As previously discussed and agreed, this agreement will not include other partners, it will simply be between WDC as lead authority and The Conservators. We don't anticipate inviting comments on this document. However, if you notice a fundamental issue then of course let us know. Once you have seen this agreement and the IAA is agreed then I hope we will be in a position to sign the Agreement and progress with the Joint SAMM Strategy. As per the above the 1st
October could be a good date to aim for?

To progress the SAMM Strategy please can you confirm the following:

- The total amount of SAMM funding currently collected;
- The mitigation zone that you anticipate using as relevant to SANGS and / or SAMM;
- The housing projection (per year) for the mitigation zone area as relevant to SAMM;

The above information will be required to update the SAMM Strategy. The Conservators will shortly be reviewing costs previously provided and we will review the SAMM Strategy cash flow based on the information that is provided. This exercise will result in the need to update Schedule 1 (see yellow highlighted bits). It is anticipated that any variation can be dealt with under 20.1 of the Agreement (variations).

If you feel it would be helpful to meet to discuss any of the above then please let us know and we will look to arrange a meeting.

Feel free to give me a call if you would like to discuss anything.

Kind regards

[Signature]

MRTP | Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [wealden.gov.uk](mailto:wealden.gov.uk) | Web: [www.wealden.gov.uk/planningpolicy](http://www.wealden.gov.uk/planningpolicy)

---

From: WDC
Sent: 29 June 2017 18:34
To: [redacted]

Subject: RE: SAMM Strategy IAA

Dear [redacted]

Thanks for getting back. The next step is that we will respond to comments made by partners and where these lead to any changes to the agreement we will provide an agreement with track changes to show where proposed updates are made.

[Archivemanager.wealden.gov.uk](http://archivemanager.wealden.gov.uk/app.html#!/message/352a2461-905e-d601-2b64-5bf438c1b7ae7/[17/12/2018 14:00:38])
We are still pretty hectic here and the re-provision of an agreement will be dependent on available time from our Legal Team, so I anticipate that we will need approximately three weeks to turn it around here then it will be over to partners to review and following that sign.

I will be in contact shortly.

Kind regards

[Redacted]

MRTP | Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [wemail]@wealden.gov.uk | Web: [http://www.wealden.gov.uk/planningpolicy](http://www.wealden.gov.uk/planningpolicy)

From: [wemail]@tunbridgewell.gov.uk
Sent: 22 June 2017 08:17
To: [remail]@tunbridgewell.gov.uk

Subject: RE: SAMM Strategy IAA

Hi [Redacted]

Sincere apologies of r the delay but I have had problems in getting any response due to organisational and staff changes in the legal team. I am pleased to say that I do now have a response and its positive – no comments at all so full steam ahead! We, the planning department, would like to have the agreement up and running as soon as possible. What are the next steps?

Regards

[Redacted]

CMLI
Landscape and Biodiversity Officer

[Redacted]
E: [remail]@tunbridgewell.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

[http://archive.manager.wemail.gov.uk/app.html#/message/352a2461-905e-d601-2b64-5b438c1b7e7/[17/12/2018 14:00:38]]

Samm134
From: [redacted]@wealden.gov.uk
Sent: 12 June 2017 09:09
To: [redacted]@lewes.gov.uk, TWBC, LDC
TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: SAMM Strategy IAA

Dear [redacted]

Just checking / chasing, do you or your legal teams have any comments on the IAA for the SAMM Strategy? I don’t think I have received an email from you to date? If I have and I have misplaced it, can you send it again please?

Thanks

[redacted]

[redacted], Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [redacted]@wealden.gov.uk
Sent: 18 April 2017 12:26
To: [redacted]@wealden.gov.uk
TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: SAMM Strategy IAA

Thank you for this. I have instructed our legal team and hope to have a response soon as to a timetable for a considered response. Hopefully there will be no issues and it will just be a matter of signing as we do already.
have authority to enter into the agreement.

Kind regards

Regards

[Redacted]
Landscape and Biodiversity Officer

T: [Redacted]
[Redacted]@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

IMPORTANT CHANGES TO PLANNING CONSULTATIONS:
As has been widely publicised, since 01 April 2017 TWBC publicises applications for planning permission and listed building consent by Site Notice only. Letters are no longer sent to neighbouring properties (except for “larger household prior notifications”).

You can register your details on the Council’s website and set up an “area of search” to be notified of any applications on neighbouring properties, or within a particular road or area of the Borough, by clicking here:
http://www.tunbridgewells.gov.uk/notify
www.tunbridgewells.gov.uk
From: [Redacted]@Tunbridgewells.gov.uk TWBC
Sent: 29 August 2017 16:01
To: [Redacted]

Subject: RE: SAMM Strategy IAA

Hi

I have read the documents provided and I am pressing our legal team for a prompt response. The only comment/point of clarification that I have is in relation to the zone of influence.

This then raises the question of what zone(s) we should apply and at our last meeting both Wealden and TWBC put forward a suggested interpretation for further discussion. There appeared to be a broad consensus to an increase over the 7km and more than one zone was discussed as well as the prospect of localised adjustments but I was of the opinion that we would meet again to discuss this matter and hopefully come to a common view on at least some principles to be applied and hopefully an agreement on zone(s). So yes I do feel that a meeting would be helpful to conclude on this matter by agreeing an approach to setting zones and hopefully what those zones should be. I agree – we need to bottom this out. However, I think each local authority will need to undertake some work to look at what may be relevant to them ahead of us all assessing whether a consensus can be agreed. If everyone agrees we will look to set up a meeting late September / early October.

So to answer your second bullet point: We currently apply 7km but in the light of the new visitor survey we are engaged in discussions.

Of course I would be interested in what others think and do not want to delay the agreement but think that we
Regard,

[Redacted]

CML10

Landscape and Biodiversity Officer

[Redacted]

@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

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From: [Redacted]@wealden.gov.uk
Sent: 29 August 2017 10:06
To: [Redacted] TWBC, MSDC, JDC, TDC, SODC
Subject: RE: SAMM Strategy IAA

Dear All,

Please find attached an updated IAA, associated Schedules and also a response to comments made. If acceptable, we will need to agree a future date for the agreement in relation to ‘Relevant Development’. May I suggest 1st October 2017? Updates made are in track changes for ease of reference.

For monies already collected, a side agreement could be put in place between the affected parties for the transfer of monies to WDC. Early thoughts please on this and no doubt we will need to discuss.

If you are able to confirm that we have addressed comments satisfactorily or whether you consider further amendments are required by 8th September 2017 please. If we don’t hear from you by the 8th September we will assume that the IAA agreement is acceptable. You may wish to say ‘acceptable, subject to the WDC / The Conservators Agreement’? – See below.

We will shortly send you (week of 11th September) a copy of the draft agreement between WDC and The Conservators for your information. As previously discussed and agreed, this agreement will not include other partners, it will simply be between WDC as lead authority and The Conservators. We don’t anticipate inviting comments on this document. However, if you notice a fundamental issue then of

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SAMM138
course let us know. Once you have seen this agreement and the IAA is agreed then I hope we will be in a position to sign the Agreement and progress with the Joint SAMM Strategy. As per the above the 1st October could be a good date to aim for?

To progress the SAMM Strategy please can you confirm the following:

- The total amount of SAMM funding currently collected;
- The mitigation zone that you anticipate using as relevant to SANGS and / or SAMM;
- The housing projection (per year) for the mitigation zone area as relevant to SAMM;

The above information will be required to update the SAMM Strategy. The Conservators will shortly be reviewing costs previously provided and we will review the SAMM Strategy cash flow based on the information that is provided. This exercise will result in the need to update Schedule 1 (see yellow highlighted bits). It is anticipated that any variation can be dealt with under 20.1 of the Agreement (variations).

If you feel it would be helpful to meet to discuss any of the above then please let us know and we will look to arrange a meeting.

Feel free to give me a call if you would like to discuss anything.

Kind regards

[Name]

[MRP] | Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: info@wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: [Name] WDC
Sent: 29 June 2017 18:34
To: [Name] TWBC JDC
Cc: [Name] TWBC, WDC, MSDC, TDC, NE, SODC

Subject: RE: SAMM Strategy IAA

Dear [Name],

Thanks for getting back. The next step is that we will respond to comments made by partners and where these lead to any changes to the agreement we will provide an agreement with track changes to show...
where proposed updates are made.

We are still pretty hectic here and the re-provision of an agreement will be dependent on available time from our Legal Team, so I anticipate that we will need approximately three weeks to turn it around here then it will be over to partners to review and following that sign.

I will be in contact shortly.

Kind regards

[redacted]

From: [redacted]@tunbridgewells.gov.uk  TWBC
Sent: 22 June 2017 08:17
To: [redacted]

Subject: RE: SAMM Strategy IAA  TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Hi [redacted]

Sincere apologies of r the delay but I have had problems in getting any response due to organisational and staff changes in the legal team. I am pleased to say that I do now have a response and its positive – no comments at all so full steam ahead! We, the planning department, would like to have the agreement up and running as soon as possible. What are the next steps?

Regards

[redacted]

Landscape and Biodiversity Officer

[redacted]@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
Dear [Name]

Just checking/chasing, do you or your legal teams have any comments on the IAA for the SAMM Strategy? I don't think I have received an email from you to date? If I have and I have misplaced it, can you send it again please?

Thanks

[Name]

Local Plan Team Leader | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Web: www.wealden.gov.uk/planningpolicy

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From: [Name]@Tunbridgewells.gov.uk
Sent: 18 April 2017 12:26
To: [Name]@wealden.gov.uk

http://archivemanager.wealden.gov.uk/app#message/caacdd58-756c-3af8-c7fd-630af20a9024/[17/12/2018 12:05:08]

SAMM141
Thank you for this. I have instructed our legal team and hope to have a response soon as to a timetable for a considered response. Hopefully there will be no issues and it will just be a matter of signing as we do already have authority to enter into the agreement.

Kind regards

Regards

CMLI
Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

IMPORTANT CHANGES TO PLANNING CONSULTATIONS:
As has been widely publicised, since 01 April 2017 TWBC publicises applications for planning permission and listed building consent by Site Notice only. Letters are no longer sent to neighbouring properties (except for "larger household prior
Dear All

Thanks for getting back. I have booked a meeting room at our offices for 10am on 3rd November 2017.

We will be in touch a little closer to the time with details of the meeting and information that may be useful to assist progression on the Joint SAMM Strategy and identifying the SPA mitigation zone.

By way of an update we will shortly be sending some updated info in relation to the IAA and also a draft of the Conservators agreement following comments received and to also tidy up the document and schedules.

Kind regards

[Signature]

[Signature]

BSc (Hons) MA MRTP| Local Plan Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [email protected]@wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: [email protected]@naturalengland.org.uk

http://archivemanager.wealden.gov.uk/app.html#message/80243c01-7b14-408f-8b7e-3685-ac8a36dd544e[17/12/2018 11:52:16]
FW: SAMM Agreements

Sent: 13 October 2017 16:01
From: WDC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC
CC:

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

7 Attachments

- SAMMS Agreement Inter-Authority v3.docx (54 KB);
- SCHEDULE 4 Terms of Reference v3.docx (26 KB);
- Draft SAMMS Agreement Ashdown Forest (V1).docx (71 KB);
- SCHEDULE 3 Management of Ashdown Forest v1.11.4.17.docx (19 KB);
- Schedule 2 - Part 1 - Financial Requirements -finance 13.10.17.doc (137 KB);
- SCHEDULE 1 SAMM Tariff Document v3.21.9.17(fin).docx (59 KB);
- SCHEDULE 1 SAMM Tariff Document v3.21.9.17(clean).docx (46 KB);

Dear All

The following documents are attached:

- Inter-Authority agreement:
  - Schedule 1 (showing track changes and paragraphs that will require updating as part of an update on housing numbers and SAMM project costs etc. (highlighted in yellow);
  - Schedule 1 - clean version
  - Schedule 2 (updated following comments from Mid Sussex)
  - Schedule 3
  - Schedule 4 (update following comments from Mid Sussex, which has resulted in ensuring that the legal agreement and schedule 4 tally – thank you Mid Sussex for noticing this)
- Draft SAMM Agreement between WDC and The Conservators provided for information only. However, if there are any glaring issues please let us know. This document will today also be shared as a draft with the Conservators.

We hope that with the numerous iterations that we are there on the Inter-Authority Agreement and Schedules and almost there on the Conservators Agreement. On this basis, can you please confirm that this is the case by 27th October. If there is anything outstanding then we will seek to address this by 3rd November which is the date of our SAMM meeting. We hope to hear back from the Conservators on...

http://archivesmanager.wealden.gov.uk/app.html#message/13063906-9e54-0730-8fd1-20a5763eb8af/17/12/2018 10:41:26
their Agreement sometime in November following a board meeting. If there are any amendments required we will of course share these with you and we hope that this would not directly affect the inter-authority agreement as provided.

We will be in contact shortly with regards to our meeting on 3rd November. For information, we are currently undertaking some GIS analysis looking at visitor origins, travel distance and visit frequency etc. to assist with our conversation regarding ‘zones of influence’. Time permitting, I hope I can share this analysis with you for discussion ahead of our meeting.

Have a good weekend all

Kind regards

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
email: [email protected]@wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

RE: SAMM Strategy meeting 3rd November 2017

Sent: 1 November 2017 15:17
From: [Redacted] WDC
To: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC
CC: [Redacted]

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments

Less

I believe that this note was penned by you after our meeting last year and was a useful summary then of the different possible approaches.

Regards

[Redacted]
Landscape and Biodiversity Officer

T: [Redacted]
E: [Redacted]@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
Dear all,

Ahead of Friday's meeting I have attached:

- Meeting notes from 21st September 2016.
- A draft methodology (x2) for some analysis work that we have undertaken, following on from our last meeting – one for 2008 survey data and another for 2016 survey.
- The draft outputs from the analysis work – Appendices 1-12. We can discuss this further at the meeting. This draft work may be a little rough around the edges. However, we wanted to provide an opportunity for you to consider the work ahead of Friday.
- A summary of SAMM contributions collected by WDC to date.

Please note from my previous email that to progress the Joint SAMM Strategy we will need to identify the following:

- The total amount of SAMM funding currently collected from each LA;
- The mitigation zone that you anticipate using as relevant to SANGS and / or SAMM for the purpose of next bullet point;
- The housing projection (per year) for the mitigation zone area as relevant to SAMM;

It would be helpful if you are able to bring this information to Friday's meeting and share any further analysis work that you may have undertaken to assist with any discussions relating to the possibility of identifying a strategic mitigation zone/zones.

I have also attached a proposed agenda. If there are any SAMM Strategy related items that you would like to add then please let me know by 2pm tomorrow.

Thanks and regards,

[Signature]

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Tel. 01892 602513 | Email kelly.sharp@wealden.gov.uk | Web www.wealden.gov.uk/planningpolicy

Communities
Environment
Economy

Summary of local authority thoughts to date

Mitigation zones

So far we have received the following thoughts (in summary):

TWBC

- Consider that a two zone approach could be justified and would be happy to discuss a second zone for SAMM only;
- Consider that a 6km or 7km zone is broadly acceptable for SANG and SAMMs so as not to cut through East Grinstead and Uckfield;
- Difficult to justify a second SAMM only zone further than 10km, although thought will be required as to how to deal with new development in Royal Tunbridge Wells because 10km cuts through the settlement;
- Would like the approach agreed by all parties even if this allows variance within districts due to settlement patterns; and
- Would like to have a narrative that explains the rational for any zones and how they will be applied.
- Wish to discuss this further.

Sevenoaks

- Agree with TWBC that the 7/10km zones sound sensible, based on the visitor numbers and tail-off of visitor numbers after 10km.
- There should be flexibility in the outer zone for areas where there are no settlements/no planned development.

MSDC

- Preferable to have a strategic and coordinated approach supported by NE;
- Would like an approach with flexibility to allow variance in any outer zone if this is appropriate.
- Wish to discuss this further.

Tandridge

- No comment to date.

Lewes

- No comment to date.

WDC
• As per our current mitigation strategy we would support the continuation of a two zone approach up to 15km.
• Using the 2016 visitor survey we note that visitors did not travel further than 8km from home to the SPA within Wealden District.
• We note that as per the 2008 visitor survey visitors travelled further than 8km to access the SPA.

Options for the identification of a mitigation zone/s

To aid thought prior and during any meeting we consider that we have the following options:

1. Strategic approach: Similar to Thames Basin Heath and elsewhere and as recommended by DEFRA we seek to identify a one or two zone approach collectively. This approach would take the visitor survey data per se and would not necessarily account for the individual nature of visitor access patterns in different local authority areas. For example capture a % of visitors.

2. Bespoke approach: Look at a completely bespoke approach for each local authority on the basis. This could include looking at the extent of visitor access distance and/or frequency of visits. Other relevant data could also be used. Each local authority could use their own methodology for the identification of zone/s.

3. Combined approach: To agree a strategic approach for the inner zone and could apply a bespoke approach to an outer zone for example. A combined approach could be hard to justify on the basis that why not fully identify a strategic approach or have a bespoke approach for both zones.

4. Methodology approach: To identify a methodology, which is agreed by all local authorities. As an example, draw the zone to include all frequent visitors. This would result in the same methodology used but could result in different distance zones for different local authorities. i.e. 8km captures all visitors in Wealden whilst 12km captures all frequent visitors in Royal Tunbridge Wells. Another alternative could look at capture rates within each local authority area. i.e. a set %.
Questions:

- Is there a percentage breakdown of the postcode frequency?
  - Yes in the report point 3.40-3.11.
- Suggested that table 18 should be repeated but for dog walkers only.
- Did the surveyors count the people and the dogs, and does the tally data tie in with the interview data?
  - Yes they do tie in as they are broadly similar.
- Can the car park counters be set up by volunteers?
  - Yes they can.
- Would you do any ground truthing?
  - It would be possible as a test but would need to know what the information would be used for in the future.
- Were there gaps in the bird data?
  - The last round of data on birds was a survey in 2006. There will be more thorough bird data coming forward in the future we hope.
- A conversation needs to occur between partners and Natural England in relation to costs and our involvement in the methodology if we will need to contribute to this work.
- It might be useful to have a third graph which combines them in figure 12.
- It would be useful to have a picture on other studies on how it will change throughout the year if there are peaks for example. DL to provide extra information on this.
- What was the purpose of this survey?
  - To provide a snapshot in time of visitor patterns.
- Can you plot the 46% of people going elsewhere (postcodes)?
  - Yes.
- On the later map – dog walking map, it cuts off, needs larger map or a table.
- Can you list the 23 postcodes that fall out of the area?
Yes.

Paragraph 3.42 – repeat it on the weekly or regular visitors.
Natural England suggested that it would be useful to see the distance bands and district boundaries and if the visitor access is measured from the postcode to the visitor access point is there anyway of extrapolating?

Yes.

Can you comment as to why the use of the 75th percentile is relevant?
It is a useful metric and has been used before in other studies. It is three quarters of the visitors and shows an overall amount.

Could we have the raw data?
Once the report is finalised then the data can be shared.

How many surveys was the original based on?
What do you define as a frequent/regular visitor? Would be useful to see the data about visitors who have said they wouldn’t go anywhere else.

Should be showing all activities on maps not just dog walking as you can still disturb birds by walking, cycling or running.

Afternoon Session

5. Discussion

6. SAMM Strategy update and visitor survey findings

Limit dog walk to 1 hr. Showed map with 3k radius.

I can see the argument for zones. The inner zone is a big issue.

Option to look at settlements rather than zones, however, zones have been tested at appeals.

Zones are a usable system

No solution is perfect. There a lots of variables due there being lots of different recreational habits as this relates to people and their lives.

Reiteration with regard to proposals to explore options. There is a clear focus in the 5k zone. It is clear that within the 5km that this could amount to a significant effect.

There was a general discussion about the zone area around East Grinstead, and there was a discussion about figure 7 within the Draft Visitor Survey Report.

Suggested that we look at mitigation with regard to the SANGS approach.

Evidence shows a SANG in East Grinstead could work. A cluster SANG approach would benefit.

Suggested a two zone approach for Tunbridge Wells.
Wants a narrative for clarity and thought we would all come up with the same narrative with reasons.

Suggested that data is used from zones to come up with a policy. There is frequent attendance from Crawley. The Wealden zone is more complex.

The inner zone is more strict.

Suggested that we target infrequent visitors.

Stated that there are a lot of first time visitors from Tunbridge Wells.

Stated the visitors from Tunbridge Wells visited less than once per month.

Initiated a discussion in relation to increased collection of SAMM contributions if a wider area is identified and the potential that additional projects may be required.

Working on a two zone approach is not a particular problem and we have tried and tested this..

Wants to know about a second zone / outer zone and the projects that may be relevant?

Stated that SAMMS is not just a code of conduct.

Mentioned that how and what projects to fund is up to the local authority.

Suggested charging more for houses closer to the forest to cover homes outside.

There was a general discussion about charges. Some members were not happy about charging people for something they would not be using as this would not meet the CIL Regulations.

On balance mitigation from inner zone covers use for further away.

Mentioned HRA and the role of this to identify zones.

We need to draw a line for the zones somewhere.

Mentioned that from the survey, there are some people that would not go anywhere else. Mostly Crowborough. Forest Row is on top of the Ashdown Forest and there are not many other alternatives. Nutley is in the Forest.

Can support a 7km zone as it is not that much different.

SAMMS & SANGS can work in this inner zone.
It is hard to justify SANGS money in an area on the edge where there is no or limited development. There is very limited development or none in the 7km zone in Tunbridge Wells.

Mentioned that people from North Kent visit less frequently.

Suggested that we take a cumulative percentage to set bands for those who use more or less frequently. Mitigation is for new development not in white areas. CIL regs say it is disproportionate.

Stated that 800 houses in Heathfield needs to be mitigated. There is a cumulative effect.

Mentioned that it is possible to obtain the number of houses in each zone.

There was a discussion about rates in different authorities with regard to having different rates/tariff.

There was a discussion about the settlement zone and if that was a possibility as it only works to a point. The policy for Tunbridge Wells is different and how to apply. Look at costs for zones. Think about a second zone and the level of impact to the core zone. The data is evidence based and can be supported.

Not sure to justify SAMMS in the 7km area.

Mentioned that the 7km zone captures 60% of visitors.

Still has to go through SEA exercise.

We need a general policy approach.

We have looked at maps and more work needs to be undertaken with regard to two zones.

Mentioned frequency and propensity to get to forest. Development on outer zone can reduce the SAMMS tariff.

All will have to agree 15k zone

Difficult to agree 15k

There was a general discussion regarding zones. Tunbridge Wells is included in the 12k zone with evidence of visitors.

We need to identify what we are doing for SAMMS. We need to agree zones and options for zones. We need to have an idea of an outer zone. SAMMS and SANGS in zone 1.
RE: SAMM Agreements

Sent: 2 November 2017 12:19

From: [Redacted] WDC

To: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

CC: [Redacted]

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments:
- SAMMS Agreement Inter-Authority v3 clause 7 allowing withdrawal.docx (32 KB);
- image001.jpg (66 KB);
- image002.jpg (2 KB);
- image003.jpg (67 KB);

Dear all

Following receipt of the latest requested amendment yesterday and in order to move the IAA along, please can you seek comments or advice from your legal team ahead of tomorrow’s meeting? I realise that this may not be possible but it would be helpful for any informed discussions on this if required.

Should the latest amendments be acceptable to partners we would wish to add the following to the final paragraph:

“For the avoidance of doubt, the withdrawing party shall not be entitled to a refund of any Tariff payments made up to and including the date of withdrawal.”

See you tomorrow.

Kind regards

[Signature]

BSc (Hons) MA MRTP| Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [Redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
From: [redacted]@tunbridgewells.gov.uk  
Sent: 01 November 2017 14:19  
To: [redacted]  
Subject: RE: SAMM Agreements

Dear [redacted],

I am writing to firstly confirm that we are still OK for Fridays meeting on SAMMs and the visitors survey? In any event we have a single comment on the agreement resulting in a suggested change which I think is not contentious and was I believe raised earlier but may have just be overlooked by us so apologies for that. The issue is that there is no get out clause for an individual authority should their Members for whatever reason decide to leave the partnership. Attached is a suggested amendment to cover this but others may also have suggestions. I have sought and obtained the necessary delegated powers to negotiate this agreement and as required by the agreement I also have delegated powers to vote as a member of the JSG.

Secondly you mentioned that you might provide your analysis of the visitor survey before the meeting – is this still possible?

Hopefully we can deal with the legal agreement fairly swiftly and then move onto the Visitor Survey. Whilst we issued a summary of our earlier thoughts on the subject of zones we are not wedded to a particular solution and are keen to hear the views of others and where possible agreement on approaches and zones.

Regards

[redacted]
Landscape and Biodiversity Officer

T: [redacted]
E: [redacted]
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

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Samm155
Ashdown Forest SAMM Strategy meeting

10.00am Friday 3rd November 2017

Conference Room, Wealden District Council Offices, Vicarage Lane, Hailsham

Agenda

1. Update on Legal Agreement and Schedules

2. Zone of influence
   a. Local Plan timescales
   b. Update from LAs on relevant work/analysis
   c. Consideration of analysis work
   d. Additional work required?
   e. Current thoughts on a suitable SANG / SAMM relevant zone?

3. Next steps for Joint SAMM Strategy
   a. Sign legal agreements
   b. Transfer of contributions collected
   c. Consider and agree costs proposed by Conservators
   d. Calculate new tariff based on updated costs and zone of influence
   e. Priority projects
      i. Lead Access Management Officer
      ii. Bird Monitoring (NE)
   f. Bird monitoring update from NE – Ashdown Forest bird Group

4. Part time SAMM Delivery post – Agree Job specification

5. AORB
RE: AF Visitor Survey and SAMMs

Sent: 15 December 2017 10:43

From: [redacted] WDC
To: [redacted] TWBC
CC: [redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments:
- image001.jpg (66 KB); image002.jpg (2 KB); image003.jpg (67 KB);
- Less

Hi [redacted]

Yes I can update. Myself and [redacted] (Director) met with [redacted] on Tuesday 12th December hoping to discuss concluding on their legal agreement. We learnt that the Conservators are getting legal advice prior to getting back to us on their legal agreement. Both [redacted] and myself will be meeting with them again the second week of January to discuss this further as well as other matters such as bird monitoring. I fed back our comments on the Access Management Officer post but the Conservators have now said that they feel that bird monitoring is more important. We have confirmed that we have the funding available to implement both and that the Access management Officer is integral to the SAMM Strategy. Due to this delay we are unable to distribute the IAA in case updates following the Conservators consideration are required. I understand any frustration here, however, the Conservators are entitled to ensure that the legal agreement is right for them. I can confirm that the IAA is good to go once the Conservators Agreement is signed etc.

With regards to the zones, we will be considering the position as part of our HRA work for the Wealden Local Plan. This work is next on my list. Our informal discussions on the 7km zone are noted and once we have finalised our SPA HRA work we could look to formally agree a zonal approach. We would be reluctant to agree prior to undertaking due process. In our last meeting it was agreed that I would circulate elements of this work for further discussion and to aid any potential agreement on a strategic approach to the application of mitigation. I am afraid that I cannot at this time provide you with an idea as to when the work will be completed due to other priorities but when it is I suggest for us to meet shortly after. I am sorry if this does not assist you at this time but our SPA work and HRA considerations are still in progress.

Feel free to give me a call if you would like to discuss further. If it goes to answer machine email me and

http://archivemanager.wealden.gov.uk/app.html#message/18db9786-71bf-4a8b-e94c-2a66f5160fb89/[14/12/2018 13:34:51]

SAMS157
In the last correspondence to all on this matter I think you expressed the hope that the revised legal agreement could be circulated before Christmas with a view to signing by Jan 1st. Are you able to update us on this?

We subsequently corresponded on the Zones, me thinking that a further meeting would follow to agree possible zones and approaches but you suggesting that there appeared to be a consensus for 7km SAMMs and SANGs and that each authority would now take forward consideration of an outer zone which may or may not be necessary as part of its own plan making. I would be interested in the thoughts of others but I think it would be useful to have a formal agreement or resolution as to the adoption of the 7km zone and the approach that you suggest for any outer zone where authorities think it is appropriate.

Even with the 7km SAMMs and SANGs there may need to be some adjustments – for instance within Tunbridge Wells Borough the area within 7km is so small and is not an area likely to ever be envisaged for development (we have had one conversion in 3 years) that provision of SANGs is unrealistic and impractical and so we would suggest that SAMMS only apply with SANGs being considered in the event that larger...
Hi all

Just to let you know that I didn't receive an email from Tunbridge Wells yesterday morning because the email address for me was wrong. So, if anyone responded on the back of that email I would not have received it.

Thanks

Hi

Could LDC and the Reedens Meadows SANG in Newick please be referenced in 1.8? This SANG is now open.
Dear all

SPA monitoring strategy

Please find attached the Draft Ashdown Forest SPA Monitoring Strategy. If you have any comments please use the form attached. If you are able to get any comments to me by 29th January 2018 please. If I don’t hear from you by this date we will presume that you do not have any comments. For Information Natural England has reviewed the report and has commented already. Any additional comments obviously welcome. The main area of concern was in relation to frequency of bird monitoring being every three years. However, I have received the below comment on this from Footprint Ecology.

"I’m reasonably comfortable with a complete survey every three years – and worry that coordinating volunteers to do it more frequently will be difficult..... I think if a shorter survey interval is necessary then that would potentially require a rethink of how to deliver. We can revisit this if necessary prior to finalising the report".

Unless anyone objects we would like to provide a copy of the draft monitoring strategy to the Conservators for information. If you object to this please let me know by COP tomorrow. Thank you.

SAMM Legal Agreement

For information and I met with [redacted] on 12th December and as a follow up to this meeting with the Conservators Conservation Committee on 10th January 2018. The purpose of these meetings was to progress the SAMM Agreement between Wealden District Council and the Conservators. The Conservators will shortly be providing us with comments on the legal agreement.

This is a slight set back, but one which we hope we can manage with minimal disruption to the process so far. I just
wanted you to know that we are still working to progress the legal agreements.

I will see you Thursday, so feel free to catch me then if you have any questions or give me a call or email.

We will be in touch shortly on this.

Kind regards

[Signature]

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

Communities

Environment

Economy

www.wealden.gov.uk
Facebook
@wealdenDC
WE: SPA monitoring strategy and Legal Agreements update

Sent: 29 January 2018 12:11

From: WDC

To: TWBC, WDC

CC: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

8 Attachments

8-WRD000.jpg (823 B); image002.jpg (66 KB); image003.jpg (2 KB); image005.jpg (2 KB); image007.jpg (2 KB); image008.jpg (67 KB); image009.jpg (575 B); image010.jpg (1 KB);

We will make some enquiries and come back to you.

Best regards

Director Planning Policy and Economic Development
Wealden District Council

From: [Tunbridgewells.gov.uk] TWBC

Sent: 26 January 2018 17:12

To: WDC

Cc: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: SPA monitoring strategy and Legal Agreements update

Hi
I have noted that in your comments on a planning application within Sevenoaks District that you have referred to a 10km distance with regards possible visitor pressure. In emails recently exchanged between our two authorities I understood that the only agreement that had been reached albeit informally was 7km for SANGs and SAMMs and that any zone outside of this was likely to be a matter for each local authority subject to undertaking the necessary assessment and that you were currently undertaking your own work on this and it was not yet ready and would not be so for some weeks.

I am therefore surprised by the contents of the Sevenoaks objection letter which seems at odds with earlier statements. Can you please clarify as a matter of some urgency exactly what Wealden District Councils position is on this matter and what if any evidence or study it is that you are relying upon to assert a 10km distance for visitor pressure over other authorities.

Kind regards

[Redacted]
Landscape and Biodiversity Officer

T: [Email address]
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

---

From: [Redacted] TWBC
Sent: 24 January 2018 09:31
To: [Redacted] WDC, LDC

Subject: RE: SPA monitoring strategy and Legal Agreements update

Hi,

Just a few comments on this;

Page 1 table –

1.10 – refers to a-d above which are actually bullet points.

The Automated Counters

Housing –

http://archivemanager.wcalden.gov.uk/app.html#message/1160c243-fa9c-8d97-ccb6-ef0c9ebb824/14/12/2018 14:07:15

SAMM163
Mitigation delivery –

On the matter of the SAMMS agreement I wondered if you could update us as to any recent progress?

Regards

[Name] CMLI
Landscape and Biodiversity Officer

From: [Name] TWBC
Sent: 23 January 2018 12:36
To: [Name]@lewes.gov.uk WDC, LDC
Cc: [Name] TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: SPA monitoring strategy and Legal Agreements update

Hi

It appears that I was missed off this email so sorry for a lack of response. I will try and meet your deadline for 29th but it would be helpful to have the Natural England comments that you refer to before doing so.

Regards

[Name] CMLI
Landscape and Biodiversity Officer

T: [Number]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
RE: SPA monitoring strategy and Legal Agreements update

Sent: 30 January 2018 15:40
From: MSDC
To: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

2 Attachments:
- image001.png (11 KB);
- image002.png (2 KB);

Hi,

Yes, I think I also recall that SANG visitor survey monitoring would probably come from SANG contributions rather than the Joint SAMM Strategy contributions. I only mentioned it because of the proposed approach in the draft Monitoring Strategy and the estimated cost. I agree that ideally the SANG visitor survey monitoring should be the same for all the SANG sites to enable comparison, but we would just need to check to see how any allowance made in the SANG budget would fit with the estimated cost and discuss a proposed approach and methodology. Hope that makes sense.

Kind regards,

[Name and Contact Information]
Planning Officer
Planning Policy and Economic Development
[wealden.gov.uk]
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: [name]@wealden.gov.uk
Sent: 30 January 2018 14:21
To: [name]
Hi

Thanks for your comments. I think we have touched on SANGs visitor monitoring before. If I remember rightly the answer is no, funding for SANGs monitoring should come from SANGs contributions.

Although SANGs and SAMMs are linked i.e. they both seek to avoid/mitigate an effect, SANGs funding is separate to SAMM funding. Happy to discuss in more detail if necessary.

Hi

Thank you for sending this draft Monitoring Strategy.

In addition to the comments provided by [redacted] I have a few minor things to add:

We will need to think about the SANG visitor surveys element – is this funding likely to come from the Joint SAMM Strategy contributions?

Kind regards,

[web link]
RE: SPA monitoring strategy and Legal Agreements update

Sent: 12 February 2018 11:19

From: TWBC

To: WDC

CC: TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments:

- image001.jpg (66 KB);
- image003.jpg (67 KB);
- image004.jpg (2 KB);

Thank you. I look forward to receiving a possible date(s) for a meeting as soon as you are able.

Regards

[TWBC, WDC, MSDC, LDC, TDC, NE, SODC]

Landscape and Biodiversity Officer

tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

From: [TWBC]@wealden.gov.uk

Sent: 12 February 2018 09:00
Yes you have understood correctly with the caveat that, as previously identified, the zones will be dependant on the outcomes of any SEA and HRA undertaken.

Best regards

WDC

Director Planning Policy and Economic Development
Wealden District Council

On 8 Feb 2018, at 12:35, [name]@tunbridgewells.gov.uk wrote:

WDC

I thank you and your colleagues for the attendance and responses at yesterdays meeting on Ashdown Forest Issues where the matter of the 7km zone was discussed. I thank you for your particular response on visitor issues confirming:

? There was a general agreement to a 7km zone amongst the group but further discussion was required for possible outer zones
? That you would convene a meeting of the visitor group at the end of February early March to agree a way forward to reach agreement wherever possible on visitor issues.

I trust I have understood matters correctly and look forward to hearing from you.

Regards

Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

From: [name]@tunbridgewells.gov.uk
Sent: 07 February 2018 08:09
To: TWBC
Cc: WDC

http://archivemanager.wealden.gov.uk/spp.html#/message/3cc56a75-7d5c-db63-bf6c-21a1919c961f/14/12/2018 13:30:44

SAMM168
Thank you for your response of 02 February. However, I am afraid that I am still not quite sure what you intend and that is not quite how I understood matters had been left in terms of visitor impact.

Although the written comments say “Our informal discussions on the 7km zone are noted” the point of those discussions was to reach agreement on zones and we have asked for further meetings to agree zones: the messages received were that these were not necessary as 7km was more or less agreed but outer zones were a matter for each authority.

Should Wealden decide to apply a larger zone within Wealden that is, of course, a matter for WDC (although as we have previously stated cooperation and agreement on these bespoke approaches would be preferable) but if you intend as the draft policy and Sevenoaks letter indicate to apply it to other authorities than that is a matter where a duty to cooperate must surely be engaged, and indeed to operate a system of mitigation cooperation and agreement is also required.

In your penultimate paragraph you state that “partnership working with other local authorities to identify zones is still ongoing”: however no further meetings are planned to discuss this, despite a request from TWBC. I note that you also state that “we are unable to comment on zonal distance until we have completed the HRA”. It would I suggest, as several authorities are preparing HRAs, be far better to have some discussion on approaches prior to publication of a HRA to obtain agreement across the group wherever possible.

Can I suggest that as the Air Quality SoCG comes to a close at the end of February that we re-convene this group to discuss this issue further and hopefully at the very least formally agree the 7km zone? In the meantime can I ask that you share any analysis or assessment that you have done in order to conclude in March 2017 that 10km was an appropriate outer zone?

Regards

Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Sent: 02 February 2018 10:34

http://archivemanager.wealden.gov.uk/app.html#message/3cc56a75-7d5c-db63-bf0c-21a191f9c961/14/12/2018 13:30:44
Subject: RE: SPA monitoring strategy and Legal Agreements update

SDNPA, WBC, WDC, MSDC, LDC, TDC, NE, SODC

Our position is as set out in [redacted] email of 15 December 2017 (copy attached for ease of reference).

The letter you refer to from 16 August 2017 referencing the potential recreational impact arising from new residential development within 10km from Ashdown Forest comes from the Proposed Draft Submission Document from 16 March 2017 where at para 8.27 it says:

8.27 The visitor surveys also show that people are not dissuaded from visiting the Forest from further afield and whilst they are likely to visit less often, they nonetheless still use the forest from time to time. Taking into account this information and on a precautionary basis it is necessary to consider a further zone of influence. Discussions are still underway with partners to identify and agree a strategic approach to the distance bands of the zones of influence, taking into account the new Visitor Survey data collected in 2016. However, for Wealden District a zone between 7km and 10km has been identified, with the exception of larger development sites that will need to be considered on a case by case basis. Any net new dwellings in this outer zone will be required to contribute towards the provision of SAMM

In this instance information has been used from the draft local plan. This is draft and is subject to change following the completion of the evidence base. The evidence base and partnership working with other local authorities to identify zones is still ongoing and to date has not been concluded.

As highlighted in [redacted] email of 15 December we are unable to comment on zonal distance until we have completed the HRA of the WLP and this remains the WDC position. However, it is still our intention to discuss SPA mitigation zones with partner authorities once we get to this point.

Best regards

[redacted]

Director Planning Policy and Economic Development
Wealden District Council

From: [redacted] WDC

http://archivemanager.wealden.gov.uk/app.html#/message/3cc56a75-7d5c-d63-bf6c-21a1919c961/[14/12/2018 13:30:44]
We will make some enquiries and come back to you.

Best regards

[Name]

Director Planning Policy and Economic Development
Wealden District Council

From: [Name] Tunbridgewells.gov.uk
Sent: 26 January 2018 17:12
To: [Name] WDC
Cc: [Name]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Hi [Name],

I have noted that in your comments on a planning application within Sevenoaks District that you have referred to a 10km distance with regards possible visitor pressure. In emails recently exchanged between our two authorities I understood that the only agreement that had been reached albeit informally was 7km for SANGs and SAMMs and that any zone outside of this was likely to be a matter for each local authority subject to undertaking the necessary assessment and that you were currently undertaking your own work on this and it was not yet ready and would not be so for some weeks.

I am therefore surprised by the contents of the Sevenoaks objection letter which seems at odds with earlier statements. Can you please clarify as a matter of some urgency exactly what Wealden District Councils position is on this matter and what if any evidence or study it is that you are relying upon to assert a 10km distance for visitor pressure over other authorities.

Kind regards,

[Name]

Landscape and Biodiversity Officer

http://archivemanager.wealden.gov.uk/app.htm//message/3cc56275-7d5c-d863-bf0c-21a91f0e961/14/12/2018 13:30:44
Sent: 27 February 2018 11:26
To: TWBC
Cc: TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear all,

Further to [redacted] email below, please find a link for a Doodle Poll. Due to leave being taken at the end of March we have suggested dates covering the first two weeks of April. We would look to hold the meeting at our Offices in Hailsham.

https://doodle.com/poll/aiv8x2dg93e2wwtm

Most local authorities party to this email have been meeting to discuss matters relating to Ashdown Forest SPA for a number of years.

The evidence base consists of two visitor surveys. One published in 2009 and the other published in 2016. A Natural England analysis report was also published in 2010. Both surveys and the NE analysis report are publicly available on our and other partner local authority websites. The link to ours is below:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence

We suggest for the authorities who have not previously attended SPA related meetings to take a look at the evidence base to ascertain its relevance for you. Following this please let us know if you wish to attend the meeting in April 2018.

For those who were party to the 2016 Visitor Survey, it would be helpful before the meeting if you can share work undertaken in relation to your local authority area and zones to inform discussions. If you are able to share this no later than 23rd March, then this will provide time for Officers to review this prior to any meeting. We will look to do the same.

Any questions then please do not hesitate to contact me.

Kind regards,

[redacted]

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
From: [Redacted] WDC
Sent: 21 February 2018 15:26
To: [Redacted] TWBC
Cc: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: SPA monitoring strategy and Legal Agreements update

By way of follow up to my email, as I have flagged below, we will need to progress our SEA and HRA before we are in a position to have a meaningful discussion in relation to the SPA zones. With the work we currently have on and the need to focus on that, we will need to hold the meeting on the SPA zones towards the end of March.

I will arrange for a doodle poll to be circulated to get a date in the diary and in the meantime if all recipients could send through any work they have undertaken on the SPA zones that would be helpful.

Best regards

[Redacted]

Director Planning Policy and Economic Development
Wealden District Council

From: [Redacted] WDC
Sent: 12 February 2018 09:00
To: [Redacted] TWBC
Cc: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Subject: Re: SPA monitoring strategy and Legal Agreements update

Yes you have understood correctly with the caveat that, as previously identified, the zones will be dependant on the outcomes of any SEA and HRA undertaken.
point of those discussions was to reach agreement on zones and we have asked for further meetings to agree zones: the messages received were that these were not necessary as 7km was more or less agreed but outer zones were a matter for each authority.

Should Wealden decide to apply a larger zone within Wealden that is, of course, a matter for WDC (although as we have previously stated cooperation and agreement on these bespoke approaches would be preferable) but if you intend as the draft policy and Sevenoaks letter indicate to apply it to other authorities than that is a matter where a duty to cooperate must surely be engaged, and indeed to operate a system of mitigation cooperation and agreement is also required.

In your penultimate paragraph you state that “partnership working with other local authorities to identify zones is still ongoing”: however no further meetings are planned to discuss this, despite a request from TWBC. I note that you also state that “we are unable to comment on zonal distance until we have completed the HRA”. It would I suggest, as several authorities are preparing HRAs, be far better to have some discussion on approaches prior to publication of a HRA to obtain agreement across the group wherever possible.

Can I suggest that as the Air Quality SoCG comes to a close at the end of February that we reconvene this group to discuss this issue further and hopefully at the very least formally agree the 7km zone? In the meantime can I ask that you share any analysis or assessment that you have done in order to conclude in March 2017 that 10km was an appropriate outer zone?

Regards

Landscape and Biodiversity Officer

E: [email protected]
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

From: [email protected]
Sent: 02 February 2018 10:34
To: [redacted]
Cc: [redacted]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Our position is as set out in email of 15 December 2017 (copy attached for ease of reference).
The letter you refer to from 16 August 2017 referencing the potential recreational impact arising from new residential development within 10km from Ashdown Forest comes from the Proposed Draft Submission Document from 16 March 2017 where at para 8.27 it says:

8.27 The visitor surveys also show that people are not dissuaded from visiting the Forest from further afield and whilst they are likely to visit less often, they nonetheless still use the forest from time to time. Taking into account this information and on a precautionary basis it is necessary to consider a further zone of influence. Discussions are still underway with partners to identify and agree a strategic approach to the distance bands of the zones of influence, taking into account the new Visitor Survey data collected in 2016. However, for Wealden District a zone between 7km and 10km has been identified, with the exception of larger development sites that will need to be considered on a case by case basis. Any net new dwellings in this outer zone will be required to contribute towards the provision of SAMM.

In this instance information has been used from the draft local plan. This is draft and is subject to change following the completion of the evidence base. The evidence base and partnership working with other local authorities to identify zones is still ongoing and to date has not been concluded.

As highlighted in the email of 15 December we are unable to comment on zonal distance until we have completed the HRA of the WLP and this remains the WDC position. However, it is still our intention to discuss SPA mitigation zones with partner authorities once we get to this point.

Best regards

Director Planning Policy and Economic Development
Wealden District Council

From: [Redacted] WDC
Sent: 29 January 2018 12:12
To: [Redacted] TWBC, WDC
Cc: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC
Subject: RE: SPA monitoring strategy and Legal Agreements update

We will make some enquiries and come back to you.
Wealden Local Plan Update – 22 February 2018

As anticipated, Wealden District Council (WDC) has now received advice from Natural England in respect of the impact of air quality on the ecology of the Ashdown Forest Special Area of Conservation (SAC).

It can be confirmed that the advice concludes from modelling work undertaken by Wealden District Council that air quality impacts from Wealden District Council’s Local Plan will have a likely significant effect on Ashdown Forest SAC alone or in combination with other plans and projects and further assessment is required under the Habitats Regulations. This further work is in the form of an Appropriate Assessment. WDC, as a ‘Competent Authority’ under the Habitats Regulations, is responsible for undertaking Appropriate Assessments, and Natural England is a statutory consultee.

The advice provides technical inputs into:
- A review of air quality information
- A review of ecological information
- Whether further analysis work is required
- Natural England research into impacts on heathland from air pollution taking into account the situation now shown at Ashdown Forest
- Natural England’s view including evidence and reference to the Habitat Regulations/ Directive on any conclusions to be drawn, taking into account NE publications.

The advice makes suggestions on clarifications and additions to the Air Quality and Ecology Report produced by Wealden District Council’s consultants. Natural England has also provided advice to help inform the undertaking of the Appropriate Assessment, and has confirmed that it considers there is sufficient information included within the reports to inform the Appropriate Assessment.

For its part the Council will be seeking clarification on some elements contained within the Natural England advice.

On the basis of the advice received WDC will be working with its specialists to update the Wealden District Council Air Quality and Ecology report including undertaking additional work. As previously highlighted the Natural England advice will form part of the evidence base feeding into the Habitats Regulations Assessment (HRA) which WDC are currently undertaking. We are now taking forward dialogue with Natural England, who have agreed that an Appropriate Assessment is required. As such, the Habitats Regulations Assessment, which includes the Appropriate Assessment, will continue to be progressed.

It is critical we ensure that the HRA is as comprehensive and robust as possible and to this end, having reviewed the Natural England advice, we estimate this will result in the need to revise the date for consideration by Council of the updated Wealden Local Plan by two months from its current date of 25 April. We continue to focus on completing the HRA including the Appropriate Assessment as soon as possible to deliver an updated Wealden Local Plan to Council by the end of June.

In the meantime we will continue to provide regular updates on progress to all key stakeholders.

Until we complete the Appropriate Assessment and the HRA we will be unable to determine planning applications submitted to Wealden District Council which result in additional vehicle trips across the Ashdown Forest and these will continue to be held.
We will also be expecting that neighbouring authorities will continue to review any planning applications that they receive which may result in additional trips across the Ashdown Forest to determine if this is the case and, where appropriate, screen these applications and conduct an Appropriate Assessment if required.

Wealden District Council will continue to work with neighbouring councils on these issues to explore options for resolution and reserves the right to continue to lodge objections where it is felt that applications could result in increased vehicle movements. It will be for individual councils to undertake an Appropriate Assessment.

[Signature]
Director Planning Policy and Economic Development
22 February 2018
Dear All

Just following on from email, we have undertaken some work for discussion and part drafted a supporting paper considering mitigation zone analysis/findings. The paper along with the appendices are draft currently and we will seek to finalise the work including conclusions after our meeting etc., Hopefully the paper and appendices are self-explanatory. Appendix 4 is missing. We will send this next week.

If you have any questions on the paper / appendices or wish to add items to the agenda for the meeting on 13th April then please let me know by COP on 9th April 2018.

Anyway, I hope it’s useful.

Have a good Easter all.

Kind regards

[Redacted]
From: [email]@Tunbridgewells.gov.uk  
Sent: 29 March 2018 11:21  
To: [Redacted]  
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All,

Further to [Redacted] email on this subject please find attached as requested our latest analysis of the 2016 visitor survey.

Tunbridge Wells Borough Council has carried out some further detailed visitor analysis comparing figures for Tunbridge Wells Borough with the total number of visitors recorded. The results are set out in the attached table. From this it is apparent that the 7km zone captures more visitors that the Natural England ‘standard’ of 75% of all visitors and that there is little argument for going beyond this except for larger developments that may need to be considered on a case by case basis.

There is however an anomaly with regards visitors patterns and that is a cluster of visitors from Tunbridge Wells Borough and in particular Royal Tunbridge Wells and adjacent settlements that does merit further investigation.

As a result Tunbridge Wells Borough Council are in the process of commissioning a detailed study to look at this matter and consider reasonable options to address these visitors including do nothing, consideration of possible outer zones applicable to Tunbridge Wells Borough only and consideration of a bespoke settlement based approach.

We do not see this work as undermining the existing approach of a 7km SANGS and SAMMS agreed by the partnership and are keen to continue to work with you all on its implementation. We see this work as being complimentary to existing and future agreements on SAMMS and SANGS. We will in the spirit of partnership working and cooperation share the results of any study with the group as they progress and prior to any final decision. It is anticipated that the work will form the basis of a SPD. I hope that I can provide further information and discuss our approach to this work in more detail at our meeting on the 13 April 2018.

As the 7km zone does capture more than 75% of all visitors (86% or regular visitors i.e. at least monthly 79% of visitors generally and 85% of dog walkers) and the 7km SANGS and SAMMS approach has been supported by several HRAs and Natural England we would support its continuance and are not expecting others to undertake similar work for SAMMS beyond 7km as we think that this is a issue specific to Tunbridge Wells Borough. We do of course recognise that this a
matter for each authority as the 'competent authority' to satisfy themselves and we will respect any decision that those authorities come to with regards their own district. We would welcome any comments and suggestions that others have with regards our own proposed approach.

Regards

[Signature]
CMLI
Landscape and Biodiversity Officer

To whom it may concern.

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

From: [Redacted]@wealden.gov.uk
Sent: 14 March 2018 17:07
To: [Redacted]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear all,

Now we have 13th April confirmed as a meeting date we need to set a time. We will hold the meeting at our Hailsham offices. I suggest we meet for 10.30am and I will book the room for a 4 hour slot. Hopefully this will be more than enough time. Let me know if there are any issues with this time.

As per previous emails, if everyone can share any work undertaken to date in relation to the SPA zone ahead of the meeting it would be useful. We previously suggested by 23rd March. We can extend this if it helps to 30th March, which will provide two weeks for review. Can you please let me know whether you have undertaken any work and when you will be in a position to share this with partners?

Thanks and regards

[Signature]
Kind regards

From: [redacted]@tunbridgewells.gov.uk
Sent: 09 March 2018 14:19
To: [redacted]@wealden.gov.uk
Cc: [redacted]@wealden.gov.uk
Subject: RE: SPA monitoring strategy and Legal Agreements update

Hi [redacted]

Further to your email below I see that not all participants have responded to the Doodle Poll and that I presume, is why the meeting has not been confirmed. I hope that this email will remind them but if people are unable to attend or do not think it necessary that we meet and have told you so then it would be useful to know that and we would of course respect that decision.

As an authority we are keen to conclude the legal agreement for the SAMMs strategy and are I believe awaiting a response from the Conservators. This matter was recently dealt with and may still be concluded via email. However the implementation of the SAMMS does require regular meetings and these perhaps should commence in anticipation of the project moving forward.

Appreciating that any final decisions on zones will be subject to a formal process, consultation with NE and resolution by Members we would like to discuss our own take on this matter and seek an officer level and Natural England agreement, as to how we intend to take the matter forward. Consequently I think there is merit in us meeting.

Regards

[CMLI]

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Hi

Thanks for that explanation and it all makes sense.

Regards

[Name]
Landscape and Biodiversity Officer

townhall@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
Hi [Redacted]

We can have an agenda item, not a problem. The role of the Monitoring strategy is to provide an informed basis for discussion. It provides us with advice so that we can make decisions. The type of data collected and monitoring strategy moving forward, in my view, should be formed to provide the data that we may require and at the times that we may require it. No decisions have been made to date on this, so all is up for discussion once the JSG is formed. Obviously available funds is also a consideration. The costs in the report are an estimate only and subject to an agreed approach we would need to obtain quotes for any work. We can always ask for quotes to provide us with options to assist our decision making on any elements.

We can pick this up further at the meeting, but just to provide you assurance that we will work together on identifying a robust and effective monitoring strategy.

Kind regards

[Redacted]

From: [Redacted]@Tunbridgewells.gov.uk
Sent: 22 March 2018 09:06
To: [Redacted]

Subject: RE: Ashdown Forest SPA Monitoring Strategy

Hi [Redacted]

Thanks for this and for taking on board the comments. Think a short agenda item is sensible i.e. we should perhaps have a formal agreement. The automated counters still stand out as a high cost especially as they are annual indefinite but will be guided by NE as to whether they are absolutely necessary. Also (TABLE 1) its hard to work out the projected costs for each year across say 5 or 10 years as some have options e.g. car park counts and the visitors interviews it says repeated every 5 years but then it says every 10 years? Perhaps these can either be finalised/confirmed and the costs shown across a year 1 year 2 etc. with if necessary maximums/minimums – just a suggestion!

Regards

[Redacted]
Landscape and Biodiversity Officer

http://archivemanager.wealden.gov.uk/app.html#message/e5f1b572-0cf8-be097-83fd-1e333aa2aa28/[14/12/2018 12:20:29]
Sent: 21 March 2018 14:25
To:

Subject: Ashdown Forest SPA Monitoring Strategy

Dear all

Please see the final version attached plus a summary of comments made / updated in response. If you have any further queries then please let me know. Natural England are included in this email and I will forward a copy to the Conservators for information.

I can add a meeting agenda item relating to the Monitoring Strategy should anyone wish to discuss anything?

Kind regards

Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy
RE: SPA monitoring strategy and Legal Agreements update

Sent: 14 March 2018 17:23
From: TWBC
To: TWBC, WDC, MSDC, LDC, TDC, SDNPA, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

6 Attachments
- image002.jpg (66 KB); image008.jpg (67 KB); image009.jpg (18 KB); image011.jpg (823 B);
- image001.jpg (2 KB); image003.jpg (2 KB);

Thank you for arranging that. We have done a provisional visitor analysis and are looking to identify what further work is necessary I am happy to share any completed work on the 30 March and advise of any ongoing work in progress at that meeting.

Regards

[Redacted]
Landscape and Biodiversity Officer

[Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
Hi 

Ok, not a problem. We can discuss on 13th April any issues. We can hold fire until then.

Kind regards

Hi 

I'm sorry but I can't get a legal view in time for Monday 9th. It would be useful to discuss this, as you suggest, on the 13th and this may overcome any initial concerns we have with the proposed
amendments.

Kind regards,

From: [redacted]@wealden.gov.uk WDC
Sent: 04 April 2018 16:26
To: [redacted]
Subject: Ashdown Forest Legal Agreement - Conservators TWBC, WDC, MSDC, LDC, TDC, NE, SDNPA, SODC

Dear all

Please see the attached updated Draft Legal Agreement between the Conservators and Wealden District Council. As before we are providing this for information, however, if anyone has any major issues with the amendments in the legal agreement or suggested responses made in the Conservators document as attached, then please let me know. Updates have been made in track changes in the legal agreement and we have suggested responses for questions relating to the schedules. Please note that I have not included the schedules to this email as the schedules are currently the same as previously sent.

The amendments in the legal agreement are minor, so if nothing is raised by anyone on the attached by COP on Monday 9th April we will update the Schedules as identified and will send the Legal Agreement to the Conservators. If the Conservators are satisfied with the amendments etc. we can then hopefully move towards signing the agreements. We can discuss this further at the meeting on 13th April.

Kind regards

[redacted]

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

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http://archivemanager.wealden.gov.uk/app.html#/message/25a92408-c156-f7eb-0ca3-421741a1adbd/[14/12/2018 11:34:14]
RE: SPA monitoring strategy and Legal Agreements update

Sent: 12 April 2018 16:20
From: TWBC
To: TWBC, WDC, MSDC, SDNPA, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

8 Attachments

Dear All

As I previously indicated I have some further information on thinking here at Tunbridge Wells and thought you might prefer it today rather than tomorrow. Following exchanges of emails and informal discussions with a number you and with consultants I have given some further thought as to how Tunbridge Wells BC might proceed which I have set out on the attached. Please treat this as confidential as it is very much a first draft and I would very much welcome comments of the group. Hopefully this will help rather than hinder discussions tomorrow and enable us to make good progress.

Regards

CMLI
Landscape and Biodiversity Officer

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

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SAMM188
From: WDC@wealden.gov.uk
Sent: 09 April 2018 13:45
To: [redacted]
Subject: RE: SPA monitoring strategy and Legal Agreements update TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Dear all

Please find attached an agenda for Friday’s meeting. We have also attached a discussion note which sets out the recent questions provided by Tunbridge Wells and Lewes.

We hope that Friday’s meeting will provide an opportunity for all partners to be able to discuss their thoughts and overall position with regards to identifying a mitigation zone. To aid the process we suggest a workshop style approach and have suggested some initial broad discussion points to facilitate this process.

If you would like to ask any questions in relation to Item 6 or add discussion points at item 7 then please let us know by COP on Wednesday 11th April and we can add these in. Also if you think we have missed anything then let me know this too.

Please also see an updated Draft SPA zone BP with paragraph and page numbers.

Kind regards

[Redacted]

BSc (Hons) MA MRPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: WDC@wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: [redacted]
Sent: 05 April 2018 12:33

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SAMM189
RE: STRICTLY CONFIDENTIAL SAMMS mitigation for Tunbridge Wells Borough

Sent: 27 April 2018 14:18
From: TWBC
To: 

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments
- image001.jpg (66 KB); image003.jpg (67 KB); image004.jpg (2 KB); image006.jpg (2 KB);

Dear All

This email is just to update you on the additional visitor work being carried out by TWBC. We have not received any comments on this proposal further to our meeting on 13 April 2018. I have therefore today instructed Footprint Ecology to proceed with the works and will report back any progress and an updated program at our next partnership meeting.

Kind Regards

CMLI
Landscape and Biodiversity Officer

townhalltunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
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From: TWBC
Dear All

Following the presentation of our proposals for further studies in relation to visitors from Tunbridge Wells Borough (which had also been sent to Footprint) my understanding from last Friday meeting was that there was no objection to TWBC undertaking this work and indeed there seemed to be some support and recognition of the need to do so. However if there are any concerns or comments members of the Partnership wish to make before this work goes ahead then please do contact me.

I now attach the detailed proposal from Footprint in response to the proposal tabled last week so if you prefer please comment on this. Some may be concerned that it includes a review of the 7km zone but I think we agreed last week that whilst 7km is in operation and remains the most obvious distance and is supported in principle by the partnership that it is a necessity of the process to test this. Discussions with Footprint have reassured me that the 7km is likely to persist but if for any reasons the work begins to lead us elsewhere I will immediately contact the partnership and seek further agreement before advancing the work.

It is likely that we will be instructing Footprint next week with a view to completing the work by mid May. Whilst comments can be taken on board during this process it would be helpful to have any comments you have on the attached by Friday 27 April 2018.

For information I am as agreed last week working on a draft SoCG with [redacted] and hope that we may have something to share with you soon.

Regards

[redacted]
Landscape and Biodiversity Officer

david@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.67050DD0
As I previously indicated I have some further information on thinking here at Tunbridge Wells and thought you might prefer it today rather than tomorrow. Following exchanges of emails and informal discussions with a number you and with consultants I have given some further thought as to how Tunbridge Wells BC might proceed which I have set out on the attached. Please treat this as confidential as it is very much a first draft and I would very much welcome comments of the group. Hopefully this will help rather than hinder discussions tomorrow and enable us to make good progress.
Subject: RE: Access Management Officer

Dear all

As promised please find attached the original job spec and costs from the Conservators along with an amended version to add some further detail. I haven’t heard from Natural England with any comments yet, however, to ensure that we move this along we can always take account of NE comments alongside yours by 6th December.

If you are able to get back to us by the dates as provided below we would be grateful.

Thanks and regards

BSc (Hons) MA MRTP | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: @wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: WDC
Sent: 23 November 2017 19:43
To: Access Management Officer, TWBC, WDC, MSDC, LDC, TDC, NE, SODC

Subject: Access Management Officer

Dear all

By way of an update we have reviewed the Draft Access Management Officer Job Specification and we have provided this (just now) to Natural England for initial comment. I hope to be able to provide this to you for review on Wednesday 29th November following any comments from Natural England. If you are able to block 30 mins to take a look at the draft job spec by 6th December it would be really helpful and will progress the strategy bearing in mind there are only a couple of months until the bird breeding season. How tie flies! I just thought I would give you the heads up because I know how busy we all are currently.

In addition and relevant to the above we very much now need to know:

1. How much money has been collected by partners that can be spent? i.e. will not need to be

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SAMM193
Hi,

No comments from TWBC.

Regards,

[Redacted]

Landscape and Biodiversity Officer

http://archivemanager.wealden.gov.uk/app.html#message/8dfad80b-4075-a212-679a-668985c068d0[17/13/2018 09:32:35]

SAMM194
Hi

Thank you for that and yes it is just the sort of thing we wanted. Marina has indicated that due to current work load she needs another week or so to be able respond. Once she has we can circulate to the whole group.

Regards

[Name]

Landscape and Biodiversity Officer

undunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

From: [Email]
Sent: 27 April 2018 15:06
To: [Email] TWBC
Subject: RE: SAMMS SoCG
Hi both

Initial draft off some wording as a tracked change in relation to the objective of the zone. Does this answer your question or is something else required here?

Kind regards

From: [redacted]@tunbridgewells.gov.uk
To: [redacted]
Subject: SAMMS SoCG

[redacted]

A first go at a SoCG, no doubt it can be much improved – over to you! Have tried to keep it simple and short!

[redacted] – you we see that there is one section where we thought you might provide some wording? But also grateful for any other comments that you may have at this initial stage.

Regards

[redacted]
Landscape and Biodiversity Officer

[redacted]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.5705DD0

This e-mail is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Tunbridge Wells Borough Council. If you are not the intended...
Hi [Name]

Understood, I appreciate that it is a busy time. Perhaps when Kelly sends out the minutes, which again I know due to other commitments is delayed, you could update everybody on this and the sending out of the legal agreement?

Regards

[Name]

Landscape and Biodiversity Officer

town.hall@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

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Samm197
Ashdown Forest SPA and SAMM Meeting Minutes: 13th April 2018 - 10.30am at Wealden District Council Offices, Vicarage Lane, Hailsham

In attendance:

Wealden District Council (WDC); Tunbridge District Council; Tunbridge Wells Borough Council; Lewes District and Eastbourne Borough Councils; South Downs National Park Authority (SDNPA); Mid Sussex District Council; Natural England; Sevenoaks District Council; WDC; WDC.

<table>
<thead>
<tr>
<th>Item</th>
<th>Discussion</th>
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<tbody>
<tr>
<td>Item 1: Legal Agreement (WDC and all)</td>
<td>Asked if anyone had questions in relation to the legal agreement.</td>
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<td>asked whether Wealden had a legal agreement in place at present. confirmed that Wealden do currently have a legal agreement in place and would share the comments made to the legal team.</td>
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<td></td>
<td>stated that paragraph 3.4 within the legal agreement should be reviewed along with paragraph 4.3 and 5.3. It was agreed for TT to comment on this and voice any concerns via email.</td>
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<td>asked whether a Memorandum of Understanding (MOU) could be put in place, should the legal agreement be amended. All agreed that this would be a good idea.</td>
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<td>asked whether the conservators would walk away if any amendments were made to the legal agreement and it was confirmed that they would not.</td>
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<td></td>
<td>All partners decided that they were happy to sign the legal agreement. It was highlighted that SDNPA is not currently on this legal agreement but could sign this if required in the future. However, due to distance it is likely not to be needed.</td>
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</table>

| Item 2: Partner SPA work to date (All) | asked all partners to provide an update on their work so far in relation to mitigation zones. |
| Mid Sussex | advised that Mid Sussex had undertaken a mapping exercise, whereby visitor postcode points were mapped and frequency of visit and distance bands were analysed to conclude a 7km zone for SANGs and SAMMs. confirmed that the 7km zone is used in the District plan, the analysis was based on the 2008 Visitor Survey Data and any sites for development outside of the 7km zone are considered on a case by case basis. |
| Lewes | stated that Lewes District has adopted a 7km mitigation zone, however large developments outside the 7km zone are considered on a case by case basis. This wording is not included in the policy but is identified on a statement on the website used an example of a site at Mitchelswood to highlight how this was implemented. |
Tunbridge Wells

Highlighted that Tunbridge Wells Borough Council have looked at visitor data for
t heir own borough, including a cluster of visitors from the borough. Turned
attention to a word document (Tunbridge Wells Borough Council suggested
approach) produced by Tunbridge Wells, setting out the intentions of Tunbridge
Wells Borough Council in relation to mitigation zone analysis. Asked Natural
England for their advice on this approach and confirmed Natural England
supported this approach, particularly due to the visitor cluster identified in
Tunbridge Wells and also because the approach will be evidence based. Confirmed
that the timescale for this is one month.

Sevenoaks

Informed that the Issues and Options paper for Sevenoaks District identified
that a mitigation zone policy needed to be included in the Local Plan. As such, a
7km zone has been identified for SAMM's payments, but not for SANG's payments
as there is unlikely to be any suitable development within the zone. Confirmed
that any development on or near to the 7km boundary would be considered on a
case by case basis.

Tandridge

Stated that Tandridge District does not currently have any reference to
mitigation zones in the Local Plan, SA, etc. However, it was noted that there are
only a small (6) amount of visitors from the Tandridge District and therefore
analysis may not be applicable. Owing to the potential garden village option
informed that Tandridge District Council is considering undertaking a survey of
residents in relation to visitor patterns and, where possible, the questions
contained within this survey would be largely similar to those in the 2016 Visitor
Survey (e.g. frequency of visit, activity, etc.).

A question was asked about future visitor surveys and the next was confirmed for
2021, i.e. every five years.

It was also highlighted that visitor data for any new settlements would be
unknown, but could be gathered once a development is built out.

Item 3: WDC Background Paper (WDC)

Confirmed that any work undertaken was subject to taking the 2015 High Court
judgement in relation to the 7km mitigation zone into account.

Explained that the WDC background paper looked at a number of different
methods for identifying a mitigation zone and compared these methods, in addition
to analysing visitor data from other Local Authorities. The purpose was for the WDC
HRA/SA.

Explained that the different methods are not meant to undermine any method
used but instead each of the methods could be used to justify a way forward.

Explained that analysis of visitor data from other Local Authorities was
undertaken to assist other Local Authorities who may not have had a chance to
undertake analysis and confirmed that visitor data for other Local Authorities
would not be published by WDC.

It was highlighted that it would be useful to set out the objectives to be met by all
### Item 4: Tunbridge Wells BC questions (All)

A list of eight questions was presented by Tunbridge Wells Borough Council. A number of these questions had already been answered in previous agenda items, but those that were not are presented below.

**a) What extent are we working on this together and agreeing matters as a group and to what extent are we doing it alone?**

It was asked whether the work undertaken was a collaborative or individual Local Authority effort and all agreed to work together on a strategic approach.

**d) Are we trying to stop visitors increasing or certain types of visitors increasing or are we trying to protect the birds? And do we yet know what the problems are with the birds and where?**

Clarification was asked for in relation to the aim of the work undertaken, i.e. is the objective to stop visitor numbers increasing or to protect the bird species? All agreed that the aim was to both protect the birds and consider visitor numbers in relation to all types of visitors.

**e) What is our objective for a zone? To capture all visitors or to capture a reasonable number such that mitigation will be effective in relation to the likely effects. If the second surely the focus of discussion should be on what is a reasonable number/type of visitors that should be captured?**

It was agreed that a decision needed to be made either on how the ‘majority’ of visitors is defined or how the size of the mitigation zone is decided.

**f) Natural England – satisfied with 75% capture? (NE to confirm)**

Confirmed that Natural England is happy with a 75% capture but this must be on a strategic basis. It was further clarified by [ ] that the methodology NE have agreed in other areas uses a graph which plots all visitors and all frequencies of visits against distance travelled from residence to SPA boundary. The mitigation distance is then where the graph levels off. [ ] acknowledged that other distances then would need to be ruled out.

The following points were summarised:

- It was potentially unclear as to what is trying to be done in terms of visitors. Text is to be provided by NE to make this clearer;
- The aim is for all to focus on a strategic mitigation zone approach;
- All partners agreed on a 7km mitigation zone for HRA, SEA etc. purposes based on current data subject to analysis supporting this; and
- Any significant development outside the agreed mitigation zone should be taken into consideration and wording could potentially be included in any relevant policies.
- It was noted that further work will be undertaken to conclude on zones.

### Item 5: Lewes DC questions (All)

[ ] confirmed that all questions for this agenda item had been answered.

### Item 6: Other partner questions (All)

All other partners confirmed that they did not have any further questions.

### Item 7:

Prior to discussion of the seven questions listed under this agenda item, the
Mitigation zone workshop (All)  

Following points were raised and concluded:
- All partners agreed that they would be comfortable with a 7km mitigation zone when considering all visitors and all frequencies;
- The most scientific way in which to identify a mitigation zone is to decide where a graph showing all visitor data appears to trail off;
- It was suggested that both an inner zone and an outer zone could be adopted, whereby the inner zone was the same for each district (7km) and the outer zone was decided on a case by case basis for each district.

In relation to the questions that had not already been answered for this agenda item, the following conclusions were made:

a) Are all local authorities currently in a position/have enough information to consider identifying a zone of influence?  
Most confirmed that they were, with Tunbridge Wells and Tandridge to do some further work as discussed in agenda item number two.

b) Is there a preferred method to use to identify a mitigation zone?  
All agreed that the following data/methods should be used:
- Distances should be measured from the boundary, rather than the access point;
- Data used should be in relation to all visitors, with all visiting frequencies;
- The point at which the graph trails off should be used to identify the mitigation zone.

f and g) What conclusions can be made from today's discussions and what are the next steps if any?  
In addition to the conclusions drawn in the previous agenda items, it was agreed that a Statement of Common Ground (SoCG) was required and this was discussed further in the next agenda item.

<table>
<thead>
<tr>
<th>Item 8: Ashdown Forest SPA SoCG (WDC)</th>
<th>Stated that he was happy to work on the Statement of Common Ground with</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 9: SAMM Strategy (WDC and all)</td>
<td>All agreed that they were happy to be involved in the [redacted] with dates for the next meeting to be confirmed for around a month - 6 weeks time.</td>
</tr>
<tr>
<td>Item 10: AORB (All)</td>
<td>No other AORB.</td>
</tr>
</tbody>
</table>
RE: SPA monitoring strategy and Legal Agreements update

Sent: 30 April 2018 12:48

From: WDC

To: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

14 Attachments

Conservators Proposed Changes to Agreement.response.docx (22 KB); SAMMS Agreement Ashdown Forest (V2).docx (68 KB); SCHEDULE 1.SAMMS Tariff Document v4.30.4.18(TC).docx (47 KB); Schedule 2 - Part 1 - Financial Requirements - finance 13.10.17.doc (138 KB); SCHEDULE 3.Management of Ashdown Forest v1.11.4.17.docx (20 KB); SCHEDULE 4 Terms of Reference.v3.docx (22 KB); image001.jpg (66 KB); image002.jpg (2 KB); image003.jpg (67 KB); image005.jpg (2 KB); image006.jpg (18 KB); image007.jpg (2 KB); image008.jpg (2 KB); image009.jpg (823 B);

Dear all

Following my email on Friday I have this morning reviewed the Schedules for the IAA and also the Conservators legal agreement. Only a few minor changes but wanted to provide an opportunity for you to review ahead of sending updates to the Conservators tomorrow. These will also form the Schedules for the IAA.

If you are able to take a quick look at the track changes it would be appreciated. If you can't take a look today then I can always update the schedules later in the week, not a problem. If I don't hear from you I will send as draft to the Conservators tomorrow.

Schedule 1 is probably the most important. Just to note that this Schedule will likely be updated later this year to account for our updated housing positions etc.

I have also attached for completeness the response to Conservators queries and the legal agreement (same as Friday's document).

Kind regards
From: WDC
Sent: 27 April 2018 14:55
To: [redacted]

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear all,

Please find attached minutes of our last meeting. Please let me know if you have any updates to this by end of next week?

I have also attached an updated Legal Agreement addressing the points made during our meeting. [redacted] has reviewed this already and considers concerns to be addressed, as do I. To move this forward we will look to share this with the Conservators on Tuesday 1st May. We will also move forward the IAA next week also, subject to our Legal team’s capacity to do so.

Also just to update you, I spoke with [redacted] from Natural England yesterday about bird monitoring. It was considered that this is something that we should aim for next year now and that we could set up a workshop for the bird group in August ahead of next season. [redacted] suggested that we should focus on the Access Manager Officer post this year, which could then assist in coordinating bird monitoring next year.

[redacted] met with [redacted] from the Conservators yesterday also. The Conservators agreed that the Access Management Post should now be prioritised. [redacted] will be looking at our suggestions made on the job specification including salary and we will reconvene with [redacted] mid-May to discuss further.

The Conservators have a board meeting on 17th May, where they will consider the Legal Agreement and the Access Management Officer post.

http://archivemanager.wealden.gov.uk/app.html#message/c7a8777a-adaf-1a07-8d9b-19922c10d34a/[14/12/2018 10:50:28]
I have attached a doodle poll below for the next SAMM meeting as requested. This should tie in nicely with feedback from the Conservators as well as the findings in the Draft Tunbridge Wells mitigation zone report.

https://doodle.com/poll/awv4wgp.kwb587uxr

In relation to the SoCG, [redacted] has kindly undertaken a first draft which is currently with [redacted]. We will provide a further update on this shortly however the plan is to liaise with T.Wells on this by 7th May 2018.

Have a good weekend all.

Kind regards

[redacted]

[redacted] BSc (Hons) MA MRTP | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[wealden@wealden.gov.uk] | Web. [wealden.gov.uk/planningpolicy]

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From: [redacted] WDC
Sent: 09 April 2018 13:45

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear all

Please find attached an agenda for Friday’s meeting. We have also attached a discussion note which sets out the recent questions provided by Tunbridge Wells and Lewes.

We hope that Friday’s meeting will provide an opportunity for all partners to be able to discuss their thoughts and overall position with regards to identifying a mitigation zone. To aid the process we suggest a workshop style approach and have suggested some initial broad discussion points to facilitate this process.

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SAMM204
If you would like to ask any questions in relation to Item 6 or add discussion points at item 7 then please let us know by COP on Wednesday 11th April and we can add these in. Also if you think we have missed anything then let me know this too.

Please also see an updated Draft SPA zone BP with paragraph and page numbers.

Kind regards

[Redacted]

[Redacted] BSc (Hons) MA MRTP | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: [Redacted] Web: [Redacted]

From: [Redacted] WDC
Sent: 05 April 2018 12:33
To: [Redacted]

<Debbie.Costen@wealden.gov.uk>

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear [Redacted]

Thank you for the email. As stated the work is draft and will be updated following discussions with partners to support the conclusion on the identification of mitigation zones and as relevant to Wealden District. Please note that no conclusions have been made to date. Should a strategic approach to a mitigation zone or zones be agreed then data from other local authorities will be relevant.

The analysis undertaken simply expresses the data from both the 2008 and 2016 visitor surveys. How the information that we present is taken forward or indeed even considered is a matter for each authority. However, it was our hope that the data analysis could be used to consider and support a strategic position moving forward and as per our email to you yesterday.

Please note, the purpose of sharing work at this stage was to assist with discussions on 13th April by way of providing an additional level of analysis to support partnership decision making. It was agreed at [Redacted]
the last meeting what this work would involve and it was agreed that further work was required. However, we note that the analysis on visitor catchment taken from the 2008 and 2016 raw data is not of use to you. We would also like to thank you for confirming your position ahead of the meeting on 13th April. Your position is noted.

Kind regards

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Wealden District Council | Council Offices | Vicarage Lane | Hallsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web, www.wealden.gov.uk/planningpolicy

From: @lewes-eastbourne.gov.uk> LDC
Sent: 05 April 2018 10:30
To: 

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear [redacted]

Thank you for sending through your report, which contains some unexpected analysis that does raise concerns for us particularly in the way information has been presented and with the options identified and consequently expressed. It does, in my view, over complicate the issue of reasonable alternatives and appears to undermine the existing strategic approach in operation. There are two aspects of your option generation that I am struggling to rationalise.

- Firstly using distance travelled within the SPA to identify the mitigation zone, which operates from the SPA boundary, could conflate patterns of behaviour observed at different distances from the SPA.
- Secondly, the idea that the surrounding authorities such as Lewes would mitigate a % of its visitors regardless of frequency/regularity of visit is an arbitrary response that fails to recognise that Lewes only has a potential impact in combination with WDC and not in its own right. Therefore the purpose of setting a strategic mitigation zone to capture regular visitors should relate to a zone around the Forest which generates the ‘majority’ (whatever % that is determined to be) of regular [whatever frequency that is determined to be] visitors, regardless of authority boundary. The evidence still points to 7km.

I generally agree with comments made by [redacted] and I would in addition make the following initial comments:

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It would be a more accurate reflection of the status quo if the introduction made clear that surrounding authorities (Lewes, Mid Sussex, Tunbridge Wells etc.) are being adopted (and unchallenged) 7km zone policy to deliver SAMMS and SANG, which has not been undermined by the 2016 survey.

- The introduction could make clear that the 7km policy for SAMMS is currently being implemented according to policy in several LA's (although WDC is using an un-adopted 15km zone) with financial contributions collected.
- The introduction could clarify that the Mid Sussex and Lewes SANGs are implemented/open and contributions towards their maintenance as per the 7km zone policy being collected.
- Clarification that the judgement which quashed the 7km aspect of policy WCS12 did so "with reluctance" and did not undermine the value or appropriateness of 7km:

50. But it seems to me that [REDACTED] is correct in his submission that it was the duty of the Council to consider the question of reasonable alternatives. If the Council had considered the question, it might have concluded, in the absence of any suggestions to the contrary, that there were no reasonable alternatives, and have given reasons in support of that conclusion. The fact that nobody suggested alternatives cannot, however, validate the Council’s failure to consider the question at all.

51. My conclusion, arrived at with a degree of reluctance, is that policy WCS12, in so far as it relates to the 7 km zone, was adopted in breach of the duty under regulation 12 of the SLA Regulations relating to the assessment of reasonable alternatives. That makes it necessary to consider the question of relief;

- Each reference to 'majority' in the analysis section appears to have a different % associated with it and so there is no comparative consistency.
- Why have certain km distances for each authority been highlighted as if to suggest these are the appropriate distances? Each linking to a different % 'captured'?

I would certainly not wish for the current draft paper to be published in its current format as I believe it is providing a very confusing message regarding what is trying to be achieved in respect of mitigating the 'in-combination' effects that may arise from development within a certain distance from the Forest. It is potentially damaging to Lewes in respect of the £1m SANG that has been implemented within the 7km zone and for which maintenance contributions are sought in line with our 7km policy - your analysis in several places refers to no visitors to the Forest from Lewes within the 7km zone. It is not clear to me why Wealden has presented statistics for each of the partner authorities and I look forward to discussing this aspect further when we meet next week.

Kind regards,

[REDACTED]

Planning Policy Lead
Lewes District & Eastbourne Borough Councils

[REDACTED]

@lewes-eastbourne.gov.uk

From: [REDACTED]@wealden.gov.uk  WDC
Sent: 04 April 2018 11:57
To: [REDACTED]@wealden.gov.uk

http://archivemanager.wealden.gov.uk/app.html#/message/c7a8777a-ada9-1fa7-8d5b-199222e10d34a/14/12/2018 10:50:28

Samm207
We are somewhat surprised at your email below, bearing in mind our previous meeting. So hopefully a reminder of some context will be helpful to you. Please also see our response to your questions in red below.

1. Following our last meeting it was agreed that partner local authorities would undertake some work to assist in decision making to identify a zone of mitigation. Each local authority was to identify the zone required for their area so that as a partnership we can ascertain whether a strategic zone is appropriate or whether a bespoke zone would be an appropriate option, should a strategic approach not be agreed. This is on the basis that some local authorities (for example Lewes) did not see a need to identify a zone beyond 7km in their district during previous discussions. (I am uncertain whether this is still the case). Where in others and as per your first email, which identifies, in your words, ‘an anomaly with regards visitors patterns from Tunbridge Wells and adjacent settlements that does merit further investigation’. On this basis as a partnership we agreed that there may be a justification to go beyond 7km, subject to discussions obviously. This is the reason why we have looked at all options as a starting point.

2. The work that we have undertaken follows previous discussions. We set out the options i.e. a strategic approach i.e. all having the same distance zones and a bespoke approach in a previous meeting for reasons set out above i.e. depending on the circumstances/visitor catchment of each authority. The paper does not therefore present anything new.

3. Following the Court of Appeal judgement on the 7km zone WDC will be providing a background paper to assist in informing its HRA and indeed its SA with regards to reasonable alternatives for both a mitigation zone and also to consider mitigation projects. We agreed that we would share the work undertaken. As agreed this is what we have done. We were not asked to undertake the work on behalf of other local authorities. However, if you wish to use the work undertaken or if you wish for us to reframe the work for the partnership then we can of course consider this subject to resources. The work undertaken here and the draft report provided for information does not negate a partnership approach. No conclusions have been made to date. However, we will say at this stage that as the competent authority and no doubt similar to all partners, any mitigation zone or indeed strategy will need to be justified, robust and legally sound.

Please see below also.

Kind regards

[Address]
From: [Redacted]@Tunbridgewells.gov.uk   TWBC
Sent: 03 April 2018 12:53
To: [Redacted]@Tunbridgewells.gov.uk   TWBC

Subject: RE: SPA monitoring strategy and Legal Agreements update   TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Hi

Thank you for this but at 160 pages plus there is a lot to take in so forgive me if I have misunderstood some points. Your work on this is appreciated and without wishing to complain page numbers and paragraph numbers would make discussion much easier. When we have a moment we will add some page numbers/paragraph numbering ahead of the meeting. However, we wanted to meet the deadline for sharing work.

I have provided some initial comments/points for discussion below but I think the first and most fundamental question (bearing in mind the duty to cooperate) is to what extent are we working on this together and agreeing matters as a group and to what extent are we doing it alone? Ideally we would wish to agree on matters as a group. Clearly strategic sites need a strategic approach (as supported by DEFRA) and a strategic approach must be the preferred option. Yes a strategic approach if possible is our preferred option. Are there any reasons why Wealden DC or indeed other partners would not be willing to do this and come to an agreement on zones/approach At previous meetings there was some debate about agreeing the distance of zones and to date there has been no agreement. and if necessary commission an independent report on and recommendation on zones? We would be open to commissioning a report should this be able to provide further work than that already undertaken and as long as this meets our timescales. We would consider recommendations as long as they are justified, robust and legally compliant.

I would welcome comments from others and I look forward to seeing everybody on the 13 April.

Comments/points of Discussion

Firstly what is the status or purpose of the background paper? The paper has been drafted to inform the Wealden Local Plan HRA and SA. You appear to be seeking our agreement so is it a partnership or a WDC document? Agreement is sought on a way forward with identifying a zone. Agreement is not sought on the paper. It appears to me that this could be written as a factual document for the partnership which each authority could then draw upon for its own HRA but at present it is very much written as a WDC document. Should this be something that the partnership would like then we can look at this subject to resources. A lot of the ‘options’ elements and summaries or conclusions might also be included within a partnership document but these would need further discussion. We have provided the paper for discussion. You also refer to a paper for the mitigation strategy – again this appears to be a Wealden only document whereas I thought this was to be a
**partnership approach?** Both zones and mitigation is a partnership matter. The mitigation paper that is referred to would simply provide information in relation to SANGs and the SAMM Strategy. The purpose again would be to inform our HRA and SA. However, once provided, should partners also wish to use this then that could be an option.

**A couple of general points:** The paper looks at mitigation zones only. All points below are relevant to discussion with partners. Would you like me to add the below points to the agenda for 13th April?

The introduction does not appear to fully explain the significance of the dog walkers anywhere.

Also I do not see clearly the objectives of firstly:

The purpose of the mitigation (page 1 para 1) – are we trying to stop visitors increasing or certain types of visitors increasing or are we trying to protect the birds? And do we yet know what the problems are with the birds and where?

And secondly – the purpose within the Mitigation Zone Options Conclusion (page 11 para 10) - this paragraph does not make complete sense to me – on the one hand it is expressing the need for certainty outside any mitigation zone (alone or in combination) but also accepts that a zone which does not capture all visitors can be effective. So what is our objective? To capture all visitors or to capture a reasonable number such that mitigation will be effective in relation to the likely effects. If the second surely the focus of discussion should be on what is a reasonable number/type of visitors that should be captured?. Not withstanding your analysis of some other schemes they did in the majority seek 75% and that as I understand it is what Natural England would be satisfied with here.

In looking at numbers and effectiveness there does not appear to be any consideration of:

- How effectiveness of on site measures may decrease with frequency of visit. e.g. if people visit monthly are they less likely to be affected by the on site mitigation than someone who visits weekly who will for instance be more likely to encounter a dog warden?
- How disproportionate it might be to seek contributions from outer zones which capture very few additional visitors but cover vast tracks of land or even very large settlements.

**Specific comments;** As above the paper has been drafted to inform the Wealden Local Plan HRA / SA. However, points are noted; thank you.

Page 3 para 1: Need to add text to explain that HRAs post the 2013 Court of appeal decision that adopted the 7km zone were found sound and have not been challenged on that point.

Page 3 para 5: This could be re written for the partnership as opposed for WDC

Page 4 last para: this is not a complete summary and so should either be deleted or added to.

Page 5 para 2: Incorporate in to the last sentence – *There was a general consensus at the meeting that subject to Individual HRA work that the evidence from the new visitor survey supported the continuance of a 7km SANGS and SAMMs zone and that further analysis would be useful in determining what if any outer zone(s) might be required.*

Page 6 "ways to identify a mitigation zones": This is in reality options for the approaches to be used in identifying mitigation zones. The descriptions are basic and might be considered incomplete and would perhaps be more balanced if presented in a table of say strengths and weaknesses and should perhaps consider the problems of the difficulties of different approaches within different districts where either side of a border you might have zones and no zones, different tariffs etc.

Page 9: Mitigation zones used elsewhere: Clearly there is no standard for the ‘majority’ of visitors but most do use 75% and NE would be content with 75% and we are taking into account not just most but those most frequently and most that are dog walkers. Surely this is a key matter then to agree amongst the group – what do we define as a suitable number or majority of visitors?

Page 21 Conclusions. These are incomplete and very selective. One could also conclude that no outer zone
was necessary as 7km captures 81.34% of all visitors and 86% or regular visitors (i.e. at least monthly) and 85% of dog walkers. The conclusions again would be an excellent matter for the partnership to agree with the help of Natural England. Moving onto the assessment regarding individual authorities appears meaningless – for what reason would you set as an objective to capture all visitors from Tunbridge Wells Borough? Page 30 Assumptions on a precautionary basis. These need further discussion as they are in danger of misinterpreting the data. Precautionary measures can take a number of forms and should not be muddled with survey results. i.e. not all people who visit the forest are dog walkers and this group may then be missed from (if necessary) directed mitigation measures. A precautionary approach would be setting a target to capture 75% of visitors but actually setting a distance of to nearest 1km zone above that which might as is the case here capture 80% of visitors. Another approach not discussed is that whilst a zone of 7km might be set for every development larger developments such a 50 plus within 8km could also be captured as in Thames Basin Heaths.

Regards

[Redacted]

Landscape and Biodiversity Officer

[Redacted]

@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

From: [Redacted]@wealden.gov.uk  WDC
Sent: 29 March 2018 23:23
To: [Redacted]
Cc: [Redacted]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All,

Just following on from email, we have undertaken some work for discussion and part drafted a supporting paper considering mitigation zone analysis/findings. The paper along with the appendices are draft currently and we will seek to finalise the work including conclusions after our meeting etc. Hopefully the paper and appendices are self-explanatory. Appendix 4 is missing. We will send this next week.

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Samm211
Archive Manager

If you have any questions on the paper / appendices or wish to add items to the agenda for the meeting on 13th April then please let me know by COP on 9th April 2018.

Anyway, I hope it’s useful.

Have a good Easter all.

Kind regards

[Signature]

BSc (Hons) MA MRTP| Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
email: @wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Redacted]@Tunbridgewells.gov.uk
Sent: 29 March 2018 11:21
To: [Redacted]

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All

Further to last email on this subject please find attached as requested our latest analysis of the 2016 visitor survey.

Tunbridge Wells Borough Council has carried out some further detailed visitor analysis comparing figures for Tunbridge Wells Borough with the total number of visitors recorded. The results are set out in the attached table. From this it is apparent that the 7km zone captures more visitors than the Natural England ‘standard’ of 75% of all visitors and that there is little argument for going beyond this except for larger developments that may need to be considered on a case by case basis.

There is however an anomaly with regards visitors patterns and that is a cluster of visitors from Tunbridge Wells Borough and in particular Royal Tunbridge Wells and adjacent settlements that does merit further investigation.

As a result Tunbridge Wells Borough Council are in the process of commissioning a detailed study to look at this matter and consider reasonable options to address these visitors including do nothing, consideration of possible outer zones applicable to Tunbridge Wells Borough only and consideration of a bespoke settlement based approach.

We do not see this work as undermining the existing approach of a 7km SANGS and SAMMs agreed by the partnership and are keen to continue to work with you all on its implementation. We see this work as being complimentary to existing and future agreements on SAMMS and SANGS. We will in the spirit of partnership working and cooperation share the results of any study with the group as they progress and prior to any final decision. It is anticipated that the work will form the basis of a SPD. I hope that I can provide further information and discuss our approach to this work in more detail at our

http://archivemanager.wealden.gov.uk/app.html#/messagec/7a8777a-ada9-1a07-8d9b-199222c10d34a[14/12/2018 10:50:28]

SAMM212
meeting on the 13 April 2018.

As the 7km zone does capture more than 75% of all visitors (86% or regular visitors i.e. at least monthly 79% of visitors generally and 85% of dog walkers) and the 7km SANGS and SAMMS approach has been supported by several HRAs and Natural England we would support its continuance and are not expecting others to undertake similar work for SAMMS beyond 7km as we think that this is an issue specific to Tunbridge Wells Borough. We do of course recognise that this a matter for each authority as the ‘competent authority’ to satisfy themselves and we will respect any decision that those authorities come to with regards their own district. We would welcome any comments and suggestions that others have with regards our own proposed approach.

Regards

[Name]
Landscape and Biodiversity Officer

[Email]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DDO

Dear all

Now we have 13th April confirmed as a meeting date we need to set a time. We will hold the meeting at our Hailsham offices. I suggest we meet for 10.30am and I will book the room for a 4 hour slot. Hopefully this will be more than enough time. Let me know if there are any issues with this time.

As per previous emails, if everyone can share any work undertaken to date in relation to the SPA zone ahead of the meeting it would be useful. We previously suggested by 23rd March. We can extend this if it helps to 30th March, which will provide two weeks for review. Can you please let me know whether you have undertaken any work and when you will be in a position to share this with partners?

Hi

Thank you for sending the minutes.

Under item 8 we talked about whether the NPA should be a signatory to the Statement of Common Ground on the SPA. I would be grateful if you could add the following to the minutes:

‘Natural England advised that the SDNPA did not need to be a signatory to the SCG as it was outwith the 7km buffer. It is considered that development in the National Park does not have an impact upon the SPA in terms of recreational impact and that the National Park also provides a large recreational area for its residents as an alternative to Ashdown Forest.’

Many thanks

Planning Policy Manager, South Downs National Park Authority
South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH

www.southdowns.gov.uk | facebook | twitter | youtube
Dear [Redacted]

I am writing with regards to the AF SoCG for the SPA. I am pleased to say that I have gone through the document now, however owing to management obligations I haven’t been able to sign it off internally. I am anticipating to send it to you early next week.

I apologise for the delay and any inconvenience this may have caused.

Kind regards

[Redacted]

[Redacted] Sc (Hons) MA MRTPI | Head of Planning Policy and Economic Development | Wealden District Council | Council Offices | Vicarage Lane | Hallsham | East Sussex | BN27 2AX
RE: Ashdown Forest SPA

Sent: 18 May 2018 15:47
From: [Redacted]
To: TWBC
CC: WDC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments

· image001.jpg (66 KB); · image004.jpg (2 KB); · image005.jpg (67 KB);

Great, Thanks [Redacted]

From: [Redacted]@tunbridgewells.gov.uk] TWBC
Sent: 18 May 2018 15:46
To: Marina Bragginsahw
CC: [Redacted] WDC

Hi [Redacted]

Thanks for that and pleased to see that we are not a million miles apart. I note the new CJEU case which we are aware of. We have had some internal review whilst waiting and have a few bits to add but as there is no great difference I will try and take everything on board and then circulate to all for comment to get the ball rolling. I am tied up for the next few work days and so it may take over a week to get to that point so please bare with me.

Have a good weekend!

Regards

[Redacted] CMLI
Landscape and Biodiversity Officer

http://archivemanager.wealden.gov.uk/app.html/message/0f0e0b59-3e77-311c-f118-422a7cb5e6e1/14/12/2018 10:41:05

SAMM216
RE: SPA monitoring strategy and Legal Agreements update

Sent: 8 June 2018 09:19

From: TWBC

To: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

Thank you for your response. I will add your suggestion to a list of consultation response to be discussed at our next meeting in July.

Kind Regards

[Redacted] CMLI
Landscape and Biodiversity Officer

t@tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
Thank you for sending the strategy on. Please can you add the following text to the strategy as agreed at our meeting in April:

*The South Downs National Park is located at its closest point 13km from the Ashdown Forest Special Protection Area (SPA). It is advised by Natural England and agreed by the other signatories of this strategy that the SDNPA do not need to be a signatory to this document. This is because development in the National Park does not have an impact upon the SPA in terms of recreational impact. The National Park provides a large recreational area for its residents as an alternative to Ashdown Forest.*

Many thanks
Thank you for confirming that. I hope to be able to share the draft results from our further visitor study well before the meeting and our initial thoughts.

Can I remind the group that the draft SoCG was sent last week and is gain attached and whilst it will be an agenda item at the next meeting it would be helpful to be able to have comments before the meeting so that they can be collated and shared.

Regards

[Name]
Landscape and Biodiversity Officer

[Email]
[Address]

---

From: [Name]@wealden.gov.uk] WDC
Sent: 07 June 2018 12:32
To: [Name]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear all

Thank you for filling in the doodle poll. I can confirm that we have booked a meeting room at our Hailsham offices for 1.30pm on Friday 20th July.

We will send out an agenda closer to the time.

Kind regards

---

RE: SPA monitoring strategy and Legal Agreements update

Sent: 19 July 2018 15:00

From: [Redacted] WDC

To: [Redacted] TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

11 Attachments

Dear all

Agenda attached for tomorrow's meeting.

Kind regards

[Redacted]

BSc (Hons) MA MRTP | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Redacted]@wealden.gov.uk | Web. www.wealden.gov.uk/planningpolicy

From: [Redacted]@sevenoaks.gov.uk> SODC
Sent: 19 July 2018 14:45
To: [Redacted] TWBC, WDC, MSDC, LDC, TDC, NE, SODC

http://archivemanager.wealden.gov.uk/app.html#/message/fdae989f-dea2-4ac1-d7b5-c0de859e54c0/[14/12/2018 09:39:18]
Thanks and fine re the policy discussion – please do let me know any feedback
Kind regards

From: [Name]@Tunbridgewells.gov.uk
Sent: 19 July 2018 14:40
To: [Name]
SODC, WDC, LDC, NE

Subject: RE: SPA monitoring strategy and Legal Agreements update
TBC, TWBC, NE, MSDC, SDNPA

Hi

Thanks for your email and the comments. Sorry that we will not be seeing you.

You will note that I asked for draft and emerging polices for AF to be put on the agenda including the one for Sevenoaks. There is no need for alarm - I just thought it would be useful to share these and seek general support or suggestions through the group rather than have formal objections or comments as part of the public consultation. And just for the record I have no comment on yours save for the fact that there may be an issue with including the actual SAMMs figure as this will be subject to change. You will see that ours is broadly similar to yours but there is absolutely no suggestion that they should all be the same.

Best of luck with your consultation.

Regards

[Name]
Landscape and Biodiversity Officer

[Email]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

http://archivemanager.walden.gov.uk/app.html#message/idae989f-dcde2-4ac1-d7b5-c0de859e54c0/[14/12/2018 09:39:18]
Sent: 19 July 2018 14:31
To: TWBC, LDC, NE
Cc: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All

Unfortunately I’m unable to make the meeting tomorrow – please accept my apologies.
Thank you for re-sending the SAMMS SOCG - we’re fully supportive of this and in broad agreement of the content, subject to any final changes that come out of the meeting.
In terms of the legal agreement, please could this be circulated for signature as soon as possible – we now make reference to the SAMMS strategy within our Draft Local Plan and need certainty in this delivery mechanism.

Many thanks

---

From: TWBC@Tunbridgewells.gov.uk

Sent: 17 July 2018 15:10
To: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC
Cc: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All

In preparation for our meeting on Friday please find attached further information on our additional work in relation to 1) visitors from Tunbridge Wells Borough and 2) the SoCG. will you please add these items to the agenda.

1) Visitors from Tunbridge Wells Borough
The attached study should be considered Draft and is being shared on a strictly CONFIDENTIAL basis for use by the group only and is not to be circulated to any third party.

2) SoCG
This was circulated as a draft for discussion on 04 June. This is again attached with separate sheet setting out comments received to date. If there are any further comments it would be useful to have them before the meeting.
Regards

[Redacted] CMLI
Landscape and Biodiversity Officer

[Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

From: [Redacted] TWBC
Sent: 04 June 2018 10:04
To: [Redacted]
Subject: RE: SPA monitoring strategy and Legal Agreements update

Dear All

Draft SoCG SAMMS Group

Please find attached a draft of the above document which has been prepared by Tunbridge Wells Borough Council with input from Wealden DC, Natural England and Lewes DC to arrive at a draft for discussion. Wealden have sent a Doodle poll with a view to meeting again in early July at which I hope we can discuss the Draft SoCG. However if you have any fundamental concerns or significant proposed amendments or alternative wording/layout/contents suggestions then it would be helpful to have those circulated before the meeting so that the matter can be progressed in a timely manner. Therefore can I request that comments are provided by Friday 30 June so that they may be circulated to the rest of the partnership and considered before our next meeting.

Regards

[Redacted] CMLI
Landscape and Biodiversity Officer

[Redacted]@tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
Wealden District Council – Ashdown Forest SPA and SAMM
1.30pm - Friday 20th July 2018

Conference Room, WDC Council Offices, Vicarage Lane, Hailsham

AGENDA

1. Mitigation zone updates (all)
   a) Tunbridge Wells Draft mitigation report (TWs)
   b) Wealden background paper (WDC)

2. Existing and emerging SAMM / SANG Policy (TWs)
   a. Draft Policy for Tunbridge Wells
   b. Draft Policy for Wealden
   c. Legal challenge to Lewes DC
   d. Draft policy from Sevenoaks DC
   e. Updates/drafts from any others?

3. SPA SoCG (TWs)

4. Legal agreement updates (WDC)

5. Access Management Officer post (WDC)

6. SAMM Strategy developer contributions and delivery (WDC)

7. AORB
RE: SPA monitoring strategy and Legal Agreements update

Sent: 1 August 2018 16:39
From: TWBC
To: Londra; SODC
CC: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

10 Attachments

Dear all

Please find attached the revised SoCG. Please confirm acceptance and or propose changes and advise the date and process by when you think this can be signed by your authority.

Kind regards

CMLI
Landscape and Biodiversity Officer

tunbridgewells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
From: [Redacted]  TWBC
Sent: 18 July 2018 14:17
To: [Redacted]  WDC, LDC, NE, SODC
Subject: RE: SPA monitoring strategy and Legal Agreements update  TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Thank you. Item 1 should I think be:

1. Mitigation zone updates (all)
   a) Tunbridge Wells Draft mitigation report (TWs)
   b) Wealden background paper (WDC)

I would also like to propose a new item 6. Existing and emerging SAMMs/SANG Policy

   a) Draft Policy for Tunbridge Wells
   b) Draft Policy for Wealden
   c) Legal challenge to Lewes DC
   d) Draft policy from Sevenoaks DC
   e) Updates/drafts from any others?

Regards

[Redacted]  CMLI
Landscape and Biodiversity Officer

[Redacted]  tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0

http://archivemanager.wealden.gov.uk/app.html#message/f2e16e1-025b-1175-0b4a-a64e37035bce[14/12/2018 09:32:36]

SAMM226
Dear All

On the back of [redacted] emails.

Ahead of Friday’s meeting a suggested agenda is below:

1. Mitigation zone updates (all)
   a. Tunbridge Wells Draft mitigation report (TWs)
2. SPA SoCG (TWs / all)
3. Legal agreement updates (WDC)
4. Access Management Officer post (WDC / all)
5. SAMM Strategy developer contributions and delivery (WDC)
6. AORB

Please let me know by COP today if you have any other SPA or SAMM related items that you would like to add?

I have attached our Final background paper for the SPA mitigation zone for information.

Also attached is an updated draft of the job spec for the Access Management Officer for any final comments.

See you at 1.30pm on Friday.

Kind regards

[signature]

BSc (Hons) MA MRTP | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[wealden.gov.uk] | Web. [wealden.gov.uk/planningpolicy]
Hi [name]

We have tried to keep the changes to minimum but simplify the SoCG.

I hope this is of help.

Kind regards

[Signature]

[Name]
BSc (Hons) MA MRTPi | Head of Planning Policy and Economic Development | Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Email]@wealden.gov.uk | Web. www.wealden.gov.uk
RE: SAMMs Statement of common ground

Sent: 31 August 2018 15:51
From: Marina Briginshaw
To: TWBC
CC: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

3 Attachments
- image001.jpg (66 KB); image004.jpg (2 KB); image005.jpg (67 KB);

Dear [Name]

As a compromise WDC would agree to adding the wording to the beginning of 12b."It is the advice of Natural England that...

In terms of Tandridge’s suggestions re SANGS. Would it be acceptable to others to say that specific SANGS matters will be dealt with outside of this SoCG. Having said this we are not particularly concerned with what has been suggested by Tandridge.

We are also happy with the timescales, but subject to 12b we can sign sooner if it is of help.

Kind regards

[Name]

From: [Name]@Tunbridgewells.gov.uk
Sent: 31 August 2018 13:23
To: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Subject: SAMMs Statement of common ground

Dear All

http://archivemanager.wdc.gov.uk/app.html#/message/308ac31a-f65e-ae2b-60a8-c6bd10b116f3[14/12/2018 12:57:39]
Thank you for your comments. The situation is as follows:

Lewes and Sevenoaks have made no comment and are able to sign (as are TWBC).

Mid Sussex have suggested a very minor clarification and are able to sign.

Tandridge suggested some minor clarifications/alterations which I do not think will give rise to any particular problems.

Wealden have suggested some minor clarifications/alterations which I do not think will give rise to any particular problems but also one significant deletion:

I have as you can see given my initial view and would like to receive any comments people have before circulating a full revised version. I think that we must also reaffirm our timetable here as again things are dragging and propose as follows:

- that comments are received on the items below by 14 September 2018
- issue of full revised draft 28 September 2018
- comment on revised draft by 12 October 2018
Hi

I'll leave it up to you if you want to leave out the paragraph suggested by Tandridge. I would like to clarify though that this is for SMALL developments and any larger developments would need to consider their own SANG/strategic SANG etc. TBH used a threshold of under 10 dwellings although we haven’t considered a specific threshold for Ashdown Forest.

To confirm that Natural England are still happy for the wording in 12b to remain if that is what you want but I will leave that to you to decide.

Kind regards

http://Archivemanager.wdc.gov.uk/app.html#/message/93fb23d6-5ed7-f3e4-e8e5-ecf604386dd05/14/12/2018 12:58:36

SAMM231
Hi

Sorry for the delay in response, I have been away on leave.

I agree with [redacted] suggestion below (in relation to paragraph 11) which I have highlighted red, which seems a sensible way forward.

Many thanks
RE: SAMM’s Statement of common ground

Sent: 14 September 2018 10:43
From: TWBC
To: TDC, WDC
CC: TWBC, SDNPA, WDC, MSDC, LDC, TDC, NE, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

Thank you all. I will try and draft a final version within the week that hopefully is acceptable to everyone.

Regards

CMLI
Landscape and Biodiversity Officer

tunbridgewells.gov.uk
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
RE: SAMM legal Agreement

Sent: 2 October 2018 11:17
From: WDC
To: TWBC, WDC, MSDC, LDC, TDC, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

5 Attachments
image001.jpg (66 KB); image007.jpg (2 KB); image008.jpg (67 KB); image009.jpg (575 B); image010.jpg (1 KB);

Hi

Just catching up on emails as first day back from leave. I don’t have a track changed version however I have asked our legal team. Once I hear back I will be in touch.

Kind regards

From: LDC
Sent: 02 October 2018 11:10
To: TWBC, WDC, MSDC, LDC, TDC, SODC
Subject: RE: SAMM legal Agreement

Will you be able to respond to the request from our legal team for a track changed version?
Thank you

From: [redacted]@wealden.gov.uk [redacted] TWBC
Sent: 02 October 2018 10:54
To: [redacted] TWBC, WDC, MSDC, LDC, TDC, SODC
Subject: RE: SAMM legal Agreement

Dear [redacted]

I will liaise with our legal team on the point made and we will get back to you shortly.

Kind regards

From: [redacted]@tunbridgewells.gov.uk [redacted] TWBC
Sent: 01 October 2018 15:44
To: [redacted] TWBC, WDC, MSDC, LDC, TDC, SODC
Subject: RE: SAMM legal Agreement

[redacted]

The comments from our legal team are:

[redacted]

I do recall that this was our only comment last time. Are you able to respond?

Regards

[redacted] CMLI
Landscape and Biodiversity Officer
Hi

Thank you for this. I have asked legal to respond and if not by Friday to say when by but have not had a reply as of yet. From my point of view I have no further comments on the content.

In terms of the actual documents that you have provided, unless I have completely misunderstood something here, the main document **SAMMS Agreement Inter-Authority v4 Final** appears to also contain schedules 1 to 4 (one of which is I think mislabelled) which you have also sent separately. They appear to be identical but its difficult to be certain. I think to avoid confusion it would be best if you could confirm which it is we are considering and perhaps leave them attached to the main documents (headings corrected) and dispense with the separate ones?

Regards

[Signature]

Landscape and Biodiversity Officer

[Signature]

http://archivemanager.wwaidea.gov.uk/app.html#message/7c50e8bf-94df-b23e-828e-701b0eaf8b5f[14/12/2018 09:00:03]
RE: SAMM legal Agreement

Sent: 23 October 2018 16:11

From: WDC

To: TWBC, WDC, MSDC, LDC, TDC, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

8 Attachments

Dear [Name]

Apologies for the delay on being in a position to respond to the request for a track changed version.

It is not possible to provide a track changes version of the latest draft of the IAA, or at least not without difficulty. This is due to the many changes requested by the many parties, all at different stages in the process. Our legal team have however located the last 2 drafts of the IAA. Please see attached a blacklined version (Microsoft compare) between versions 3 and 4 of the IAA. I have also been forwarded a track changes version (v4-v5) with the recent comments from Mid Sussex and Tunbridge Wells addressed.

If you can let me know whether the draft (v4-v5 attached) can be confirmed as final then we will aim to send the agreement out as soon as practically possible. We are looking at a December date now as requested by Mid Sussex due to the delay. This is of course subject to the timing of receiving further clarification from partners on the final draft.

In relation to SAMM costs I am waiting for our finance officer to return from leave in the first week of November. I hope to have an update on this shortly also.

Thanks and regards
Hi [Name]

Here it is: [Link]

Thank you

[Name]

Hi [Name]

Thanks for the emails – will respond fully as soon as I can. Checking on the legal agreement and the SoCG is on my to do list – hopefully within the next few days. I would be grateful if you could provide a link to your consultation document?

Regards

[Name]

[Title]

[Niceness]
Hi

Just before I sign off to start my leave, I wanted to send a separate email regarding the SPA. I haven't heard anything regarding the Statement of Common Ground for the SPA and I was wondering if we had missed something? Also we can share with the wider partners, but I thought you may be interested in the response we have received from the RSPCA and CPRE with regards to the SPA and our Appropriate Assessment (these can be found on the consultation portal on our website). The team are currently looking through all the representations and there may be others, but I thought it would be helpful to point them out as I am not sure if others had a similar response in relation to the SPA.

Kind regards

[Signature]

Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

@wealden.gov.uk | Web. www.wealden.gov.uk
RE: SAMM catch up

Sent: 22 November 2018 10:49

From: TWBC

To: TWBC, WDC, MSDC, LDC, TDC, SODC

Note: Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

4 Attachments

- image001.jpg (66 KB); image003.jpg (67 KB); image002.jpg (2 KB); SoCG on Ashdown Forest SAMMS Draft 07 27_09_2018.docx (27 KB);

Hi [Redacted]

Yes that would work for me, a short session after the Air Quality meeting, and yes we do need to catch up on where we are with everything. Thank you [Redacted] for offering to host!

My apologies to you all on the SoCG – I had thought that I had sent it out but it was in fact waiting for an internal sign off (and still am). However please find attached the latest version which has tried to accommodate all the comments you provided back in September. We can perhaps have a quick read through at this proposed meeting or you can confirm by email that you are happy and I can bring along a version for signing?

Kind Regards

[Redacted]

Landscape and Biodiversity Officer

[Email Address]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

cid:image001.jpg@01D2E502.57050DD0

From: [redacted]@wealden.gov.uk  WDC
Sent: 20 November 2018 15:06
To: [redacted] TWBC, WDC, MSDC, LDC, TDC, SODC
Subject: SAMM catch up

Dear all,

It would be good to have a quick catch up in regards to the SAMM strategy before Xmas to discuss where we are with the legal agreement, the tariff and a couple of other matters. With this in mind, can you let me know if you would be able to stay on for an extra 30 - 60 minutes after the Ashdown Forest Officers Group meeting on Thursday 29th November? Or if not after, could we meet before the 10am meeting, although I am aware of travel time etc.? If you can let me know if this is possibility and your availability for both options, that would be great. [redacted] has kindly booked a room for us if needed.

Best wishes

[redacted]

[redacted] BSc (Hons) MA MRTPI | Planning Policy Manager | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.
Hi [Name]

I hope you had a good break over Christmas. Do you have an eta for the Ashdown Forest SPA SoCG. Ideally we would like it by 11th January for our Wealden Local Plan submission.

Kind regards

[Name] BSc (Hons) MA MRTPI | Head of Policy and Economic Development | Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk
Recreational Impact

Statement of Common Ground for Ashdown Forest:

Agreed between the following Local Planning Authorities listed below:

- Lewes District Council
- Mid Sussex District Council
- Sevenoaks District Council
- Tandridge District Council
- Tunbridge Wells Borough Council
- Wealden District Council

And

Natural England

Introduction

1. This statement has been agreed between those Local Planning Authorities, listed above, hereafter referred to as the SAMMS Partnership, where the issue of visitor pressure on Ashdown Forest Special Protection Area potentially arises from new development within their district/ borough. It has been prepared in line with Duty to Co-operate principles and accepted practice in relation to statements of common ground. It is intended that this Statement of Common Ground will assist the members of the SAMMS Partnership in determining planning applications and in Local Plan preparation and ensure, so far as practicable, a consistent approach across the relevant areas. As statutory consultee, Natural England is also a party to this statement.
2. The Ashdown Forest is designated as a Special Protection Area (SPA) and Special Area of Conservation (SAC). In this regard the Habitats Directive and the Conservation of Habitats and Species Regulations 2017, known as the Habitats Regulations, are relevant.

3. Ashdown Forest is a Natura 2000 site (also known as a European site) and is situated within Wealden District. It is designated as a Special Area of Conservation for its heathland habitat and as a Special Protection Area for the bird species that it supports. It contains one of the largest single continuous blocks of lowland heath in south-east England, with both European dry heaths and, in a larger proportion, wet heath.

4. The site is designated as an SAC on account of the following interest features and species:

   Wet heathland and dry heathland; and

   Great crested newts.

5. The site is designated as an SPA on account of the following species:

   Nightjar; and

   Dartford warbler

6. The Conservation of Habitats and Species Regulations 2017 requires the competent authority (which, in the context of planning decision-making and plan making is the local planning authority) to consider whether it can exclude the possibility that ‘likely significant effects’ on a European site will arise from a plan or project (which includes Local Plans and planning applications). If a likely significant effect from a plan or project cannot be excluded then an appropriate assessment of

SAMM244
the implications for the site in view of that site’s conservation objectives is required. Recent case law of the Court of Justice of the European Union\(^1\) indicates that in “screening” proposals for likely significant effects on European Sites, mitigation measures should be disregarded. However, such measures can be considered when carrying out an appropriate assessment. “Appropriate assessment” is not defined in the legislation and domestic case law indicates that the question of what is “appropriate” is a matter of judgement for the relevant decision maker.

7. Work undertaken on behalf of Natural England (using data from a visitor survey carried out in 2008\(^2\)) identifies that the Ashdown Forest SPA species are vulnerable to visitor pressure (i.e. disturbance of ground nesting birds by recreational users of Ashdown Forest such as by walkers and dogs, particularly those off leads) which may increase as a result of new development in the area. The special character and size of Ashdown Forest is such that it attracts visitors from some distance, and hence new developments within Wealden District but also beyond that District in adjoining planning authorities may increase visitor pressure on the SPA.

8. In order to understand the pattern and origin of visitors to Ashdown Forest visitor surveys have been conducted in 2008 and 2016 and this information will be updated through monitoring and surveys in the future\(^3\).

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**Matters agreed between the members of the SAMMS Partnership**

9. Applying the precautionary principle, the SAMMS Partnership agree that there is a likely significant effect ‘in combination’ from recreational impacts on the Ashdown Forest SPA from housing and potentially other relevant development within certain locations within their borough/district. It is also agreed that mitigation will be required to prevent an adverse impact upon the integrity of Ashdown Forest SPA. It is agreed

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\(^1\) People Over WIND and Sweetman (Environment – Conservation of natural habitats – Judgment) [2018] EUECJC-323/17 (12 April 2018)

\(^2\) Ashdown Forest Visitor Survey UE Associates 2009

\(^3\) The SPA Monitoring Strategy identifies that a visitor survey will be undertaken every five years. Quantitative monitoring may be undertaken throughout the year, such as car park counts.
that the extent and type of mitigation is for each competent authority to determine. However, it is agreed that there is a role for Strategic Access Management and Monitoring (SAMM) for all relevant local authorities as part of the approach to mitigation.

10. The SAMMS Partnership will work together on the formation and operation of a legal partnership for Strategic Access Management and Monitoring regarding Ashdown Forest SPA to address issues arising from visitor pressure.

11. Another part of the approach to mitigation is the provision of Suitable Alternative Natural Greenspace (SANGs) associated with new residential development within or close to the 7km zone. Wealden, Mid Sussex and Lewes have already secured SANG sites. Whilst SANG sites are an integral part of the strategic mitigation they may be taken forward individually or collaboratively by local planning authorities depending on their location and any identified need established through a Habitats Regulations Assessment (HRA). Proposals for future SANGs may be discussed by the SAMMS partnership but fall outside the scope of this Statement of Common Ground.

12. The SAMMS Partnership will continue to work together on the commissioning and analysis of visitor surveys to agree strategic mitigation measures, and the strategic area where development proposals resulting in a net increase in dwellings will require mitigation to address visitor pressure upon the Ashdown Forest SPA according to the principles set out below.

a) Taking into account monitoring results, the SAMMS Partnership agree to work together on a strategic approach to mitigation and the zone(s) within which they will seek development contributions towards the strategic mitigation measures.

b) It is the advice of Natural England that it is reasonable for new developments within a zone where residents frequently visit Ashdown Forest to contribute to mitigation measures and that the objective of a jointly agreed strategic zone for mitigation is to capture the majority of new frequent visitors to Ashdown Forest. It is
clearly not possible or practical to capture all new visitors to a designated site recognising that some will come from very far distances. Additionally capturing a defined percentage of visitors is less relevant than the distance at which frequent visitors to Ashdown Forest drop in numbers. This ensures that any “significant” impact is addressed by strategic measures to the point that residual impacts would not be considered significant.

c) A strategic 7km zone for SAMM is currently in operation or proposed by all the signatory authorities but there is no objection by any one signatory against another to the current interim approach employed by any authority in the application of a zone or zones until such time as there is agreement on any new zone and the supporting policy is adopted by each authority.

d) Based on current evidence it is agreed that 7km remains the most appropriate distance for a strategic zone that all partners could support in principle as the 2016 visitor survey shows that this would capture the majority of frequent visitors to Ashdown Forest. Formal support and adoption of the zone and any attributable tariffs by each authority would be dependent upon the outcomes of their own Strategic Environmental Assessment (SEA) and HRA work for their Local Plan and formal adoption by the relevant Authority.

e) It is recognised there might be for each authority considerations beyond any agreed strategic zone but that is a matter for each authority to consider and justify, as the competent authority, as part of their own SEA/ HRA work.

f) Policies and approaches to mitigation measures within each local planning authority and their administrative district affecting the agreed strategic mitigation zone will be reviewed as necessary by the authorities in circumstances such as the emergence of new evidence, policy and legislation. If new evidence is presented, any potential implications that this may have on a strategic approach or the SAMM Strategy may be considered jointly by the partnership. It will be for each authority to determine whether any changes to their own policies are necessary alongside plan reviews.

g) The analysis of the visitor survey for the purposes of identifying the strategic zone of influence and any other zone that authorities consider, should be based on postcodes and distance from the edge of the SPA rather than distance travelled to access points. This is a more practicable approach and can reasonably be applied consistently across local authority areas.
h) As far as reasonably practical each authority will advise and consult the other members of the SAMMS Partnership on any proposed work and findings on the analysis of visitors, SEA or HRA or other work related to the consideration of mitigation zones.

i) The agreed details of the mitigation for SAMM are contained within the SAMM Tariff Guidance Document which is underpinned by a legal agreement between the relevant authorities.

Signed

Lewes District Council

[Signature]

Name: [Redacted]
Date: 18 December 2018

Mid Sussex District Council

[Signature]

Name: [Redacted] Cabinet Member for Housing and Planning
Date: 20th December 2018

Sevenoaks District Council

[Signature]

Name: [Redacted] Chief Planning Officer,
Date: 09 January 2019
Tandridge District Council

Name: Chief Executive
Date: 19 December 2018

Tunbridge Wells Borough Council

[redacted] - Deputy Leader of TWBC; Portfolio Holder for Planning & Transportation
Date: 09 January 2019

Wealden District Council

[redacted]
Name: [redacted], Policy & Environmental Services
Date: 18 December 2018

Natural England

[redacted]
Date: 07 January 2019