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Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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WEALDEN DISTRICT COUNCIL
Wealden Local Plan Duty to Co operate
Thursday 4th June 2015 – 2.00 to 4.00 p.m.
Tunbridge Wells Borough Council offices, Royal Tunbridge Wells

Notes from meeting

Present:

WDC opened the meeting and outlined WDC current Local Plan status and the timetable for the preparation of the Wealden Local Plan. The first stage being consultation on an Issues, Options and Recommendations document in October this year. The anticipated date for adoption is 2017 to 2018 depending on the timescales of examination. This document will be an all encompassing Local Plan, including the review of the Core Strategy.

WDC confirmed that this meeting was confidential.

TWBC provided an update on TWBC Local Plan. TWBC are submitting their Site Allocations document next week for examination towards the end of the year. They are currently looking at what evidence base they need to support a new local plan which they are now starting to look at. This will be a whole plan review – reviewing the strategy, site allocations and development management policies.

Strategic Housing Market Assessment (SHMA)

WDC explained that one of the purposes of the meeting is to discuss the SHMA. It is the intention of the Council to incorporate discussions and views of other Local Authorities to be included in the SHMA papers to show the interactions of Local Authorities and the SHMA process in order to comply with the duty to cooperate.

TWBC 1
WDC confirmed that WDC had received a final draft of the SHMA and outlined the initial findings including which authorities that fall within Wealden’s housing market area (HMA).

WDC
WDC is looking at approx. 735 dwellings per annum with a total of approx. 7600 additional dwellings across the plan period (in addition to the allocations in the Core Strategy). has estimated the total shortfall of the authorities within the HMA (Rother, Hastings, Lewes, Mid Sussex, Tunbridge Wells, Eastbourne) to be approx. 20,000 although we are questioning Hastings inclusion in the HMA with the consultants. It was emphasised that the shortfall was an estimate until it confirmed with all relevant Local Authorities.

WDC explained that the demographic forecast was 660 dwellings per annum. The consultants looked at 3 economic models; east of England, Experian and East Sussex forecasting. The economic forecasts were based on Experian and East Sussex forecasting, which is at the higher end of the economic forecasts and therefore provides a higher housing number than the lower forecasts available.

WDC confirmed that within the HMA Tunbridge Wells (for the north of the district) and Eastbourne (for the south of district) have the strongest relationship. Lewes, Rother, Mid Sussex and Hastings are also currently shown within the HMA.

WDC indicated that WDC is unaware whether the additional growth for Wealden can be accommodated but will look to see if other authority’s shortfall can also be accommodated. The need identified for Wealden is not too far from what we are currently delivering and on this basis it would be difficult to argue a lower OAHN in terms of the markets ability to deliver.

WDC indicated that it is the constraints in the district that act as a barrier for delivery.

TWBC outlined the progress of the work on their SHMA. It is a joint SHMA with Sevenoaks and is being undertaken by GL Heam. They have received an interim report. The 2012 household predications indicate 650 dwellings per annum (South East plan was 300). London has an impact on the HMA and there is an issue whether they will be required to meet any of this need. The report will be completed by the end of the summer.

Constraints to development

WDC outlined the current position with regard to the Ashdown Forest. This is the biggest constraint for the district. The main constraint for growth is nitrogen deposition (especially along the A26). Monitoring stations have been set up on the Ashdown Forest and ecological studies are being undertaken. The results of this will not be known for approx. two years therefore WDC will
not know whether there is additional capacity for growth in the north of the district beyond that outlined in the Core Strategy.

WDC are in the process of commissioning consultants to undertake traffic modelling work to assess the impact of traffic movements across the whole district, and surrounding local authorities, and the impact this has on nitrogen deposition on the Ashdown Forest.

WDC indicated that the results of the monitoring on the forest may lead to the conclusion that we may not have any growth. The main strategy is to reduce the baseline traffic across the Forest to allow some growth, or to find some form of mitigation to allow additional traffic from new development. The development outlined in the Core Strategy is the maximum level of growth that is currently acceptable. The results of this work will be available in time for the Issues and Options consultation in October.

WDC confirmed that the Habitats Regulation legislation was being considered by the EU so this will have an impact if any changes are made.

WDC may have to look at radical solutions to mitigate the impact on the forest and this will need to be built into looking at reasonable alternatives. One solution will be to look to improve the A27 to provide a better alternative route away from the forest.

TWBC was keen to keep up to date with work being undertaken on the Ashdown Forest especially how it impacts on Tunbridge Wells.

**Non residential development**

WDC confirmed that our employment study was out of date and we are looking at options to update this. Work on town centres has started and the allocations from the Core Strategy in Uckfield and Hailsham however there may be need to allocate more sites in the new local plan.

WDC confirmed that the employment focus will be in the south of the district, with the proposed distribution of growth, but there will still be a level of rural employment. The more industrial development will be focussed on the A22 corridor which adds to the pressure for improvements to the A27 and also potential rail links.

TWBC confirmed that they will also be looking at their employment study. They were criticised in the past for not looking at the rural areas and being too focussed on the urban area which they will seek to address in any new study.

WDC indicated that employment provision in the south of the district is currently buoyant but there is still a lot of out commuting (however this is reducing at a small rate).
TWBC indicated that there is an issue of employment sites being used for housing in Tunbridge Wells which is a concern for them.

Roads and schools are an important cross boundary issue. There will be a new primary school in the Knights Park and Hawkenbury Farm developments and Kent CC are also questioning secondary provision.

TWBC asked whether Kent CC and East Sussex CC would know the movements between the counties. East Sussex CC have undertaken work asking people moving into new developments a series of questions to help them determine the future school requirements.

TWBC asked if they had regular dialogue with each other. confirmed that they did meet towards the end of last year but this was in relation to the development at Hawkenbury.

TWBC confirmed that there was no indication that Bewl Water needs to be expanded during their plan period but that the land should be safeguarded. [Policy AL/STR4 of the Submission Draft Site Allocations DPD safeguards an area for future expansion of Bewl Water. Southern Water indicates that expansion will not become needed until after 2030.]

WDC confirmed that there is potential for a new reservoir in Arlington.

Other

TWBC confirmed that they would be undertaking a call for sites for the new local plan.

WDC confirmed that WDC will be testing to see if WDC can meet the OAHN of the District and whether we can meet any shortfall. The probability is that WDC will have to focus on Eastbourne’s need given the south of the district is where the growth is likely to go.

TWBC indicated that it will be difficult for them to meet their need due to the Green belt and AONB issues therefore there are likely to be discussions with their adjoining authorities taking some of their need.

TWBC proposed to meet WDC quarterly to discuss these issues and keep updated on cross boundary issues. agreed that this would be useful and suggested that the portfolio holders from each authority also be present at the next meeting. agreed and indicated that he would suggest a date for the next meeting after speaking to their portfolio holder – this meeting is to take place at the beginning of August to feed into the Issues and Options document.

WDC provided an update on the East Sussex Strategic Planning Members Group (duty to co operate members group). There is not an equivalent in Kent. Other authorities can attend (Brighton & Hove have). confirmed she
would let TWBC know when the next meeting is (once known) so they can attend if required.

TWBC

WDC raised the issue of Gypsy and Traveller provision. confirmed that they do need to look at this and they were about to commission a needs assessment, until the government's consultation on Gypsy and Travellers came out late last year. This is currently on-hold awaiting the final government guidance.

WDC confirmed that Wealden may need to find 50 pitches and that WDC will struggle to meet all of the need.

TWBC confirmed Tunbridge Wells were looking at around 20 additional pitches the last time it was assessed.

TWBC indicated that Solihull is a good example of a Gypsy and Traveller DPD that has been through the examination process.

WDC confirmed that Wealden were currently consulting on a revised Sustainability Appraisal (SA) scoping report and that an SA will be produced alongside the Issues and Options document.

TWBC enquired about the development at Frant and confirmed that the site was in two ownerships (Persimmon and a consortium of land owners). Persimmon had not progressed their site but the other site had had extensive pre application discussions but have not yet submitted an application. The scheme is likely to be in the region of the allocated figure but there are quite a few complications with the site (especially in relation to contaminated land).

WDC confirmed that WDC would send through the notes of the meeting for approval and a full scoping report would follow outlining the issues for comment.

WDC confirmed that the information provided from this meeting would input into the Wealden Local Plan preparation.
1. Introductions

2. Purpose of Duty to Cooperate Meetings

3. Wealden District Council – Local Plan evidence base and timetable

4. Tunbridge Wells Borough – Local Plan evidence base and timetable

5. Duty to Cooperate matters
   - Meeting housing need
   - The economy
   - Ashdown Forest
   - Gypsies and Travellers
   - Infrastructure

6. Wealden Local Plan – agreed text regarding Tunbridge Wells

7. AOB
Wealden District Council (“WDC”) and Tunbridge Wells Borough Council (“TWBC”) 

Duty to Cooperate Meeting 11 August 2015

WDC Offices, Vicarage Lane, Hailsham, BN27 2AX 10am – 11:45am

Present:

1. **Introductions**
   Informal introductions made.

2. **Purpose of Duty to Cooperate Meeting**
   WDC meet on a quarterly basis with all other local authorities in East Sussex, (including Brighton & Hove) and South Downs National Park including Portfolio Holders from authorities.
   No similar process in place for Kent local authorities

3. **Wealden District Council – Local Plan evidence base and timetable**

   **Overview**
   - Core Strategy adopted in 2013 is NPPF compliant, reviewed in 2015 as WDC’s housing figure of 9,440 should be higher.
   - Two large constraints are Ashdown Forest and waste water works in south Wealden.
   - In 2014 the Strategic Sites Document was submitted to the Planning Inspector, however this was withdrawn in May 2015 after Inspector suggested major modifications despite 65 per cent to 75 per cent of sites being approved. It was felt the Planning Inspector’s decision was not legally robust.
   - Aim to have 35 per cent affordable housing in Wealden area, same as Tunbridge Wells.

   **Local Plan**
   - Wealden Local Plan “WLP” - Issues, Options and Recommendations document will be going out to consultation in October / November 2015.
   - The above document will concentrate development in the south of the region, in the Hailsham area and look to avoid developing villages near Ashdown Forest.
- Looking to submit the Issues, Options and recommendations document in April / May 2017.  
- Have 5 Year Housing and Land Supply document – WDC are close to it  
- Reliance on greenfield sites, as with TWBC  
- WDC seeking to meet with Greg Clark MP for discussion of planning issues.  
- Discussion about spill-over from London  

**Housing need**  
- WDC’s Core Strategy provides for 440 homes per annum  
- WDC are delivering above this level to 2027 (including greenfield sites)  
- WDC working on SHMA for the period 2013 – 2033, estimate currently between 670 and 735 per annum  
- Taking account of Core Strategy etc. 7500 additional homes are required over 2013 and 2033 to meet housing needs of Wealden  
- Taking account of Tunbridge Wells, Mid Sussex, Eastbourne, Rother (excluding Hastings) the estimated unmet housing need rises to 12,500 as all areas are under supplying  

**Constraints**  
- WDC are not developing to the south of the region due to the environmental constraints of waste water. Southern Water will resolve the issues with waste water by 2022.  
- In the north of the district Ashdown Forest still has an issue with nitrogen emissions from vehicles.  
- There is now a 15 km screening area around the forest.  
- Air quality monitors are in place in the forest.  
- A second ecological survey is being carried out in August 2015.  
- A transport model will be completed in October 2015 which will look at all vehicles that use Ashdown Forest  
- South Downs National Park also restricts development  
- Housing outside of AONB, most land is landscape sensitive  
- Heathfield has a vibrant town centre but is constrained by AONB and is isolated.  

**Impact of areas on each other**  
- Large impact on Eastbourne with roads (all major roads feed in to Wealden).  
- Eastbourne has undersupply of housing - people moving out of Brighton to Eastbourne and Hastings and coming in to Wealden area, circulation and employment links the economies.  
- 5 towns in Wealden area, all have lack of facilities.  
- Crowborough is affected by Tunbridge Wells as people do not shop in Crowborough and visit Tunbridge Wells instead.  
- Wealden provides lots of family housing for other areas.  

**Transport issues**  
- Uckfield, Crowborough have problems with unreliable trains  
- Problems in villages with transport, particularly lack of use of bus routes  
- Wealden has a 50/50 split for town and outside of town
Local Plan – Issues, Options and Recommendations

- WDC need to meet own OAN first, then look to other areas
- Two main spatial options, consult on preferred option, but other options can be commented on.
- Another option: restricted zone in Ashdown Forest, but do not think this is a realistic alternative due to impact on Ashdown Forest.
- Problems of high densities in rural areas

4. Tunbridge Wells Borough Council – Local Plan evidence base and timetable

Overview
- TWBC's Core Strategy was adopted in 2010, covers period 2006 – 2026 and provides for 6000 houses. Focus of growth is 75% in Tunbridge Wells and Southborough, 10 per cent in Paddock Wood and the remainder (15%) in Cranbrook, Hawkhurst, villages and rural areas.
- TWBC are working on Site Allocations Plan to find areas for the remainder of development not yet built. We are not looking at other development management policies for the time being.
- TWBC committed to complete Local Plan review – early evidence being gathered/commissioned

Examination
- TWBC consulted on Site Allocations document earlier in 2015
- Submitted to Planning Inspectorate in June 2015
- [Name] is the Planning inspector.
- Hearing dates have been set and should receive more detail of what is happening in each session by the end of this week (week ending 14 August 2015).
- Hearing sessions are arranged in three weekly sessions: mid November 2015, and the first two weeks on December 2015.
- Planning Inspector is undertaking new site visits and issuing questions and matters which we are answering at the moment.

Housing need
- TWBC are not working on OAN at the moment, but continuing to use the old figure.
- TWBC are also staring to prepare evidence on the new plan. TWBC had GL Hearn Consultants conduct a SHMA along with Sevenoaks District Council, of which the preliminary results were presented to the Planning Policy Working Group ("PPWG") on 4 August 2015. GL Hearn are likely to contact WDC soon to invite WDC to stakeholder meeting – likely to be early September.

TWBC [Name] provided an explanation on the PPWG – members from cross-party. It is a private meeting. Any member can attend but need permission to speak.

WDC [Name] explained WDC have a Cabinet Advisory Board, but not a PPWG-type forum.

TWBC [Name] briefly outlined the content of the SHMA: Growth in population and housing market, entry level homes are approximately 10 x average income, housing need 660 per annum, includes small buffer for affordability, 70 homes within that figure are for elderly.
TWBC explained the figures are gathered from the census to use in the SHMA, possible reason for an increase in population could be children returning home to their parents.

- Copies of SHMA provided for WDC – results are still confidential at this stage
- Intend to publish the SHMA figures soon after stakeholder meeting (in mid/late September).

Local Plan Review
- TWBC do not have agreed timescale for local plan review yet – but will be main focus of work after examination in November/December
- Tunbridge Wells have a limited range of options at the moment
- 22% of area is Green Belt, 70% AONB and high flood risk around Paddock Wood
- No formal commitment of TWBC yet to Green Belt review
- Commissioning joint evidence where possible – looking to undertake new Employment Land Review

Public inquiries
- Getting Hostile applications, Hawkhurst site is going to public inquiry in September 2015 and Gladman Homes have a public inquiry in January 2016 for housing site at Sissinghurst

5. Duty to Cooperate matters
- Meeting housing need – as discussed above
- The economy – Office development is a problem for WDC because the market in Tunbridge Wells is so strong, retail is not changing either.
- Ashdown Forest
  - Judge said cannot rely on 7 km boundary, however Natural England are still enforcing this based on WDC’s evidence. WDC have informed Natural England they have introduced 15km screening boundary with mitigations within this.
  - 2008 visitor survey is likely to have underestimated number of visitors – new survey being done - expect visitor numbers to have significantly increased from 2008.
  - Within 15km boundary 2000 houses have been built since 2008
  - Additional green surveys in Crowborough and Uckfield
  - Developers question the buffer around the forest but general public support for it
  - The frequency of visits (e.g. daily or twice weekly) gave no choice but that increase boundary to 15km.
  - WDC will have another ecological survey funded by money from SAMMS / SANGS from East Sussex and Lewes
  - Nitrogen levels are still being monitored in the Ashdown forest
- Planning applications within 15km have to be screened against Habitats Regulations. Applicants have to:
  1. Show why proposal doesn’t affect Ashdown Forest; or
  2. Show their development does not affect number of visitors; or
  3. Provide alternative mitigation; or
  4. Provide financial contribution – Provision of £1,710 for SANGS / SAMMS now reduced
- **Gypsies and Travellers**
  - 30 pitches needed to 2016
  - Have approximately 50 to provide for up to 2033 in WLP.
  - Gypsy and Traveller Accommodation Assessment (GTAA) has just been done with Brighton & Hove, East Sussex Councils and Lewes.
  - Considering provision of Gypsy and Traveller sites as part of strategic housing sites
  - TWBC were going to commission GTAA but 2014 Government consultation halted this – still awaiting new guidance from government
  - Sites in Tunbridge Wells are all full.
  - WDC have a permanent site at Maresfield
  - WDC run site at Hailsham
  - Brighton town and Lewes have temporary sites.

- **Infrastructure**
  - Some cross over has been discussed in the past e.g. schools, primary and secondary.
  - Roads – KCC are preparing draft infrastructure plan, TWBC have commented on this.
  - WDC have put together a road map – CIL spend over infrastructure plan – who gets what money and when. Reliant on developer contributions and LEP funding
  - TWBC have Joint Transport Board, which meets quarterly to discuss spending and priorities – no similar forum in WDC

6. **Wealden Local Plan – agreed text regarding Tunbridge Wells**

   **TWBC**

   WDC [ ] and [ ] to discuss and agree wording regarding relationships with Tunbridge Wells borough for WDC Issues, Options and Recommendations consultation document

7. **AOB**

   **TWBC** [ ] happy to attend WDC meetings with portfolio holders and have these meetings more often, suggest every 6 months.
-----Original Message-----

From: TWBC
Sent: 11 September 2015 10:14
To: WDC
Subject: FW: Extract from Wealden Local Plan

Thanks WDC

I've just suggested some minor amendments.

Good luck next week!

Regards

TWBC

From: WDC
Sent: 10 September 2015 15:34
To: TWBC
Subject: Extract from Wealden Local Plan
Sensitivity: Confidential

Dear TWDC

Further to our conversation please find attached the extract from the WLP which relates to Tunbridge Wells. If there are any concerns/ factual errors then please let me know.

Regards

WDC

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. Any views expressed are not necessarily the views of Wealden District Council unless stated.
The National Planning Policy Framework requires us to identify our objectively assessed need and seek to meet that need. In line with Government guidance the Council has commissioned work on our Strategic Housing Market Area Assessment (SHMA). The main purpose of the SHMA is to identify the housing market area relevant to Wealden District and to identify the objectively assessed housing need (OAHN) of that area.

The SHMA has identified that Wealden shares a Housing Market Area with Eastbourne, Tunbridge Wells, Rother District, Lewes District and Mid Sussex District. The SHMA includes the whole of Wealden District including the part of the District within the South Downs National Park. Each Local Authority within the Housing Market Area has its own Strategic Housing Market Area Assessment. These show that:

- Eastbourne Borough is in a housing market with south Wealden;
- Hastings solely shares a housing market with Hastings Borough;
- Lewes District is within a larger housing market area which includes Brighton and Hove City; and
- Tunbridge Wells primarily shares a housing market with Sevenoaks and Tonbridge.

Based on meetings with neighbouring Local Authorities, under the Duty to Cooperate, it is emphasised that there are overlapping housing market areas and each local authority may be contained in one or more housing market areas. The overlapping housing market areas are shown in figure 1. We have spoken to our neighbours about the Housing Market Area and it is the case that not all of our neighbours agree to the housing market area identified in the document. The housing market area is relevant for considering the Objectively Assessed Housing Need for the Housing Market, and any valid concerns raised by our neighbours may have an impact on the overall Objectively Assessed Housing Need.

Figure 1 HMA Insert

Government guidance advises us to look at the unconstrained need of the area based upon population migration, household formation, births and deaths, known as a demographic projection. Then we are required to look at the impact of market signals including the economy and affordable housing need. This work has been undertaken for Wealden District alone which shows an objectively assessed demographic projection of 660 dwellings per annum between 2013 and 2033. The end date of this timescale is 15 years from the anticipated date of adoption, which is commonly used in Local Plan making. The SHMA then looks at historic job growth and predicted rates of job provision within Wealden District. Based on a high job growth forecast the SHMA identifies a housing need of 735 dwellings per annum between 2013-2033. The SHMA then further assesses the situation with regards to market signals and concludes that 735 dwellings per annum is sufficient to cover market signals. Based on this range and not taking into account any planning permissions granted or dwellings completed then the additional number of houses required in Wealden District alone is 13,200 dwellings to 14,700 dwellings.
Government Guidance advises that the higher OAHN figure is used. Taking into account consents granted, and development completed between April 2013 and April 2015 and Core Strategy broad locations and village allotted housing numbers Please note that it is acknowledged that Core Strategy housing numbers will be required to be re-assessed as Core Strategy policies will be superseded and therefore under review this leaves around 7,500 additional dwellings. If taken across 20 years then this is 375 more dwellings per annum than the current Core Strategy requirements. However taking into account the number of sites permitted, or resolved to be permitted, in Strategic Development Areas, and taking into account the April 2015 base date, the actual number being considered is a further 9,400 dwellings. We are also required to consider the needs of the housing market area. The Local Authorities within the Housing Market area are at different stages in Plan making. Rother District adopted their Core Strategy in September 2014 and Lewes District is currently under examination. Tunbridge Wells adopted their Local Plan in June 2010 and it is now currently under review. Eastbourne Borough adopted their Local Plan in 2013, and that Plan will also require a review. Mid Sussex District Council are shortly to submit their District Plan for examination. Each Local plan therefore is at a different stage of assessing their objectively assessed need. However, based on current Plans and most recent evidence we have calculated the objectively assessed need and the current under supply of the Plans Plans in place do have different timescales than the Wealden Local Plan and may be subject to change and review as the Plan progresses. Under supply is where the Plan cannot meet the objectively assessed need of the area. Within the Wealden Housing Market Area the current under supply is calculated to be 12,000 dwellings. It is acknowledged that this under supply figure will change in the future as this figures does not take into account future housing targets for Tunbridge Wells or Eastbourne Borough Council and does not reflect that these other Districts/ Boroughs fall within other Housing Market Areas and therefore the under supply may be better met in other areas of their Housing Market Area.

For the purpose of decision making the OAHN for Wealden District is 735 dwellings per annum, but for Plan making we are considering if it is possible to accommodate more to help meet the need of some of the 600 additional houses per annum which is the under supply within the Housing Market Area. Putting the OAHN into context, the delivery rates of housing within Wealden District are set out in Table 1. This shows that Wealden has a good record with regards to the delivery of housing within recent years and over the last 4 years the annual average completion figure has been 840, however it is questioned whether the market could accommodate this level of housing for 15 years.

<table>
<thead>
<tr>
<th>Year</th>
<th>Housing Completions per annum</th>
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<tbody>
<tr>
<td>2010/2011</td>
<td>709</td>
</tr>
<tr>
<td>2011/2012</td>
<td>619</td>
</tr>
<tr>
<td>2012/2013</td>
<td>674</td>
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</tbody>
</table>
From the SHMA we are looking to accommodate in the region of 600 jobs per annum within the District. We have asked our neighbours if they require us to look at either additional retail or employment land provision to meet their under supply and they consider that they can meet their own need at this time.

Information on the approaches being undertaking by other Local Authorities in the Housing Market area are contained within a background paper.
Hi [WDC]

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 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

[TWBC]
RE: Local Plan Discussions

Sent: 16 March 2016 16:45
From: [Redacted] WDC
To: [Redacted] TWBC

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);

Thank you [Redacted] TWBC

[Redacted] WDC

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

From: [Redacted] TWBC
Sent: 16 March 2016 16:13
To: [Redacted] WDC
Subject: RE: Local Plan Discussions

Dear [Redacted] WDC

Thanks for attending the workshop this morning and I hope that you found it useful.

TWBC

Also just to confirm the meeting on the 6th April – that is fine with us and can I suggest a 10am start at your offices at Hailsham? Attendance from our side will include myself, [Redacted], and [Redacted] TWBC

I will send across some suggested points/issues that perhaps we can agree on before the meeting to focus our discussions.

Thanks
From: WDC
Sent: 08 March 2016 17:03
To: TWBC
Subject: RE: Local Plan Discussions

Thank you TWBC

I have booked on the workshop with TWBC. I have also booked a meeting room at Hailsham on the 6th in the morning, and will await your confirmation.

Kind regards

WDC

From: TWBC
Sent: 08 March 2016 17:00
To: WDC
Subject: RE: Local Plan Discussions

Thanks for getting back to me and I look forward to hearing from you with regards to the workshop on the 16th.

In terms of a meeting, that would be really helpful and the morning of the 6th April looks best from our end and I would think it would be myself and maybe 1 or 2 others but I will need to check with colleagues. Perhaps we can pencil in the morning for us to come down to Hailsham?

Kind regards

TWBC

From: WDC
Sent: 08 March 2016 16:42
To: TWBC
Subject: RE: Local Plan Discussions

Dear TWBC

Thank you for the e-mail. A meeting would be very helpful regarding all the areas of work mentioned. Thank you for reminding me of the 16th, it was on my list – but missed and I will find it again.

I see that you work Monday to Wednesday and I am free on the 4th to 6th April. It would be helpful if you are able to come down to the Council Offices in Hailsham, or maybe we can meet somewhere in between Hailsham and Tunbridge Wells (depending on who else will be coming along). If you are not
free between 4th and 6th, then maybe sometime the following week?

Kind regards

[REDACTED] WDC

From: [REDACTED] TWBC
Sent: 08 March 2016 14:53
To: [REDACTED] WDC
Cc: [REDACTED] TWBC
Subject: Local Plan Discussions

Dear [REDACTED] WDC

Following the East Sussex Strategic Planning Meeting a few weeks ago, I thought it would be helpful to get in touch in relation to the various studies which you are planning to carry out in relation to the emerging Wealden Local Plan and any discussions which might be helpful at this stage.

I wonder if it might be appropriate for us to have a meeting to discuss the studies and any cross-boundary/working issues relevant – particularly in relation to the work you are undertaking on the Ashdown Forest Visitor Survey/SHELAA/Landscape studies (Character and Capacity)/GI/Biological Records/Retail and Employment.

Perhaps you can let me know if you would be happy to meet and when you would be available so that we can get something in the diaries in order for discussions to feed into work that we are carrying out at both of our authorities.

Also, you will have received an invite a few weeks ago from Turley’s informing you of the work that we are currently carrying out on our new Economic Needs Study and a workshop that we are holding next Wednesday the 16th March. I understand that no officers from Wealden have registered an interest to attend as yet, but I was hoping that someone would be able to attend as hopefully it will be an interesting session with debate which will be relevant to yourselves also and important under the Duty to Co-operate.

I look forward to hearing from you.

Kind regards

[REDACTED] TWBC

[REDACTED]

T: [REDACTED]
E: [REDACTED]

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

http://archivemanager.wealden.gov.uk/app.html#message/f5d27303-d2dc-472e-998d-5ee73b312fb4/[19/12/2018 15:26:10]

TWBC 19
RE: Local Plan Discussions

Sent: 6 April 2016 08:52
From: TWBC
To: TWBC, WDC
CC: TWBC

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

5 Attachments
- image001.jpg (66 KB); image005.png (658 B); image003.jpg (2 KB); image006.jpg (2 KB); image007.jpg (2 KB);

WDC

Sorry a late item for the agenda!

You mentioned something on at the High Weald OSG on dark skies/lighting which is something we wish to pursue and I would also like your thoughts on rural lanes.

Could we also briefly touch on heritage issues – we are still scoping this (archaeology, historic landscapes etc) and again I would be interested in any thoughts that you have.

Kind Regards

TWBC

www.tunbridgewells.gov.uk

From: TWBC
Sent: 05 April 2016 16:57
To: WDC
In advance of our meeting tomorrow morning, please find attached an agenda to aid our discussions.

Kind regards

TWBC

From: WDC
Sent: 16 March 2016 16:45
To: TWBC
Subject: RE: Local Plan Discussions

Thank you TWBC

WDC

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

From: TWBC
Sent: 16 March 2016 16:13
To: WDC
Subject: RE: Local Plan Discussions

Dear WDC
Thanks for attending the workshop this morning and I hope that you found it useful.

Also just to confirm the meeting on the 6th April – that is fine with us and can I suggest a 10am start at your offices at Hailsham? Attendance from our side will include myself, [REDACTED] and [REDACTED]

I will send across some suggested points/issues that perhaps we can agree on before the meeting to focus our discussions.

Thanks

From: [REDACTED] WDC
Sent: 08 March 2016 17:03
To: [REDACTED] TWBC
Subject: RE: Local Plan Discussions

Thank you TWBC

I have booked on the workshop with [REDACTED] I have also booked a meeting room at Hailsham on the 6th in the morning, and will await your confirmation.

Kind regards

[REDACTED] WDC

From: [REDACTED] TWBC
Sent: 08 March 2016 17:00
To: [REDACTED] WDC
Subject: RE: Local Plan Discussions

Thanks for getting back to me Marina and I look forward to hearing from you with regards to the workshop on the 16th.

In terms of a meeting, that would be really helpful and the morning of the 6th April looks best from our end and I would think it would be myself and maybe 1 or 2 others but I will need to check with colleagues. Perhaps we can pencil in the morning for us to come down to Hailsham?

Kind regards

[REDACTED] TWBC

From: [REDACTED] WDC
Sent: 08 March 2016 16:42
To: [REDACTED] TWBC
Subject: RE: Local Plan Discussions
Dear [Redacted] TWBC

Thank you for the e-mail. A meeting would be very helpful regarding all the areas of work mentioned. Thank you for reminding me of the 16th, it was on my list – but missed and I will find it again.

I see that you work Monday to Wednesday and I am free on the 4th to 6th April. It would be helpful if you are able to come down to the Council Offices in Hailsham, or maybe we can meet somewhere in between Hailsham and Tunbridge Wells (depending on who else will be coming along). If you are not free between 4th and 6th, then maybe sometime the following week?

Kind regards

[Redacted] WDC

From: [Redacted] TWBC
Sent: 08 March 2016 14:53
To: [Redacted] WDC
Cc: [Redacted] TWBC
Subject: Local Plan Discussions

Dear [Redacted] WDC

Following the East Sussex Strategic Planning Meeting a few weeks ago, I thought it would be helpful to get in touch in relation to the various studies which you are planning to carry out in relation to the emerging Wealden Local Plan and any discussions which might be helpful at this stage.

I wonder if it might be appropriate for us to have a meeting to discuss the studies and any cross-boundary/working issues relevant – particularly in relation to the work you are undertaking on the Ashdown Forest Visitor Survey/SHELAA/Landscape studies (Character and Capacity)/GI/Biological Records/Retail and Employment.

Perhaps you can let me know if you would be happy to meet and when you would be available so that we can get something in the diaries in order for discussions to feed into work that we are carrying out at both of our authorities.

Also, you will have received an invite a few weeks ago from Turley’s informing you of the work that we are currently carrying out on our new Economic Needs Study and a workshop that we are holding next Wednesday the 16th March. I understand that no officers from Wealden have registered an interest to attend as yet, but I was hoping that someone would be able to attend as hopefully it will be an interesting session with debate which will be relevant to yourselves also and important under the Duty to Co-operate.

I look forward to hearing from you.

Kind regards

[Redacted] TWBC

http://archivemanager.wealden.gov.uk/app.html#message/52a09bb4-9272-374a-9ccf-4a332a3bcaae[19/12/2018 15:03:55]
Duty to Co-operate Meeting – Wealden DC and Tunbridge Wells BC

Wednesday 6 April, 10am

Meeting Room, Wealden DC Offices, Hailsham

AGENDA

- Introductions
- Updates from both authorities on current work progress/priorities and timelines
- Current studies being carried out – both authorities
- Identification of studies where may require joint input;
  - Retail and Leisure/Town Centre Studies
  - Economic Needs Study
  - Infrastructure and developer contributions
  - SHELAA
  - Ashdown Forest – Air Quality issues
  - Landscape Character
  - Landscape Capacity/sensitivity
  - Biological records and biodiversity objectives
  - Green Infrastructure
- Identification of sites on our border/any current discussions
- Timescales and future meetings
- AOB
RE: Economy Workshop

Sent: 20 April 2016 11:21

From: WDC
To: TWBC

Thanks TWBC

Look forward to hearing from you.

WDC

From: TWBC
Sent: 20 April 2016 08:53
To: WDC
Subject: RE: Economy Workshop

Hi WDC

Yes, the [REDACTED] from Ashford was ABC.

[REDACTED] is in the Economic Development Team and yes I agree [REDACTED] had some really useful things to add to the discussion.

I will also be in contact shortly re: a further meeting between ourselves on site’s etc following our last meeting which I found really useful.

Kind regards

TWBC

From: WDC
Sent: 19 April 2016 17:48
To: TWBC
Subject: Economy Workshop

Hi TWBC

Do you know the name of the person representing Ashford BC at the economy workshop? [REDACTED] raised some interesting points re Ashford and wanted to contact.

http://archivemanager.wealden.gov.uk/app.html#message/06d65eae-bc6e-32ae-1d74-1ef061c207la[19/12/2018 14:54:12]
Hi WDC

TWBC

Yes that should be fine for us to come to Hailsham on the afternoon of the 3rd. In terms of SHMA discussions – my colleague [redacted] has mostly dealt with this so it might be worth contacting [redacted] if you have specific queries before August but I will also invite [redacted] to the August meeting so we can advance discussions then as required.

Thanks

TWBC

From: [redacted]  WDC
Sent: 17 May 2016 13:13
To: [redacted]  TWBC
Subject: RE: Further Duty to co-operate meeting

Hi TWBC

The 3rd in the afternoon is good for us. Would you be able to come down to Hailsham? I will need to get in touch earlier than that to discuss the Housing Market Area and your housing needs but maybe we could do this over the phone initially and then progress from there whilst keeping an eye on the 3rd August.

Kind regards

WDC

From: [redacted]  TWBC

http://archivemanager.wcalden.gov.uk/app/html/#/message/d328090e-ce06-16b4-6dal-c2d63a242c8b/[19/12/2018 14:52:16]
Sent: 17 May 2016 11:01
To: WDC
Subject: Further Duty to co-operate meeting

Hi WDC

Hope all is going well.

We are pushing on here with evidence for our new Local Plan and I wondered if it might be a good idea to get another date in the diary for a further meeting. I thought it would be helpful to discuss our continuing evidence base and more specifically any sites/potential allocations that we have on our boundaries etc, which we touched on last time.

I am conscious that we are approaching holiday season and we are quite busy over the next few months but wondered how you are fixed for the beginning of August – we are free on the 1/2/3 August if any of those suit you? Thought we could pencil something in and can always re-assess nearer the time depending on workload/ other commitments.

Look forward to hearing from you

Thanks

TWBC

E: T: Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
www.tunbridgewells.gov.uk

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If you have received this e-mail in error please notify Tunbridge Wells Borough Council IT Help Desk on telephone +44 (0)1892 526121 extension 3118 or e-mail to info@tunbridgewells.gov.uk.
I noted your recent Local Plan update to members and the various studies underway and yet to be commissioned and recollect our discussions on these earlier this year to share information on methods etc as far as possible so that we can have a common understanding when it comes to cross boundary issues and in particular land around Royal Tunbridge Wells. Consequently I attach our recent invitation to tender for landscape character assessment and landscape capacity studies that will inevitably address that area of Wealden around Royal Tunbridge Wells. I would appreciate some discussions with you on this before we commission the work and finalise the methodology.

With respect to your studies I note:

- The GI study has commenced but would appreciate sight of the brief and some discussion on how land around RTW is being considered?
- The site landscape and ecological studies are yet to be commissioned and would be interested in your thinking on this as I believe that a common approach to some issues would greatly improve the robustness of our studies
- The dark skies study has yet to commence. We are very much interested in this and feel strongly that a common methodology could have real benefit.

I look forward to hearing from you.

Regards

http://archivemanager.wealden.gov.uk/app.html#/message/an1a3acd-o292-43b3-48a4-b3eb03e9dcd9[19/12/2018 12:01:42]
1. Scope and Objectives.

INTRODUCTION

1.1 Wealden District Council is seeking to commission consultants to undertake an assessment of green infrastructure. The purpose of the assessment is to assist the Council in meeting the requirements of the NPPF and associated guidance with regards to its plan making and where relevant making planning decisions. The provision of an up-to-date assessment will also provide baseline information to inform the production of a green infrastructure strategy which will be undertaken by the Council at a later date following the adoption of the Wealden Local Plan.

1.2 Wealden District Council adopted its Core Strategy in February 2013. An early review was built into the Core Strategy to re-assess the strategic provision of development in the District. Accordingly, the Council is now preparing its new Local Plan called the Wealden Local Plan (WLP) and an associated Hailsham Area Action Plan (HAAP). The Wealden Local Plan will identify policy for housing, the economy, the environment and infrastructure including green infrastructure, and seeks the provision of around 19,500 new homes in the plan period up until 2037. The Plan covers the area of Wealden District, excluding that part which is within the South Downs National Park and will include landuse allocations. The focus for the majority of this housing growth will be within the south of the District around the Hailsham and Polegate area which forms the basis of the HAAP. However, a number of other settlements within the District will also be allocated growth. Brownfield sites shall continue to be utilised where possible, however the significant growth proposed will most likely result in developing greenfield sites. The policies set out in the Local Plan will, alongside national policy, provide a basis for decision making when determining planning applications.

POLICY CONTEXT

National Planning Policy Framework (NPPF) and NPPF Guidance

1.3 The National Planning Policy Framework (NPPF) and its Guidance sets out a number of requirements for Local Authorities in their plan making. One of these requirements is to consider the delivery of environmental and quality of life benefits for local communities by setting out a strategic approach to, and planning positively for, the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The NPPF sets out the multiple benefits of green infrastructure and identifies its importance in delivering sustainable development for the individual, for society, the economy and the environment. In accordance with the NPPF, the multiple benefits of green infrastructure if managed and maintained include the following:

- Ecosystem services derived from natural systems and processes;
- Managing and adapting to climate change;
- Contributing to the health and well-being of communities;
- Protecting and improving the natural environment including ecological networks;
- Accessibility networks; and
- Contributing to the delivery of wider planning policy.
1.4 NPPF Guidance suggests that Local Plans should identify the strategic location of existing and proposed green infrastructure networks and to prepare a strategy to assist in planning positively for green infrastructure taking into account cross boundary issues where relevant. A strategy must be evidence based through the provision of an assessment of current green infrastructure provision that identifies gaps in the network and the components and opportunities for improvement.

OTHER RELEVANT WORK AND STRATEGIES

1.5 In recognising the strategic nature of green infrastructure Wealden District Council has previously worked in partnership with East Sussex County Council and other local authorities. This has included contributing to the following which should be considered as part of any green infrastructure work. The extent of consideration and merit of using this work will be discussed with the successful contractor of this commission.

- East Sussex Environment Strategy (2011)
- East Sussex Green Infrastructure Study (2014).
- South Downs National Park Access Network and Accessible Natural Green Space Study
- South Downs National Park Draft Green Infrastructure Framework (2016)

East Sussex Environment Strategy

1.6 In brief the East Sussex Environment Strategy identifies the following objectives:

- To protect and enhance key biodiversity sites, halt and reverse the decline in biodiversity, and further develop and restore large scale habitats;
- To create well planned green infrastructure that supports the landscape, habitats and wildlife;
- To ensure that 90% of the population of the county has access to a natural greenspace within 5 minutes of their home; and
- to provide the opportunity to be active outdoors on a regular basis.

1.7 To achieve this, the Strategy put forward two specific actions in regards to GI:

- to develop a countywide approach to green infrastructure; and
- ensure that the infrastructure (including green infrastructure) associated with new development is planned for and that environmental objectives are represented in Local Plans.

East Sussex Green Infrastructure Study

1.8 To meet the Environment Strategy action detailed above, the County Council produced an ‘East Sussex Green Infrastructure Study’ in 2014. This study provides guidance to local authorities and identifies a number of objectives relating to baseline mapping, assessment scales, key functions

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of GI and opportunities and gaps in data. The aim is to ensure that a joined up approach to identifying and assessing the provision of green infrastructure at a County level can be achieved and contributed to by each ESCC Local Authority.

South Downs National Park Access Network and Accessible Natural Greenspace Study

1.9 This study provides evidence in support of both the South Downs National Park Management Plan and Local Plan, by analysing the access network and elements of the green infrastructure network in and around the national park. The study is focused primarily on one element of the total green infrastructure resource: the access components and, in particular, accessible natural greenspace (ANG).

1.10 The study analysed access to ANG against standards set out by Natural England that states everyone should have access to some form of accessible greenspace. The study identifies areas of deficiency in provision for the populations served by the National Park, including those both within and outside the Park. The study area included Wealden District.

South Downs National Park Draft Green Infrastructure Framework (2016)

1.11 This draft Framework sets out a roadmap for green infrastructure planning for the South Downs National Park and the wider region. The work involved a range of stakeholders including Wealden District Council to a limited degree. The Framework sets out to bridge the divide between urban and rural areas in terms of green infrastructure, making new connections and bringing greater understanding of the synergies and interactions between them.

1.12 The Framework aims to support spatial planning in every local authority of the Framework area and brings together the existing strategies and plans of partners and places these alongside additional evidence to add depth to the understanding of the area. The Framework is not intended to be prescriptive in the specific actions which partners should take to further green infrastructure planning and delivery but, rather, provides an over-arching framework of priorities and principles into which individual plans, strategies and most importantly, delivery, could fit.

1.13 The Framework provides several case study examples of various green infrastructure provisions as well as identifying Green Infrastructure Investment Areas (GIIs) within the study area, including two within Wealden. However, whether these areas are taken forward will be a matter for Wealden District Council as part of its green infrastructure planning, duty to cooperate and overall strategy for growth.

WEALDEN DISTRICT GREEN INFRASTRUCTURE WORK UNDERTAKEN TO DATE
1.14 The Council undertook evidence base work to support and inform biodiversity and green infrastructure policies for the Core Strategy. This resulted in the production of the following Core Strategy background papers:

- Background Paper 5: Biodiversity
- Background Paper 6: Green Infrastructure

1.15 The Council also undertook more detailed work (relating to certain towns and villages) to support and inform biodiversity and green infrastructure policies for its Strategic Sites Local Plan. In part this was informed by site level ecological assessments associated with each strategic location identified to deliver development. Whilst this Local Plan was later withdrawn the following background papers and evidence base were produced and are still useful in making planning decisions:

- Green Infrastructure Background Paper and Appendices
- Ecological Assessments of Strategic Sites

1.16 Other green infrastructure related evidence base work undertaken to date includes:

- Wealden Open Space (PPG17) Study (December 2008 with April 2010 Amendments);
- Wealden Landscape and Settlement Character Assessment (November 2014);
- Wealden Landscape Study (February 2009);
- Strategic Flood Risk Assessment (2009); and
- Habitat Regulations Assessment work associated with Ashdown Forest SPA/SAC and Pevensey Levels SAC / Ramsar

WEALDEN DISTRICT COUNCIL’S CORPORATE AND COMMUNITY STRATEGIES

1.17 Priorities for the District are contained in several documents. The Wealden Community Strategy and the Corporate Strategy do not provide a vision or priority specifically relating to green infrastructure. However they do provide a number of themes, vision elements and priorities that can be closely linked with the environmental, social and economic benefits of green infrastructure including:

- Improving mental health and wellbeing;
- Adapting to climate change and managing flood risk;

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1 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/Planning_Core_Strategy_Library.aspx
2 Ecological Assessment of the Strategic Sites Development Plan Document (January 2012)
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Biodiversity_and_Green_Infrastructure.aspx
3 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Biodiversity_and_Green_Infrastructure.aspx
4 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Landscape.aspx
5 See Landscape page for footnote 5 for link.
6 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Flood_Risk_Assessment.aspx
- Protecting, maintaining and enhancing rural and urban environments;
- Providing high quality, accessible open space and a safe and comprehensive network of footpaths and bridleways;
- The promotion of the countryside as a sustainable resource for recreation, tourism and other rural enterprise; and
- Support for Wealden’s farming, forestry and viticulture enterprises

1.18 It is anticipated that the development of a vision for green infrastructure will form part of the future Green Infrastructure Strategy.

EMERGING WEALDEN LOCAL PLAN AND EVIDENCE BASE

1.19 The Council recently held a consultation on its Wealden Local Plan Issues, Options and Recommendations Consultation document. This contained a specific reference to green infrastructure and highlighted the diverse range of assets located within the District such as play spaces, allotments, footpaths, burial grounds and SANGS\(^8\). It also highlighted some of the services that green infrastructure can provide including flood risk management and the provision of wildlife corridors. The consultation document proposed to take forward Policy WCS7 from the Core Strategy, which is an overarching GI policy for the District. However, this position will be reviewed subject to the outcomes and recommendations of this study.

1.20 The Proposed Submission Wealden Local Plan is due to be published in October 2016 and is therefore subject to a tight timetable. The Council is currently seeking to up-date a number of its evidence base studies over the coming months to inform the production of policy. This will include the provision of an up-to-date open space, sport and recreation study. Other relevant assessment work will also be undertaken including:

- Ecological studies – To inform site level planning policies in relation to biodiversity and green infrastructure;
- Landscape studies – To assess landscape character associated with proposed growth.
- Strategic Flood Risk Assessment - This work will update the previous SFRA in line with up-to-date flood risk data so as to meet the requirements of the NPPF.

1.21 The Council will discuss with the successful contractor the potential / need for this work to feed into the biodiversity and green infrastructure study commission. However, it is anticipated that the above studies (with the exception of open space and the SFRA) will be incorporated in further work relating to the production of a green infrastructure strategy.

SUMMARY OF PROCUREMENT PROCESS

1.22 The commissioning of the tender will be managed by the East Sussex Procurement Hub which provides the procurement service for Wealden District Council.

\(^8\) Suitable Alternative Natural Greenspace
RE: landscape and Ecological studies

Sent: 1 July 2016 13:57
From: TWBC
To: WDC
CC: TWBC, TWBC, WDC

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

3 Attachments

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

HI WDC

Thank you for these. Following our discussion I can confirm that the capacity/sensitivity study around RTW etc is just the first stage. Other settlements/areas in the Borough will be looked at in due course but this piece of works was an obvious starting point whereas other options need further work before more detailed studies are carried out.

I think our differing approaches to landscape work can work well together in that you are undertaking site specific work whereas we are undertaking a higher level study. It would therefore be beneficial if we can achieve some consensus and commonality between the studies so that they compliment each other rather than them giving rise to matters of dispute or comparison by others. In the spirit of cooperation (and as required under the duty to cooperate) we are happy to keep an open dialogue through the procurement and development of our landscape capacity/sensitivity study so that you may input into the process and benefit from the work and share in the outputs. This is an update of our 2009 study that looked at all land around RTW covering cross boundary issues with Wealden. Following on from this we would undertake site specific work, similar to yourself on any sites that came forward. We think that there are some sites on or close to the border with Wealden that may come forward but none have done so yet.

I understand from your brief that there are 15 sites within Wealden that are on or close to the border with RTW that have come forward in your call for sites. I would be grateful if you would share those with us as there may be issues that overlap or interact with sites that we may be considering (cumulative impact, service or access provision).

We would be interested in your GI work. This is something we have yet to address but in any event we have some data and information to share. A Kent wide angst study has recently been completed but contains no cross border data. This will be useful for your green space and GI studies and likewise we are keen to understand green spaces issues along our county boundary as it will affect the results of the Angst study.


TWBC 34
With any of these studies we would be grateful to be consulted on any preliminary findings so that we can iron out any cross boundary issues prior to any publication.

I will keep you informed as to progress on the landscape work but it is likely that we would share a more detailed methodology with you in a couple of weeks time. In the meantime I hope you have a lovely holiday and I look forward to hearing from you upon your return.

Regards

TWBC

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

www.tunbridgewells.gov.uk

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From: [redacted]
Sent: 01 July 2016 08:35
To: TWBC
Cc: TWBC, TWBC, WDC
Subject: RE: landscape and Ecological studies

Dear TWBC

As promised please find the specification brief for the GI work as requested. Please note that we have commissioned a GI Study not a GI Strategy. We will progress a GI Strategy to identify potential strategic GI priorities at a later date. How other local authority areas are being considered is set out in the brief. Quite simply our evidence base studies cover the area within our jurisdiction and will take account of work and evidence undertaken by other LAs in order to consider cross boundary matters. We will be working with the Consultants as the study progresses to ensure that evidence base needs are met to inform the Wealden Local Plan. And we will of course meet with partner Local Authorities to discuss any cross boundary matters and as part of the Duty to Cooperate.

I have also attached the ecology and landscape specification brief for your information. The work again relates to sites within Wealden District and as submitted as part of the Wealden SHELAA. This work will commence shortly. There are set / standard methods for this work i.e. extended phase 1 habitat surveys for example. This approach is I believe the common approach/method. If you would like to gain an idea as to what to expect from this work then please see previous ecology work undertaken for the Strategic Sites Local Plan on our website.


TWBC 35
We will be looking to finalise the brief for Dark Night Skies shortly also. This will be on the East Sussex Procurement Hub Portal in due course. So feel free to take a look at this brief on the portal to gain an idea of the methodology proposed. It should be there over the next two weeks when I am on leave.

As mentioned previously, methodologies are subject to change as work progresses in order to meet our evidence base requirements or as we gain expert advice from Consultants. However, as work progresses we can discuss outputs when we meet if you feel that this information would assist you.

I have taken a look at your invitation to tender for landscape and landscape capacity studies and yes I think it would be helpful to discuss this. I am on leave after today until 18th July so if you have five minutes today to explain the work and answer a couple of questions that we have then please give me a call. I will be around for most of the day.

Kind regards

WDC

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

From: [redacted] TWBC
Sent: 09 June 2016 09:30
To: [redacted] WDC, WDC
Cc: TWBC, TWBC
Subject: landscape and Ecological studies

WDC

I noted your recent Local Plan update to members and the various studies underway and yet to be commissioned and recollect our discussions on these earlier this year to share information on methods etc as far as possible so that we can have a common understanding when it comes to cross boundary issues and in particular land around Royal Tunbridge Wells. Consequently I attach our recent invitation to tender for landscape character assessment and landscape capacity studies that will inevitably address that area of Wealden around Royal Tunbridge Wells. I would appreciate some discussions with you on this before we commission the work and finalise the methodology.

With respect to your studies I note:

- The GI study has commenced but would appreciate sight of the brief and some discussion on how land around RTW is being considered?
- The site landscape and ecological studies are yet to be commissioned and would be interested in your
thinking on this as I believe that a common approach to some issues would greatly improve the robustness of our studies

- The dark skies study has yet to commence. We are very much interested in this and feel strongly that a common methodology could have real benefit.

I look forward to hearing from you.

Regards

TWBC
Hi TWBC

Apologies I have been on leave, just back today.

Yes we have the 17th August in the diary from 2pm. If we can meet here as originally planned that would help us because we have meetings scheduled beforehand. The earliest we can meet is 13.30 or we can say 2pm, whatever suits you best.

Thanks and regards

WDC

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Hi WDC

Just wondering if you are able to confirm if you and TWBC are still free for a meeting next Wednesday the 17th? Be good if we can get this confirmed and where we are going to hold it?

Look forward to hearing from you

TWBC
Hi WDC

Thanks, yes, I thought that you had something on this Wednesday as that was why we re-arranged the meeting – in that case, the afternoon of the 17th August suits us for a meeting for us all to get together so if you are happy with that we can re-arrange for then.

Thanks

WDC

From: WDC
Sent: 01 August 2016 14:22
To: TWBC
Subject: RE: Duty to Co-operate Meeting - Wednesday 27 July 2016

Hi TWBC

I can’t make this Wednesday because I am at a wedding and I know that WDC is quite busy at the moment, although she does have this Wednesday pencilled out for you still. The next dates we both can do are the afternoons of 17th, 18th or 19th August? So I guess it’s the case of whether you can wait until then or whether you would like to go ahead with just this Wednesday? If the latter I can text WDC to double check her availability.

Let me know

WDC

From: TWBC
Sent: 01 August 2016 13:37
To: WDC
Subject: FW: Duty to Co-operate Meeting - Wednesday 27 July 2016

Hi WDC

I was just wondering if you had a chance to discuss with WDC last week potential re-arranged meeting dates for our catch-up meeting? I sent WDC an e-mail this morning but received her out of office and was wondering if you were still keen to try and meet this Wednesday or would you prefer to re-arrange for another date?

WDC

http://archivemanager.wealden.gov.uk/app.html#/message/072958f2-6def-6e06-dc1d-eaab7cd8342d/[19/12/2018 11:36:09]
Perhaps you can let me know.

From: [Redacted] TWBC
Sent: 01 August 2016 11:48
To: [Redacted] WDC
Subject: RE: Duty to Co-operate Meeting - Wednesday 27 July 2016

Hi [Redacted] WDC

Have you had a chance to discuss potential meeting dates with [Redacted] yet?

Thanks

[Redacted] TWBC

From: [Redacted] WDC
Sent: 27 July 2016 09:16
To: [Redacted] TWBC
Subject: RE: Duty to Co-operate Meeting - Wednesday 27 July 2016

Hi [Redacted] TWBC

I will check with [Redacted] WDC

[Redacted] WDC

From: [Redacted] TWBC
Sent: 27 July 2016 09:15
To: [Redacted] WDC
Cc: [Redacted] TWBC, WDC
Subject: RE: Duty to Co-operate Meeting - Wednesday 27 July 2016

Hi [Redacted] WDC

That’s fine – conscious that we are all busy at the moment so happy to sort out another date.

We are free still on the afternoon of the 3rd but I thought we had re-arranged because [Redacted] couldn’t make that date? In terms of alternative dates – we could make Wednesday the 17th August (anytime on that day) or the afternoon of the 24th August – do any of these suit you?

Please let me know what suits you best and we can re-arrange.

Kind regards

[Redacted] TWBC

http://archivemanager.walden.gov.uk/app.html#/message/072958f2-6d6f-6a06-dc1d-eaab7cd8342d[19/12/2018 11:36:09]
From: [Redacted] WDC
Sent: 27 July 2016 08:03
To: [Redacted] TWBC
Cc: [Redacted] TWBC, WDC
Subject: RE: Duty to Co-operate Meeting - Wednesday 27 July 2016

Morning [Redacted] TWBC

I apologise for my delay in response, however I wanted to speak to you yesterday evening before getting back to you. I have an unexpected urgent deadline that I must meet which would mean that I would have to come up and see you alone today. On this basis, and from your email, it may be better to postpone to another day. I do still have a meeting room booked here for the 3rd August at 2pm (our original date) if you can make this. I appreciate that you are busy too so let me know when you are next free.

Kind regards

[Redacted] WDC

From: [Redacted] TWBC
Sent: 26 July 2016 13:47
To: [Redacted] WDC, WDC
Cc: [Redacted] TWBC
Subject: Duty to Co-operate Meeting - Wednesday 27 July 2016

Dear [Redacted] WDC

I hope you are both well? I have just returned from holiday so thought I would get in touch to just make sure that you are both still ok for the meeting tomorrow and to circulate a brief agenda for discussion. If it is ok with you, I would like to push the meeting back to 2.30pm to start?

I thought it would be helpful if we could cover the following issues:

- Update on programme/timelines
- Update on relevant evidence base studies – in particular those affecting cross border issues – i.e. landscape/ ecology/retail/economic/settlement hierarchy and housing
- Update on the Call for Sites process – our Call for Sites ends on the 1st August so we will be in a position to share with you those sites that have been submitted on our borders – we will be making a list of the sites submitted to us public in September. Will you be able to share a similar list at the meeting?

Please let me know if there is anything else specific that you would like to cover at the meeting or let me know if for any reason you would like to re-arrange for another time.

Kind regards

[Redacted] TWBC
Ref: Tunbridge Wells Retail and Leisure Study 2016

Date: August 2016

Dear Sir or Madam,

Nexus Planning has recently been commissioned on behalf of Tunbridge Wells Borough Council to produce a new Retail and Leisure Study. The Study will be supported by a household telephone survey assessing the market patterns of retail and leisure spending across the survey area (see attached), to be carried out by NEMS Market Research over the coming weeks. For your information, NEMS will be carrying out the phone calls from 12th August for approximately three weeks.

As part of our Study, and in keeping with the Duty to Cooperate, it is important that we fully understand the market position of surrounding Authorities in order to provide an understanding of Tunbridge Wells Borough's role in the sub-regional retail and leisure sector, as well as the future of resident's shopping patterns.

As such, we would be grateful if you could provide a list of extant retail and leisure applications within your Authority, as well any relevant applications that are currently being determined and sites that may have been developed via Permitted Development Rights. This would include supermarkets and non-food retail applications ranging from clothing stores to electrical or DIY stores, as well as cinemas, restaurants, gyms, health clubs and hotel developments. If possible, it would be helpful if you could provide reference numbers, addresses and floor areas as well as, where the applications have been approved, any information about whether the permission has been implemented. With regards to recent applications, it would be appreciated if you could provide an update on whether the application is likely to be approved/ if not, why?

It would also be relevant to know the current status of your Local Plan, and any pending plans to produce an updated retail or leisure evidence base. We appreciate that some of this information may be available on your Council's website; however, in our experience, we have found that Planning Officer's local knowledge has proven to be more thorough and effective.

We would appreciate if you could provide the information by the first week of September and please do let us know if you have any questions at the above address.

We look forward to hearing from you.

Yours faithfully,

Nexus Planning
Dear Colleague

Tunbridge Wells Borough Council has recently commissioned Nexus Planning to produce a new Retail and Leisure Study in order to inform the new Borough Local Plan.

The study will examine the existing and future provision of retail within the Borough’s main retail centres focusing on Royal Tunbridge Wells and the other 4 centres of Southborough, Cranbrook, Paddock Wood and Hawkhurst.

As part of the Duty to Co-operate process, Nexus have prepared a letter as attached requesting any relevant information that you can provide relating to any key retail/leisure schemes within your areas which are either planned or currently being developed. This will help inform the wider study context.

Additionally, for your information as part of this work, Nexus have commissioned the survey company (NEMS Market Research) to carry out some household/residents surveys of the Borough which commenced on the 12 August for 3 weeks—this also includes a wider catchment area which may include parts of your district/borough. They will be asking general questions about peoples shopping habits – where they go to do their food shopping, clothes shopping, leisure activities etc. If you have any queries that come direct to you, then please re-direct them to me and I can explain anything further to them.

If you have any further questions, please do not hesitate to contact either myself or [Redacted] on [Redacted]

Many thanks
RE: Meeting this afternoon

Sent: 17 August 2016 11:56
From: WDC
To: TWBC, TWBC, WDC

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);

Hi TWBC

Thanks for this. We would also like to discuss:

- Ashdown Forest
- Scope of Tunbridge Wells Local Plan

See you shortly

WDC

From: TWBC
Sent: 17 August 2016 09:11
To: TWBC, WDC, WDC
Subject: Meeting this afternoon

WDC

To help focus the discussion at our meeting this afternoon, we were hoping that we can cover the following issues:

- Update on programme/timescales
- Update on relevant evidence base studies – in particular those affecting cross border issues – i.e. landscape/ecology/retail/economic/settlement hierarchy and housing
- Update on the Call for Sites process – our Call for Sites ended on the 1st August, although we have extended it until the 15th September so we are in a position to share with you those sites that have been submitted on our borders.


TWBC 44
See you this afternoon at about 1.45pm.

TWBC

T: 
E: 
Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
www.tunbridgewells.gov.uk
RE: visitor survey costs

Sent: 26 August 2016 11:40
From: WDC
To: TWBC
CC: TWBC

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

4 Attachments

[More information about attachments]

Dear TWBC,

I have just spoken to our legal team and it has been suggested to save time for you / Tunbridge Wells to draft the NDA. This is on the basis that our NDA was not accepted previously and it will be quicker if you provide wording that your legal team are comfortable with rather than going back and forwards. I will email in due course with information that we would like to be covered in the agreement once I receive advice from our legal team.

Kind regards

WDC

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

---

From: TWBC
Sent: 25 August 2016 18:10
To: WDC
Cc: TWBC
Subject: RE: visitor survey costs

Hi WDC


TWBC 46
Wealden DC and East Sussex CC  
GIS data sets and layers for Landscape Character Assessment and Capacity Studies Tunbridge Wells Borough July 2016  
Draft v03

Sources of Data and contact name:  
WDC = Wealden District Council  
ESCC = East Sussex County Council  
HWU = High Weald Unit  
MAGIC = Government Web site http://www.magic.gov.uk/  
SWT = Sussex Wildlife Trust  
HER = Sussex Historic Environment Records

<table>
<thead>
<tr>
<th>Item</th>
<th>Data</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borough/County Landscape Character Areas</td>
<td>ESCC/WDC</td>
<td>ESCC</td>
</tr>
<tr>
<td>This information is already publicly available. However, ESCC own this data.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Character and Capacity Studies</td>
<td>ESCC/WDC</td>
<td>WDC - Non-Disclosure Agreement</td>
</tr>
<tr>
<td>2014 Wealden Landscape &amp; Settlement Character Assessment is publicly available. Landscape character area GIS data can be provided.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specific site landscape work is work in progress. The information will be publicly available in electronic format once finalised.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Parks and Gardens – Heritage England</td>
<td>ESCC/WDC</td>
<td>Not WDC</td>
</tr>
<tr>
<td>Historic Parks and Gardens – Local</td>
<td>ESCC/WDC</td>
<td>Not WDC</td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>ESCC/WDC</td>
<td>English Heritage</td>
</tr>
<tr>
<td>High Weald AONB components of Natural Beauty</td>
<td>HWU</td>
<td></td>
</tr>
</tbody>
</table>
| - Ancient woodland  
- Fled and Heath  
- Geology, Landform, Water Systems and Climate  
- Routeways  
- Settlement |
| Historic Landscape Characterisation | ESCC/WDC | ESCC |
| Ancient Woodland Inventory | MAGIC | |
| Local Wildlife Sites | SWT | |
| Any local designations for wildlife sites | ESCC/WDC | None other than LWS |
| Local Nature Reserves | ESCC/WDC | NE website |
| Roadside Nature Reserves | SWT | |

TWBC 47
<table>
<thead>
<tr>
<th>Habitat data</th>
<th>SWT/ESCC</th>
<th>SWT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land use change</td>
<td>??</td>
<td>SWT</td>
</tr>
<tr>
<td>Biodiversity Opportunity Areas</td>
<td>SWT</td>
<td></td>
</tr>
<tr>
<td>Conservation Areas</td>
<td>ESCC/WDC</td>
<td>WDC – Non-Disclosure Agreement</td>
</tr>
<tr>
<td>This information is publicly available. Data is currently being updated as part of the Wealden Local Plan.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scheduled Ancient Monuments</td>
<td>HER</td>
<td>English Heritage</td>
</tr>
<tr>
<td>Areas of Archaeological Potential</td>
<td>ESCC/WDC</td>
<td>ESCC</td>
</tr>
<tr>
<td>Other historical data on HERs</td>
<td>HER</td>
<td></td>
</tr>
<tr>
<td>Recreation sites</td>
<td>ESCC/WDC</td>
<td>WDC – Non-Disclosure Agreement</td>
</tr>
<tr>
<td>This information is already publicly available within the PPG17 study (2008). The information has already been shared with Tunbridge Wells previously. This study is currently being updated. Once complete data can be shared under the Non-Disclosure agreement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Land and Village/Town Greens</td>
<td>ESCC/WDC</td>
<td>NE</td>
</tr>
<tr>
<td>Public Rights of Way</td>
<td>ESCC/WDC</td>
<td>ESCC</td>
</tr>
<tr>
<td>Allocated Development sites</td>
<td>ESCC/WDC</td>
<td>No GIS data</td>
</tr>
<tr>
<td>No allocations only broad locations as identified in the Core Strategy. This information is already publicly available.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limits to built development</td>
<td>ESCC/WDC</td>
<td>No GIS data</td>
</tr>
<tr>
<td>Sites submitted under SHLAA call for sites</td>
<td>ESCC/WDC</td>
<td>GIS data incomplete</td>
</tr>
<tr>
<td>This data is work in progress and incomplete. We are unable to share the GIS data for this reason. No decision has been made as to whether sites are considered suitable or unsuitable for development or whether they may potentially be allocated for growth in the future as part of the Wealden Local Plan. We can share site submission information in paper/electronic form that has been submitted adjacent to the Tunbridge Wells Borough.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consented developments</td>
<td>ESCC/WDC</td>
<td>No GIS data</td>
</tr>
<tr>
<td>Information on consented development is publicly available on the Wealden website.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural land classification</td>
<td>MAGIC</td>
<td></td>
</tr>
</tbody>
</table>

TWBC 48
I have attached your data list request with annotations to provide you with guidance as to where you may acquire data. From your list we can supply the following:

- Local Landscape character areas as defined by 2014 Wealden Landscape and Settlement Character Areas study;
- Conservation Areas; and
- Recreation sites or open space, sport and recreation.

Please note however that GIS data on Conservation Areas dates back to 1998 and is currently being reviewed and updated. As is our open space and recreation data (2008). During our meeting you suggested that you would prefer to wait for this work to be completed before receiving this data. Is this still the case?

With regards to sites submitted under SHLAA call for sites we are unable to share this information in GIS format. This is because the dataset is incomplete. It would also be misleading to provide this to you when sites are still being submitted. We can however share with you the sites that have been submitted to date in electronic form and as per the submission documentation with certain information removed for data protection purposes. However, due to time we will only be able to provide those sites adjacent and near to the Tunbridge Wells Borough boundary rather than all sites submitted within the District. I hope that this will meet your need?

I have spoken to our Legal Team who have suggested for you / Tunbridge Wells Legal Team to provide us with a draft Non-Disclosure agreement to enable us to share the data listed. This request is made
because Tunbridge Wells BC has previously preferred to use their own version of the agreement. We are reasonably comfortable with the agreement you previously provided to us. We would like the Non-Disclosure Agreement to cover the following points:

- To cover all data as identified in the bullet points above;
- To provide a clause that information shared cannot be provided to a third party other than to the commissioned consultant for the purpose of Tunbridge Wells Borough Council Local Plan production and that all the data is treated confidential; and
- Once the commissioned work is complete that information provided / data must not be used for any other purpose by the commissioned consultant and that it must be either returned or destroyed.

We will review any draft and will action as quickly as we can to allow data to be shared shortly.

Any questions then please give me a call.

Kind regards

WDC

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

From: TWBC
Sent: 16 August 2016 14:10
To: WDC
Cc: TWBC
Subject: Data for landscape studies

We spoke and emailed recently about our work to update our landscape character and capacity studies. We have appointed Land Use Consultants to undertake this work and are working up a programme and methodology to share with you. We can discuss this in more detail at our meeting tomorrow but I need to make sure that we have all the necessary cross boundary data. So - attached is a list of the data that our consultants have requested and a formal letter requesting the data together and the necessary contact details.

http://archivemanager.wealden.gov.uk/app.html?message/f8b52ac6-e6a5-5934-2bfc-2e1b2a1d997a[19/12/2018 11:29:02]
Dear Colleague

Just a gentle reminder with regards to any information that you can provide us as set out in the attached letter. I would be grateful if you could provide any such details at your earliest possible convenience either directly to [redacted] at Nexus Planning (copied in to this e-mail) or to me and I can pass on.

I am very grateful for your time on this matter.

Kind regards

TWBC

[Redacted]

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

From: [Redacted] TWBC
Dear Colleague

Tunbridge Wells Borough Council has recently commissioned Nexus Planning to produce a new Retail and Leisure Study in order to inform the new Borough Local Plan.

The study will examine the existing and future provision of retail within the Borough’s main retail centres focusing on Royal Tunbridge Wells and the other 4 centres of Southborough, Cranbrook, Paddock Wood and Hawkhurst.

As part of the Duty to Co-operate process, Nexus have prepared a letter as attached requesting any relevant information that you can provide relating to any key retail/leisure schemes within your areas which are either planned or currently being developed. This will help inform the wider study context.

Additionally, for your information as part of this work, Nexus have commissioned the survey company (NEMS Market Research) to carry out some household/residents surveys of the Borough which commenced on the 12 August for 3 weeks – this also includes a wider catchment area which may include parts of your district/borough. They will be asking general questions about peoples shopping habits – where they go to do their food shopping, clothes shopping, leisure activities etc. If you have any queries that come direct to you, then please re-direct them to me and I can explain anything further to them.

If you have any further questions, please do not hesitate to contact either myself or [REDACTED]

Many thanks

[REDACTED]

TWBC
RE: Wealden Retail and Economy Study - duty to co-operate

Sent: 6 October 2016 10:14
From: TWBC
To: Regeneris
CC: Regeneris, WDC

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

5 Attachments
- image001.jpg (980 B)
- image002.jpg (928 B)
- image003.jpg (2 KB)
- image004.jpg (66 KB)
- image005.jpg (2 KB)

Dear Regeneris

Thank you for sending through the attached document in relation to the Wealden Retail and Economy Strategy.

You may be aware, that we are currently in the process of updating our own Economic Needs Study and Retail and Leisure Study in order to inform our new Local Plan. The Economic Needs Study is almost complete and I have therefore spoken to our consultants (Turley Economics) to see what their views are on the document as although in our study it has been recognised that there are linkages between Tunbridge Wells and Wealden in terms of travel to work/commuting patterns etc, Wealden is not considered to form part of our Functional Economic Area. They have provided me with the following comments.

"Firstly, it is notable that Regeneris’ analysis of the FEMA follows a similar methodology to our own in terms of looking at travel to work areas/commuting patterns, housing market areas and existing economic geographies. Their report also considers other factors, such as flows of goods and services and transport infrastructure, but gives less weight to these.

Regeneris conclude that there is a functional link between Wealden District and almost all neighbouring authorities, including Tunbridge Wells Borough. The relationship between Tunbridge Wells Borough and Wealden District aligns with our own analysis which highlights an important inflow of commuters from Wealden into the Borough. However, the fact that we do not identify Wealden within our FEMA is not a cause for concern - there is often overlap between FEMAs and the analysis will be sensitive to the geography of analysis, which in our case included consideration of the FEMA for both Sevenoaks and Tunbridge Wells. Our conclusion is further supported by the fact that West Kent is already a recognised economic geography, which provides assurance that this is an appropriate geography across which to assess economic development needs”.

http://archivemanager.wcalden.gov.uk/app.html#/message/2c9f74c6-533f-03aa-b73f-e40fbd48387a/[17/12/2018 16:47:45]

TWBC 53
I think we would be interested though in your approach to assessing and reporting on employment growth and resultant employment needs across the identified FEMA to ensure that there are not any potential conflicts with our own conclusions and approach in our respective Local Plans. Perhaps you can keep us updated with the progress with your work and emerging findings.

In respect of our Retail and leisure Study – we have just commissioned this work and it is still in its early stages of data gathering. Our consultants (Nexus Planning) have reviewed the study catchment area which does include parts of Wealden District (as it has within our previous studies) and therefore residents of Wealden District have been included within our Household Survey that has recently been completed and will inform the later stages of the work.

I hope that helps, but do please get back to me if you wanted to have a further discussion or need any further information about the studies that we are currently carrying out.

Kind regards

TWBC

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

From: Regeneris
Sent: 15 September 2016 14:23
To: Regeneris, WDC
Cc: Regeneris, WDC
Subject: Wealden Retail and Economy Study - duty to co-operate

Dear all

Regeneris Consulting and Carter Jonas have recently been commissioned by Wealden District Council to undertake an Economic and Retail Study to inform the new Wealden Plan. Your contacts were provided to us by Regeneris at Wealden District Council.

As part of the duty to co-operate requirements we have been asked to share our assessment of the Wealden District’s functional economic market area, which forms the basis of the Economy Study.

Please treat the attached document in confidence.

At the stage we are keen to receive any views and/or comments you may have on our definition of the Wealden District’s functional economic area.

Should you have any questions and/or queries about the attached, please do not hesitate to get in touch with either

http://archivemanager.wealden.gov.uk/app.html#/message/2e9f74c6-533f-03ab-b73f-a40dbd48387a[17/12/2018 16:47:45]

TWBC 54
myself or my colleague [REDACTED] Regeneris

Thank you very much and best wishes
Dear,

LANDSCAPE SENSITIVITY STUDY FOR ROYAL TUNBRIDGE WELLS AND ADJOINING SETTLEMENTS

You are invited to attend a presentation on studies currently being undertaken by the Borough Council on the landscapes around Royal Tunbridge Wells and adjoining settlements as part of an evidence base for the new Local Plan.

Tuesday 15 November
3.30 till 5.00pm
Town Hall Committee Room A

Agenda:
- Local Plan update
- Overview of Landscape and Ecological Studies
- Presentation on landscape sensitivity study
- Miniworkshop on landscape sensitivity
- Feedback and Q&A
- Next steps

In order that we can make suitable arrangements for the number of people who wish to attend can you please RSVP to LandscapeWorkshop@tunbridgewells.gov.uk

As part of its evidence base for the new Local Plan the Council is updating and extending the existing Landscape Character and Capacity Study (LCCS) 2009. The previous study focused on narrow areas of growth identified by the adopted Core Strategy 2010. The new wider study area covers a 1km zone around the main conurbation of Royal Tunbridge Wells and Southborough and adjoining settlements, including Biddenden, Langton Green and Pembury and a 1km wide zone along the A21 from Tonbridge to Kippings Cross. Following current best practice, this new study is attempting to assess the sensitivity of the landscape in these areas and will be used to inform the preparation of the new Local Plan.

This study is in addition to the update of the Landscape Character Area Assessment for the whole borough, which is also underway at the moment. Workshops on this work were held in September and October in locations across the borough. Included as part of the consultation on the landscape Character Area Assessment is the YourView app, which allows residents to upload images of their local landscapes using their smart phone, tablet or PC and tell us what it is they like about it and why. All compliant entries are automatically entered into a free prize draw and this app will remain live until 30 November 2016.

You can find out more and contribute to this work by going to the Your View web site at http://arca.is/2csihRx where you can find the Your View app. You can also access the existing Landscape Character Area Assessment and submit comments on this at http://consult.tunbridgewells.gov.uk until 30 November 2016.

For further information or queries on this event or any aspect of the landscape studies, please contact:

TWBC

TWBC 56
Reminder Landscape Sensitivity Study

Sent: 4 November 2016 12:41
From: TWBC
To: [Redacted]

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

3 Attachments
- image001.jpg (66 KB); image003.jpg (2 KB); Invitation Sensitivity Study.docx (22 KB);

Dear Colleagues

Landscape Sensitivity Presentation 15 November 2016

You should have received the attached invitation some weeks ago but just in case you did not and as a reminder I am sending it to you again as we are particularly interested to hear the views of our adjoining authorities who are most likely to be affected by this work and key consultees.

The meeting will run from 3.30 till 5pm and already we have a large number of individuals and organisations signed up including major housebuilders, local agents, Parish and Borough Councillors as well as key stakeholder groups.

Please contact me if you want any further information.

Regards

TWBC

t: [Redacted]
e: [Redacted]

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
BOROUGH COUNCIL CONSULTATION: YOUR LANDSCAPE – YOUR VIEW


TWBC 57
Dear WDC

TUNBRIDGE WELLS BOROUGH COUNCIL LOCAL PLAN – DUTY TO CO-OPERATE WITH WEALDEN DISTRICT COUNCIL

As you are aware from our previous helpful discussions, Tunbridge Wells Borough Council is in the early stages of preparation of a new Local Plan to cover the whole Borough for the period up to 2033. Work is progressing well and is ongoing and our current timetable envisages an Issues and Options consultation in spring 2017.

Given the level of objectively Assessed Need (OAN) in relation to housing identified by our own SHMA, and having regard to the nature and extent of planning constraints impacting on Tunbridge Wells Borough, there is a possibility that it will not be possible to meet all of the identified housing need within the Borough. As well as justifying this position in relation to the significant constraints on development within the Borough (Green Belt, AONB etc) the issue of some of this need being accommodated within adjoining authority areas is likely to be raised at some point.

We are as you know, aware of a number of potential sites on our border areas which have been submitted to both our Councils through the Call for Sites, Strategic Housing and Economic Land Availability Assessment (SHELA) process, and which we will be giving due consideration to through our ongoing Plan preparation process. In some instances, these are sites which overlap our areas to form a larger strategic site with potential to provide a significant quantum of residential and other development thus meeting some of the identified need to the south of the town of Royal Tunbridge Wells. We would therefore be grateful if we could formally “share” information on these submitted sites as well as any other relevant information as previously discussed so that we can give them due consideration. We are happy to provide details of the sites which have been submitted to us on a confidential basis at this stage and the basic site details are already available on our website under the Call for Sites page.

Whilst recognising that both Council’s Local Plans are at different stages in production and that in the case of Tunbridge Wells Borough Council a draft Plan that identifies housing targets against OAN has yet to be prepared, it is considered that there is still merit in discussing the specific circumstances relating to our respective boroughs and the ability for us to accommodate our own identified levels of development need at an early stage. Evidence from other live Local Plan examinations elsewhere in Kent indicates that Inspectors will pose questions on the approach taken by authorities to such matters, in considering compliance with Duty to Co-operate even when Plans are being prepared to different timetables by neighbouring authorities.
We understand that it is now the intention that the Wealden Local Plan will proceed to representation stage in the first quarter of 2017 and we would welcome a further discussion early in the New Year as appropriate.

I look forward to hearing from you


TWBC
Duty to Co-operate

Sent: 24 November 2016 09:43
From: TWBC
To: WDC
CC: WDC, TWBC

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

3 Attachments

Dear WDC

Please find attached a letter re: Duty to co-operate issues as discussed at our last meeting and request for a possible further meeting in the new year.

I look forward to hearing from you

Kind regards

TWBC

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, you are advised that you have received this e-mail in error and that any use
RE: information

Sent: 30 November 2016 15:51

From: TWBC

To: WDC, TWBC

CC: WDC

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

1 Attachments

image001.jpg (2 KB);

Thanks, that’s great and just let us know if you need any data.

Kind regards

TWBC

----------

From: WDC

Sent: 30 November 2016 12:18

To: TWBC

CC: TWBC, WDC

Subject: RE: information

Dear TWBC

No we don’t have a shape file for the sites requested in the Tunbridge Wells area. We did discuss this at our last meeting.

We will let you know if we require any data and we would be more than happy to sign an NDA or provide written confirmation as you suggest, not a problem.

Kind regards

WDC

----------

From: TWBC

Sent: 30 November 2016 12:12
Just one quick question – do you have shape files for the SHLAA sites that we could have?

Also we are of course happy to share similar information with yourselves. If there is anything you require I would be grateful to receive a formal written request with an undertaking from your Head of Service that any information provided will be treated in strictest confidence and that you will seek permission from this Council prior to any publication or release of the information to a third party.

Kind regards

TWBC

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

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http://archivemanager.wealden.gov.uk/app.html#/message/7f5ff1ca-e55f-668e-3029-ab7d76f47d8b/17/12/2018 16:00:03

TWBC 62
Hi [Name],

Thanks for the update and I will confirm receipt next week.

Hi [Name],

In so far as I am aware it has been signed
And legal are applying the seal today, if you have
Not received it by Monday do please let me know.
Thank you for the data that you have sent and I
Look forward to receiving the additional information
Next week.
Regards

Sent from my iPhone

On 24 Nov 2016, at 11:43, Kelly Sharp wrote:

Dear [Name],

I have not heard from our Legal Team with regards to the Non-Disclosure Agreement, however, I know that it is in train. In advance, please see the attached GIS layers that you requested:

- Conservation areas
Landscape character areas (2014 study)
Open space 2016

A separate email will be sent with the SHLAA / SHELAA sites when I am back in the office next week.

Kind regards

WDC

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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Wealden District Council

<Cons_Area.zip>
<LLCTs_LLCA.sdf>
<LLCTs_LLCA.prj>
<LLCTs_LLCA.sbn>
RE: information

Sent: 30 November 2016 15:51
From: TWBC
To: WDC, TWBC
CC: WDC

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

1 Attachments

image001.jpg (2 KB);

WDC

Thanks [redacted] that's great and just let us know if you need any data.

Kind regards

TWBC

From: [redacted] WDC
Sent: 30 November 2016 12:18
To: TWBC
Cc: TWBC, WDC

Subject: RE: information

Dear [redacted] TWBC

No we don’t have a shape file for the sites requested in the Tunbridge Wells area. We did discuss this at our last meeting.

We will let you know if we require any data and we would be more than happy to sign an NDA or provide written confirmation as you suggest, not a problem.

Kind regards

WDC

From: TWBC
Sent: 30 November 2016 12:12

http://archivemanager.wealden.gov.uk/app.html/message/7f5ff1ca-e55f-668e-3029-ab7d76f47df8/17/12/2018 16:00:03
Just one quick question – do you have shape flies for the SHLAA sites that we could have?

Also we are of course happy to share similar information with yourselves. If there is anything you require I would be grateful to receive a formal written request with an undertaking from your Head of Service that any information provided will be treated in strictest confidence and that you will seek permission from this Council prior to any publication or release of the information to a third party.

Kind regards

[Signature]

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

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Communities
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RE: Duty to Co-operate

Sent: 9 December 2016 14:00

From: [Redacted] WDC
To: [Redacted] TWBC

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

5 Attachments
- image001.jpg (66 KB);
- image002.jpg (2 KB);
- image007.jpg (2 KB);
- image008.png (11 KB);
- image009.png (2 KB);

Thanks [Redacted] TWBC

Kind regards

[Redacted] WDC

From: [Redacted] TWBC
Sent: 09 December 2016 13:24
To: [Redacted] WDC
Cc: [Redacted] WDC, TWBC

Subject: RE: Duty to Co-operate

[Redacted] WDC

Thanks for your response and for the data that [Redacted] has sent across.

In terms of meeting dates - I have recorded my availability for the joint meeting in the first two weeks of January at the link that [Redacted] sent through and I have also passed this on to my colleague [Redacted] who would also like to attend.

In respect of a further Duty to Co-operate meeting between just TWBC and Wealden Officers, we thought it might be best to have the wider Duty to Co-operate meeting in early January and then if we think it is still helpful/necessary to have another meeting just between ourselves we can arrange that for a later date – conscious of peoples time and other commitments when we are all busy!

Hope that’s all ok for now.

http://archivemanager.wealden.gov.uk/app.html#/messages/28168423-f6c6-73cc-8ab3-609b895a1f58/[17/12/2018 15:58:11]

TWBC 67
From: [Redacted] WDC
Sent: 29 November 2016 17:27
To: [Redacted] TWBC
Cc: [Redacted] WDC, TWBC
Subject: RE: Duty to Co-operate

Dear [Redacted] TWBC

Thank you for your letter. I understand from [Redacted] that the information has been sent to you now that the Non Disclosure Agreement has been resolved. I am happy to attend a Duty to Cooperate meeting in the new year, if you could advise your preferred timings.

In relation to Duty to Cooperate, PAS has appointed [Redacted] to assist WDC. [Redacted] will be facilitating a joint meeting concerning the Wealden Local Plan with all relevant local authorities in the first two weeks in January. Are there any preferences you have in terms of dates?

Kind regards

[Redacted] WDC

[Redacted] Head of Planning Policy and Economic Development
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Web. www.wealden.gov.uk
Dear [Name],

WDC

Please find attached a letter re: Duty to co-operate issues as discussed at our last meeting and request for a possible further meeting in the new year.

I look forward to hearing from you.

Kind regards,

[Name]

TWBC

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

www.tunbridgewells.gov.uk

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RE: Duty to Cooperate Meeting

Sent: 29 December 2016 17:05
From: TWBC
To: WDC

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

2 Attachments
- image001.jpg (66 KB);
- image002.jpg (2 KB);

WDC

I will need to check with my colleagues who have already left for the day so we will have to confirm things on the 3rd when we are all back in.

Thanks
TWBC

From: WDC
Sent: 29 December 2016 16:57
To: TWBC
Subject: RE: Duty to Cooperate Meeting

Thank you for the response.

TWBC

WDC

The Council offices are shut between Christmas and New Years but we have some very tight deadlines to meet for the Wealden Local Plan. So I am unable to contact [REDACTED] on her leave. I do know that both [REDACTED] and I are having to make the best use of time to meet our deadlines therefore it would be helpful for us if it we could meet at Wealden.

I expect I have probably missed you. Will try and call on the 3rd.

Kind regards

WDC

From: TWBC
Sent: 29 December 2016 12:14
To: [REDACTED] WDC
Subject: RE: Duty to Cooperate Meeting

Dear [REDACTED] WDC

Thank you for your e-mail and I hope that you had a good Christmas.

I am still free on the afternoon of the 4th January and so are my colleagues, [REDACTED] and [REDACTED], who would also like to attend. I was wondering though if you would be able to come to Tunbridge Wells for the meeting? I can book a suitable room for 2pm so perhaps you can confirm for me and I will arrange. I am only in the office today and then back in on the 3rd January.

Kind regards

[REDACTED] TWBC

[Address]

[Website]

From: [REDACTED] WDC
Sent: 22 December 2016 08:56
To: [REDACTED] TWBC
Subject: Duty to Cooperate Meeting

Dear [REDACTED] TWBC

I am writing further to our emails regarding a meeting to discuss our respective local plans. Thank you for responding with your dates of availability. We have now received a draft report from [REDACTED] regarding duty to cooperate and because of this it has been decided to postpone a larger DTC meeting. However, I would like to meet with Tunbridge Wells Borough on an individual basis in January in order to provide you with an update with regards to the Wealden Local Plan and to progress some outcomes particularly in regard to housing/ retail/ economy. I note that you are free on 4th January in the afternoon and I was hoping that we meet at 2pm. If this is too short notice and you have already started your Christmas leave then I am free on 9th January, but it would need to be an early start at 9am.

Kind regards

[REDACTED] WDC

http://archivemanager.wealden.gov.uk/app.html#/message/08ad6216-9645-ceb3-cd65-6c263can1534/[17/12/2018 15:51:27]
RE: Duty to Cooperate Meeting

Sent: 3 January 2017 15:25
From: TWBC
To: WDC
CC: WDC, TWBC

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

2 Attachments

Less

[Image 0x0 to 595x841]

Thanks WDC

That's fine, I don't think we have anything else to add.

TWBC

From: WDC
Sent: 03 January 2017 12:42
To: TWBC
Cc: WDC, TWBC
Subject: RE: Duty to Cooperate Meeting

Hi TWBC

As promised please find attached the agenda for tomorrow, happy to add anything.

Kind regards

WDC
From: TWBC
Sent: 03 January 2017 11:03
To: WDC
Subject: FW: Duty to Coperate Meeting
Importance: High

WDC

TWBC

Just to confirm, and I are happy to come down to you tomorrow for a meeting at 2pm. Unfortunately my colleague cannot now attend.

TWBC

PAS

It would be useful if you could let me know in advance if there are any specific issues that you wish to discuss tomorrow (I know that you said you had a draft report from and wanted to discuss housing, retail and economy) but if there are any more specifics so that we can prepare accordingly?

Many thanks and see you tomorrow

TWBC

From: TWBC
Sent: 29 December 2016 17:05
To: WDC
Subject: RE: Duty to Coperate Meeting

WDC

I will need to check with my colleagues who have already left for the day so we will have to confirm things on the 3rd when we are all back in.

Thanks

TWBC

From: WDC
Sent: 29 December 2016 16:57
To: TWBC
Subject: RE: Duty to Coperate Meeting

Thank you for the response TWBC

WDC

The Council offices are shut between Christmas and new years but we have some very tight deadlines to meet for the Wealden Local Plan. So I am unable to contact on her leave. I do know that both and I are having to make the best use of time to meet our deadlines therefore it would be helpful for us if we could meet at Wealden.

I expect I have probably missed you. Will try and call on the 3rd.
Duty to Cooperate Meeting
Wealden District Council and Tunbridge Wells Borough Council
Agenda
3rd January 2017 (Mtg Rm 4) 2pm
Council Offices, Hailsham

1. Local Plan Timetable
2. Update from PAS report regarding Duty to Cooperate
3. OAHN
4. Local Plan housing land supply surplus and deficits
5. Economic provision – cross boundary issues
6. Retail provision – cross boundary issues
7. Tunbridge Wells BC Landscape study update
8. Ashdown Forest and nitrogen deposition
9. Any other potential cross boundary issues
10. Outcomes
11. AOB
Heritage features Kent/Sussex border

Sent: 9 January 2017 15:03
From: TWBC
To: WDC, WDC
CC: TWBC

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

3 Attachments
- Image001.jpg (66 KB);
- Image003.jpg (2 KB);
- Cf5_203_Bunker Site Broadwater Down_P&SI.pdf (438 KB);

WDC

A question has arisen over a possible local heritage asset (a WWII bunker) on a site on our shared border. The site was submitted to both Wealden and TWBC (attached) in a call for sites. Our conservation officer would like to discuss the matter with his counterpart in Wealden – are you able to provide the contact details?

Regards

TWBC

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

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Dear [Name]

Apologies for the delay in getting back to you, but I have now had a chance to have a look through the Executive summary of the Wealden Economy Study.

From reading through the report, the assessment and conclusions seem sensible and you have used a similar methodology and forecasting model as our own consultants (Turley Economics) have used for our recently completed Economic Needs Study (2016).

As I think we previously commented on - you have included Tunbridge Wells within your FEMA, and although our study does not specifically include Wealden with our FEMA (but focuses more on the West Kent Area), it does make reference to the fact that there are links between Tunbridge Wells and Wealden with regards to travel to work areas etc.

Will you also be producing an Executive Summary of the Retail study in the same way as you have for the Economic Study? I ask this as we are currently in the process of finalising our Retail and Leisure Study (with consultants Nexus) and it would be interesting to see what your document is saying in relation to any links with Tunbridge Wells Borough on the retail side as obviously Royal Tunbridge Wells Town is quite a draw in retail terms to residents of the north of Wealden District.

Many thanks for providing us with the opportunity to see/comment upon the findings of this study.

Kind regards

TWBC
From: Regeneris
Sent: 21 February 2017 13:28
To: Regeneris
Cc: Regeneris, WDC
Subject: Wealden Retail and Economic Study - Executive Summary - duty to co-operate

Dear all,

Regeneris Consulting and Carter Jonas were commissioned (in June 2016) by Wealden District Council to undertake an Economic and Retail Study to inform the new Wealden Plan. Your contacts were provided to us by [redacted] at Wealden District Council.

As part of the duty to co-operate requirements we have been asked to share an executive summary of the Economy Study with you. This follows from an email I sent on the 15th of September last year in which we shared our assessment of the Wealden District’s functional economic market area.

Please treat the attached document in confidence.

We are keen to receive any views and/or comments you may have about the study.

Regeneris

Should you have any questions and/or queries about the attached, please do not hesitate to get in touch with either myself or my colleague [redacted].

Thank you very much and best wishes

Regeneris

Find out more at www.regeneris.co.uk
RE: Ashdown Forest Nitrogen deposition

Sent: 20 March 2017 11:56
From: TWBC
To: WDC

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

2 Attachments
image001.jpg (66 KB); image002.jpg (2 KB);

Thanks WDC

TWBC

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

From: WDC
Sent: 17 March 2017 15:32
To: TWBC
MSDC, LDC, SDC, TWBC, TDC, NE, TWBC, WDC, WDC, WDC, TWBC

Subject: RE: Ashdown Forest Nitrogen deposition

Dear TWBC

Thank you for your recent telephone call. I will find available dates and times for myself, and you, so that we can meet to discuss your request for information and in order to help you better understand the situation.

WDC

Kind regards

WDC


TWBC 78
Dear WDC

I am aware of your recently published Draft Submission for the Wealden Local Plan and Policy AF1. In the supporting text you mention a number of studies and reports which have informed Policy AF1:

1) “bespoke studies on Ashdown Forest SAC to better understand nitrogen deposition” (5.6)

2) The Ashdown Forest Transport Model (5.10)

3) Tested scenarios of the Ashdown Forest Transport Model (5.11)

4) “new District Wide Transport Model” (5.13)

5) “a look at the ecology of the heathland close to the roads” (5.14)

6) “we have undertaken extensive research that has shown that in the case of Ashdown Forest deposition from traffic is not restricted to within 200m of roads (5.15)

7) “we have considered alternatives and mitigation”

In order for us to understand the position you are taking and for us to form any views on the proposed policy, it is important as an adjoining authority for us to have a copy of these studies and reports and indeed any other information that you have relied upon in formulating your Policy.

I would be grateful therefore, as part of your “duty to cooperate” and in the spirit of the partnership that we have been trying to build around Ashdown Forest that you share this information without delay.

I have copied in the other LPA “partners” to Ashdown Forest in the spirit of openness and as I am sure that they too would be interested in the same material.

I am also aware that we have received an objection from Wealden DC to a planning application for a small number of dwellings (WD/2016/8011/AA comments received 05 October 2016) outside the 7km zone on

http://archivemanager.wealden.gov.uk/app.html#/message/b219a16c-6087-256d-6ab5-cac0cc07803d[17/12/2018 15:12:19]
grounds of both visitor pressure and nitrogen deposition. We are surprised by this as visitor pressure was under discussion by the "partnership" at that time and nitrogen deposition with regards to development in Royal Tunbridge Wells had not been raised and both issues had in fact already been addressed by our HRA in support of our Allocations DPD (now adopted) to which you made no objection. In order to give your objection due consideration we would be grateful if you would confirm as to what is the basis of your comments, whether it is the same studies referred to above, why Wealden have changed their position in relation to development within Tunbridge Wells Borough and whether Wealden DC intended to continue such objections over what area and what type of applications so that we may know how to respond.

I look forward to hearing from you at your earliest convenience.

Kind Regards

TWBC

[Redacted]

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

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Communities
Final note of the meeting of 24 April between TWBC and WDC

Sent: 18 May 2017 10:16
From: WDC
To: TWBC, TWBC, WDC, WDC, WDC
CC: TWBC, TWBC, WDC, WDC, WDC

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

1 Attachments
TWBC and WDC meeting notes 24 April 2017 final.docx (36 KB);

Dear All

Please find attached the final note of the meeting of 24 April.

Thank you again for all your input.

Best regards

WDC
1. **Introductions**

WDC welcomed the group and introductions were made.

2. **Update on WDC Plan and Ashdown Forest Position**

WDC updated the group with some background and explained the review of the Local Plan starting in 2015 as required by the Planning Inspector as a condition of the Core Strategy adopted by Wealden in 2013. WDC’s IO&R went out to consultation in Autumn 2015. During 2016 WDC continued to build the evidence base studies and monitor the Ashdown Forest (AF). We have now completed the third year of Nitrogen monitoring. By November 2016, issues with the AF had started to come to light and, therefore, WDC modelled alternative housing numbers continuing to focus development in the south of the District. The outcome is that WDC are proposing lower housing numbers over a plan period to 2028 in order to allow growth while protecting the AF.

WDC At this stage, introduced other items that the group discussed:

- SAMMS and SANGS
- Protecting the AF and development
- Compensatory methods and habitats and how compensatory measures need to be in place before further development can move forward
- Mitigation and alternatives

TWBC has concerns about objections from WDC regarding planning application in TWB that comply with their current Core Strategy and about the stalling of discussions on new cross border sites as part of current Local Plan work.

WDC explained that development in the District has been put on hold on previously allocated sites due to information from the AF studies until compensatory measures can be secured.

WDC explained that WDC are still completing the reports on the nitrogen studies, traffic modelling and ecology, and that they hope they would be available in July. WDC is happy to share information as soon as they are able to and welcomed TWBC’s offer of confidentiality. The aim is for representation consultation to take place in the Autumn.

3. **Update on TWBC Plan**

TWBC stated that as TWBC have no further evidence base regarding the AF, other than what was approved in their current Core Strategy, they see no reason but to approve applications that comply with their current strategy. With regard to their own IO&R, this is going out to consultation next Tuesday, the 2nd of May 2017, for six weeks on the basis of currently available evidence.
TWBC appreciates the position that WDC are taking, but stressed that their Members have an ambitious growth agenda aimed at meeting the OAHN and that TWBC were in a difficult position in determining current planning applications without the detailed evidence available to them to consider.

WDC suggested that there may be a need for TWBC to remodel their transport evidence based on development on the border of WDC and how it relates to the AF based on emerging evidence.

TWBC stated that it would need some evidence from WDC to justify this as applications are within the targets set out in the adopted Core Strategy. TWBC have no evidence to refuse applications at this stage. Their HRA has been supported by Natural England and was approved by the inspector as part of the Core Strategy examination.

TWBC stated that TWBC do not currently have a traffic model for the emerging Local Plan but they were discussing how to develop one with Kent CC. agreed to progress sharing the approach WDC were taking so that there could be consistency between models used.

At this stage, the group discussed applications and objections.

WDC mentioned that there was a meeting with Natural England in March and that NE were happy in principle for WDC to progress. was updated with a briefing note following a meeting with him and a further meeting with DCLG has been requested to discuss how to take things forward. believes that this is not just an issue for Wealden, but a national issue.

TWBC stated that land on the edge of Tunbridge Wells needed to progress through discussions as part of Plan making under a Duty to Cooperate regardless of current issues. agreed to progress this within WDC and refer back to TWBC on this issue.

TWBC outlined the contents of the IQ&R that is going to consultation. They include 5 options for growth and is not site specific. There is a new SHELAA that will publish all sites that have been submitted and there will also be a further call for sites. There is currently no 5 year land supply, and it is more like a 2.5 year supply against the most up to date OAN. There is a potential new garden village option, but this is not site specific. TWBC is 22% greenbelt. It is planned that TWBC will consult on its Draft Local Plan in Spring 2018 and Submit in Summer 2018.

4. Discussion on issues

TWBC explained that some sites on the edge of Tunbridge Wells are in Wealden. Some sites have been submitted to both TWBC and WDC through their Call for Sites for consideration through the New Local Plan. asked how these sites are being assessed by Wealden and how they relate to the AF and would like a meeting with WDC to progress with the TW sites. TWBC have had meetings with some of the promoters of these sites already to discuss the TW element of the site submissions. agreed to progress this within WDC and refer back to TWBC on this issue.

TWBC, WDC explained that things have stalled with regard to agreeing the protection zone. No date has been suggested for discussing the decision. There is currently no SAMMS agreement with TWBC although a draft has been provided. TWBC is waiting for the narrative to support the decision on the zone. NH to progress.

WDC stated that one of their Cabinet members would value meeting the WDC portfolio holder at an appropriate point.

WDC asked about the 3SC devolution deal. Has this stalled?
WDC stated that this has been put on pause until after the county elections and questioned whether it would be a priority with Brexit and other issues. There was still value in progressing infrastructure issues across 3SC, including potential upgrades to the A27 and monitoring what impact on nitrogen deposition this might have.

TWBC wanted to know if there will be an objection from WDC regarding their IO&R.

WDC stated that he would need to discuss with colleagues and committed to speak with TWBC beforehand, but given the outcome of the Lewes challenge it is highly likely that WDC will need to object to TWBC IO&R insofar as it may affect AF to safeguard the WDC position.

5. **Next Steps**

WDC will progress sharing the WDC traffic modelling approach. WDC will share the air quality traffic modelling and ecology evidence as soon as possible recognising confidentiality issues. to confirm timescales.

WDC to progress DTC meetings for the TWBC border sites.

WDC to progress the AF Visitor Survey outcome discussions.

TWBC stated that objections have been discussed and would like to have further discussions with WDC. Can WDC send a general letter stating why applications will be objected to?

WDC stated that he felt WDC could not send a general response as each application had to be considered individually.

With regard to the TWBC IO&R, will let TWBC know if there are any issues.

WDC will raise the possibility of a member meeting with the WDC portfolio holder.

WDC will keep TWBC informed of any meetings with DCLG officials and Natural England.
Hi TWBC

Thank you, it was a draft for your information. I will send through a headed and signed copy to your consultation email address so that you have all the necessary paperwork.

Kind regards

WDC

---

From: TWBC
Sent: 06 June 2017 08:52
To: WDC
Cc: TWBC
Subject: RE: Tunbridge Wells Borough Issues and Options Consultation

Thank you WDC
I will ensure that this is included in the responses. Our consultation ends on June 12 and then we will start assessing all the comments received. I am sure that we will be in contact again in the near future. Thank you once again

TWBC
From: WDC
Sent: 06 June 2017 08:43
To: TWBC
Subject: Tunbridge Wells Borough Issues and Options Consultation

Dear TWBC

Please find attached the draft officer response to the above consultation, which we are proposing to send prior to 12th June. I was anticipating sending the response on Friday. If you have any questions or wish to discuss the response prior to our submission then please let me know.

Kind regards

WDC

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Web. www.wealden.gov.uk

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http://archivemanager.wealden.gov.uk/app.html#/message/e49a84ce-a60d-9898-dfa5-fece9fe313ac[17/12/2018 14:26:47]

TWBC 86
RE: Outstanding Information

Sent: 8 June 2017 16:37
From: TWBC
To: WDC
CC: TWBC, WDC

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

Hi WDC

Thanks for all the data and information it is most appreciated. We are working on how to approach this at the moment internally and with KCC Highways but due to holidays and other commitments we have not been able to meet on this issue as of yet. I am now away for two separate weeks out of the next three and so I may not be able to get back to you until the end of the month. If any questions arise in the meantime I or colleagues will get back to you but of course it goes without saying that we are treating all of the matters in confidence as requested.

Thanks again for your cooperation and I hope to be in touch soon.

Regards
TWBC

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

Help shape the future of the borough. Local Plan Issues and Options Consultation.
http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/new-local-plan
www.tunbridgewells.gov.uk
CC: [Redacted] TWBC, WDC

Subject: Outstanding Information

Dear [Redacted] TWBC

Now I have sent the transport model technical note, I hope that this helps in your request for information concerning this aspect. You will see from the note that there are a number of links across the Forest and beyond that are part of the transport model. However not all links will be relevant to the air quality model.

Lewes District Council have requested information on specific links in terms of base case AADT, % OGV and average speed. Instead of providing all the base case link information, can you let me know if you have any specific link requirements. We are happy to provide such information on a confidential basis, although with regards to average speeds there have been some technical issues we are trying to overcome.

In terms of information request for each modelled road I would like to draw your attention to the year 1 interim figures for nitrogen deposition. This can be found on the Council's website http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrat. This shows that we are looking across the SAC, however our final report will provide an update to this data (albeit this should not be significant in terms of difference owing to the timescales involved). The final report will also provide some detailed transect information, but this needs to read together with the supporting report. This report is not yet ready to be provided.

In terms of future scenarios Wealden is currently testing an additional 4 scenarios on Ashdown Forest as well as a scenario with regards to the Lewes Downs SAC. I do not have the results of these scenarios and they have not been incorporated into the draft report.

Kind regards

[Redacted] WDC
Re: Ashdown

Sent: 21 July 2017 14:45

From: WDC

To: TWBC

CC: WDC

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

1 Attachments

image002.jpg (2 KB);

TWBC

I'm good thanks - hope you are too.

Thanks for this. We would be interested in any feedback from [redacted] meeting. I am away for the next 3 weeks so if you could update [redacted] as well that would be great.

Thanks

WDC

Wealden District Council

TWBC

On 21 Jul 2017, at 13:15, [redacted] wrote:

Dear WDC

Hope all is well with you and Wealden. Just to let you know that [redacted] is due here for a 1:1 with [redacted] this afternoon and I have managed to get an item on the agenda about the need to address Ashdown Forest issues. When we met earlier this year, you also mentioned that you wanted to have a meeting with [redacted] so I have put your request on the agenda. Whether it will get anywhere, I don't know, but I hope that [redacted] can ask [redacted] for you. I am sure that you will hear soon.

Best regards,

TWBC
RE: Wealden Local Plan Update

Sent: 7 September 2017 12:04

From: TWBC

To: WDC

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

4 Attachments

Thanks WDC

Regards

TWBC

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

From: WDC

Sent: 07 September 2017 11:42

To: TWBC

Subject: RE: Wealden Local Plan Update

Morning TWBC

It is public however it has had limited circulation. We are currently putting it on the website.

http://archivemanager.wealden.gov.uk/app.html#/message/9f3c09a4-847f-789d-9f3a-d05eb59ac77d[17/12/2018 12:13:21]

TWBC 90
Kind regards

[Redacted]  WDC

From: [Redacted]  TWBC
Sent: 07 September 2017 09:27
To: [Redacted]  WDC
Subject: RE: Wealden Local Plan Update

Hi [Redacted]  WDC

Thank you for this. Can you confirm if this is public yet or not?

Regards

[Redacted]  TWBC

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

cld:image001.jpg@01D2E502.57050DD0

From: [Redacted]  WDC
Sent: 07 September 2017 08:36

Subject: Wealden Local Plan Update  TWBC, LDC, NE, TDC, SDC, MSDC, ESCC, TDC, TMBC, WDC

Dear All,

Please find attach a briefing note released yesterday regarding the Wealden Local Plan. Particular emphasis is given to the work being undertaken on Air Quality. Please call or email if any matters arise from the note.


TWBC 91
Kind regards

[Redacted]

WDC

Communities

Environment

Economy

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@wealdenDC

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RE: Ashdown Forest Traffic Modelling

Sent: 18 September 2017 12:41
From: TWBC
To: WDC

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

5 Attachments

image001.jpg (66 KB); image003.jpg (67 KB); image004.jpg (2 KB); image006.jpg (2 KB);
image008.jpg (2 KB);

Thanks [redacted] WDC

Regards

TWBC

[redacted]

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

_____________________________________________________________________

From: [redacted] WDC
Sent: 18 September 2017 11:47
To: TWBC
Subject: RE: Ashdown Forest Traffic Modelling

Hi [redacted] TWBC

To confirm we have used TEMPO 2014. As your Core Strategy was adopted prior to 2014, and on the
understanding that TEMPRO is based upon adopted Local Plans, then we have considered your Core Strategy. When we agree figures then we can use this for any new model.

Kind regards

[Redacted]

From: [Redacted]  
Sent: 15 September 2017 08:51  
To: [Redacted]  
Cc: [Redacted]  
Subject: RE: Ashdown Forest Traffic Modelling

Hi [Redacted]

Thank you – and sorry if I am being a bit slow on the uptake with traffic stuff but its all new to me – just to confirm then, your have used our Core Strategy figure and not the OAN figure which as you say we can hopefully all agree what that is between us and use for any new model.

Regards

[Redacted]

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

cid:image001.jpg@01D2E502.57050DD0

From: [Redacted]  
Sent: 14 September 2017 10:35  
To: [Redacted]  
Cc: [Redacted]  
Subject: RE: Ashdown Forest Traffic Modelling

Morning [Redacted]  

I do not yet have this model so at the moment we are using TEMPRO data. Once we have the model and we have the agreed numbers, as discussed at the recent officer meeting concerning Ashdown

http://archivemanager.wealden.gov.uk/app.html!/message/7c2b0533-dde5-40ea-33cc-b953fcf6341/17/12/2018 12:07:36
Forest Air Quality group, we can use them to generate new data. With the new model, we shall have an updated technical note which will explain how the other authorities have been taken into account in this regard. However, we can only use TEMPRO at the moment.

Kind regards

WDC

From: TWBC
Sent: 14 September 2017 10:29
To: WDC, WDC, WDC
Cc: 
Subject: Ashdown Forest Traffic Modelling
Importance: High

WDC

As you know we are trying to undertake traffic modelling for Tunbridge Wells District in relation to Ashdown Forest and would like to know in your own traffic model how you have taken into account growth from adjoin areas. At the moment we are relying on the Ashdown Forest Traffic Model Technical Note on Use of Model (Model version: AFTM REVISION 4 v1 10022017) dated June 2017 states in paragraph 1.4 that ‘Work in progress is intended to enable account to be taken of the impacts of new residential development in other local authority areas adjoining Wealden (Lewes District, Mid Sussex District, Tunbridge Wells Borough, Rother District, Eastbourne Borough, and Brighton & Hove City). We are interested to know whether there is a further update yet that sets out exactly how you have taken account those other authorities and in particular Tunbridge Wells?

Regards

TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
RE: Ashdown Forest

Sent: 18 September 2017 12:38

From: TWBC

To: WDC

CC: WDC, TWBC, TWBC, WDC

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

4 Attachments

image001.jpg (66 KB); image006.jpg (67 KB); image002.jpg (2 KB); image003.jpg (2 KB);

Dear WDC

Thank you. I shall look forward to hearing from you next week.

Kind regards TWBC

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

As you say things are particularly busy at the moment but I hope to be able to reply to you by early next week.

Best regards

WDC

---

From: TWBC
Sent: 14 September 2017 12:09
To: WDC
Cc: WDC, TWBC, TWBC
Subject: RE: Ashdown Forest
Importance: High

Dear WDC

We sent the email below and the accompanying Draft Statement of Common Ground on 25 August 2017 and had hoped for at least an initial response by now. I appreciate that it is a very busy time for you but wondered if you could respond or provide a date by which you hope to respond.

Regards

TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
From: [Redacted]  
Sent: 25 August 2017 12:23  
To: [Redacted]  
Cc: [Redacted]  
Subject: Ashdown Forest

On behalf of [Redacted]  

Dear [Redacted]

Thank you for your telephone call yesterday in respect of a recent exchange of emails between us regarding Wealden District Council’s objections to planning applications within Tunbridge Wells Borough on the basis of possible impacts on Ashdown Forest SPA/SAC.

From our conversation we understand Wealden DC has new evidence resulting from their own studies (air quality and habitats on Ashdown Forest) that confirms Wealden’s DCs view that traffic generation from new development is having a significant adverse on Ashdown Forest so that new development that is likely to result in an increase in traffic movements across the Ashdown Forest should be screened under the habitat regulations. We further understand that you are unable to share the new evidence at present but hope to do so shortly.

In responding to planning applications within TW Borough it is our understanding that Wealden DC have then moved from a position of no objection in principle to strongly objecting to applications. The objection in principle was on the basis that TWBC would undertake an Appropriate Assessment (AA) as suggested by Wealden. As TWBC are not undertaking AAs Wealden DC feel obliged, on the basis of the evidence they have and the High Court judgement, to now strongly object unless an AA is carried out.

This difference of approach can be explained by the practice note employed by TWBC which this Council relies upon but which Wealden consider should not be relied upon.

To assist the joint working of the two authorities and to clarify the position of each we have suggested a Statement of Common Ground on Ashdown Forest. A draft for this is attached and we would be grateful to receive your comments. In the meantime it is agreed that we will continue to cooperate on all planning related work concerning Ashdown Forest. You have offered to discuss further any objections that you have to planning applications within Tunbridge Wells Borough prior to making a formal submission. We welcome this offer and are keen to keep discussions open and work with you on improving outcomes for Ashdown Forest as an important part of our duty to cooperate responsibilities. In the same way I hope you can see the value of the Statement of Common Ground and will agree to collaborate on it.

Kind regards

[Redacted]  

Regards

[Redacted]
RE: Ashdown Forest

Sent: 12 October 2017 08:43
From: TWBC
To: WDC
CC: WDC, TWBC, TWBC, WDC

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

7 Attachments
- image001.jpg (66 KB);
- image003.jpg (2 KB);
- image004.jpg (2 KB);
- image005.jpg (67 KB);
- image006.jpg (575 B);
- image007.jpg (1 KB);
- WRD000.jpg (823 B);

Dear WDC,

Thank you for that. We will read it through and get back to you if we have any further thoughts. Thank you for your ongoing commitment to open discussions and constructive working.

Best regards.

TWBC

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

From: WDC
Sent: 11 October 2017 21:08
To: TWBC
CC: WDC, TWBC, WDC, TWBC
Subject: RE: Ashdown Forest

Dear TWBC

Thank you for your email below sent on your behalf by [redacted] and for the draft statement of

http://archivemanager.wealden.gov.uk/app.html#message/bb936e4d-42d6-0342-4e41-17264fd146a07f[17/12/2018 10:49:36]
common ground you proposed.

Apologies for the delay in providing a substantive response – we drafted some initial amendments to the document you proposed but on further consideration felt that the revised version which I have attached would help by providing greater clarity.

The attached document accurately sets out the Wealden position - let me know if you feel this version works for you.

I hope this is helpful and I reiterate that we too are keen to keep discussions open and to work with you on improving outcomes for Ashdown Forest.

Best regards

[Redacted]

From: [Redacted] TWBC
Sent: 25 August 2017 12:23
To: [Redacted] WDC
Cc: [Redacted] WDC, TWBC, TWBC
Subject: Ashdown Forest

On behalf of [Redacted] TWBC

Dear [Redacted] WDC

Thank you for your telephone call yesterday in respect of a recent exchange of emails between us regarding Wealden District Councils objections to planning applications within Tunbridge Wells Borough on the basis of possible impacts on Ashdown Forest SPA/GAC.

From our conversation we understand Wealden DC has new evidence resulting from their own studies (air quality and habitats on Ashdown Forest) that confirms Wealden’s DCs view that traffic generation from new development is having a significant adverse on Ashdown Forest so that new development that is likely to result in an increase in traffic movements across the Ashdown Forest should be screened under the habitat regulations. We further understand that you are unable to share the new evidence at present but hope to do so shortly.

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TWBC 100
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Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

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Statement of Common Ground on Ashdown Forest SPA and SAC matters between Tunbridge Wells Borough Council and Wealden District Council

As of 11 October 2017.
Version 03

Introduction

This statement has been agreed between Wealden District Council and Tunbridge Wells Borough Council in line with Duty to Co-operate principles and accepted practice in relation to statements of common ground.

Background

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 2010 (Habitat Regulations) are relevant.

The competent authority, for the purposes of the Habitat Regulations, in relation to determining planning applications is the Local Planning Authority in which the site is located. The competent authority for the purposes of the Habitat Regulations in relation to adoption of a Local Plan is the relevant Local Authority for the geographical area of the Plan.

The competent authority must consider whether a plan or project has a likely significant effect (either alone or in combination with other plans or projects) under Regulation 61 or Regulation 102 of the Conservation of Habitats and Species Regulations 2010 as appropriate.

If a plan or project is likely to have a significant effect on a European site and is not directly connected with or necessary to the management of that site the competent authority must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives before deciding to give permission to development subject to a planning application or adopting a Local Plan.

The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site (subject to regulation 62 and 103).

Matters agreed between the parties

Wealden District Council and Tunbridge Wells Borough Council will continue to work on the formation of a legal partnership for Strategic Access Management and Monitoring regarding Ashdown Forest SPA with other affected authorities and the Conservators of Ashdown Forest.

Wealden District Council and Tunbridge Wells Borough Council will continue to work with other affected authorities on the review of the Visitor Survey (2016) to agree possible zone(s) where possible mitigation measures are required in terms of visitor impact upon the Ashdown Forest Special Protection Area.

In the light of the recent High Court Judgement, Wealden District Council and Tunbridge Wells Borough Council will continue to work together in conjunction with
other affected authorities and Natural England to identify air quality impacts resulting from traffic on Ashdown Forest SAC resulting from existing and proposed plans and projects alone and in combination and to consider where appropriate suitable mitigation/compensation. This will take account of all the evidence as and when it becomes available.

Tunbridge Wells Borough Council is the competent authority for any planning application wholly located within the Borough.

The Wealden District Core Strategy was adopted in February 2013. At the time of the Core Strategy examination it was considered that the Plan did not have a likely significant effect with regards to the Ashdown Forest SAC and SPA.

The Tunbridge Wells Borough Council adopted its Core Strategy on xxxxxxxx and the Site Allocations Development Plan Document (DPD) on xxxxxxxx.


Matters in dispute by Wealden District Council

Wealden District Council considers that Tunbridge Wells Borough Council cannot solely rely upon the Habitat Regulation Assessment (HRA) of the Tunbridge Wells Borough Council Core Strategy and the Allocations DPD in relation to considering the likely significant effect of development. Relevant published material and case law, not considered in the original HRA, should be taken into account in the HRA of planning applications.

That development contained within the adopted Local Plan of Wealden District Council, other relevant adopted Local Plans, and other additional commitments are not trivial in terms of the in combination assessment.

Owing to adoption of Local Plans and granting of planning consents, the in combination assessment will have changed since the adoption of the Wealden District Core Strategy and the Tunbridge Wells Borough Core Strategy and the Tunbridge Wells Borough Site Allocations DPD.

Wealden District Council believe that the Practice Note being relied upon by Tunbridge Wells Borough Council is flawed as it does not take account of the latest position including the recent High Court judgement regarding the in combination effect, after the adoption of the Tunbridge Wells Borough Council Core Strategy and the Allocations DPD, and the Ashdown Forest nitrogen deposition information which is already in the public domain. Therefore Tunbridge Wells Borough Council cannot rely upon the Practice Note produced by Tunbridge Wells Borough Council in relation to considering the likely significant effect of development.

Wealden District Council will object to proposed development within Tunbridge Wells Borough that is considered by Wealden District Council to have a likely significant effect on Ashdown Forest, either alone or in combination. Wealden District Council will also continue to object if Wealden District Council conclude that there is a likely significant effect and Tunbridge Wells Borough Council do not undertake an appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2010.
Matters in dispute by Tunbridge Wells Borough Council

Wealden District Council did not object to the Tunbridge Wells Borough Council Core Strategy HRA and Site Allocations DPD and therefore should not object to developments identified within these Plans.

Tunbridge Wells Borough consider that its approach have been assessed through the HRA of the Core Strategy and the Allocations DPD and so long as delivery envisaged by those plans is not exceeded then there is no requirements to undertake a fresh HRA.

Tunbridge Wells Borough Council view is that the Practice Note is not policy document but merely a guidance note to officers on how to implement the measures set out in the HRA for the Allocations DPD. The HRA and the Allocations DPD were fully consulted on, approved by members, found sound by an inspector and no objections were received from Wealden District Council and so there should be no objection to that position now.
RE: Air Quality for Ashdown Forest

Sent: 26 October 2017 16:55

From: WDC

To: TWBC, LDC, SDNP, MSDC

CC: [redacted]

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);

Less

Dear [redacted] and all

As promised we have shared with the AF Officers group the AQ report prior to us publishing on our website. You have received the report exactly how it is to be published. You will note that previous reports that we have published have been redacted for exactly the same reasons that you understand i.e. to protect the ongoing study, vandalism, theft etc..

We have spoken to our consultants to enquire whether any additional conclusions from those presented in the redacted version of the report could be gained from sharing the information regarding monitoring locations. We consider that all conclusions are clearly presented within the redacted version of the report. If you have any particular queries with regards to monitoring locations then please let me know, however, we will not be releasing the redacted information for the reasons that we have already explained.

I can confirm that the Air Quality reports will be published on our website on 3rd November 2017.

Kind regards

WDC

Environment and Community Services
Wealden District Council Council Offices Vicarage Lane Hailsham East Sussex BN27 2AX
Web, www.wealden.gov.uk/planningpolicy

http://archivemanager.wealden.gov.uk/app.html#message/a9d9afe-88aa-cb07-351b-a4bd9e582a57[17/12/2018 10:24:18]
From: TWBC
Sent: 25 October 2017 10:57
To: WDC  LDC and EBC, SDNP, MSDC, MSDC

Subject: Air Quality for Ashdown Forest

Hi WDC

I have looked at the report in detail but as suspected it is difficult to draw conclusions unless we have a non redacted version. I understand the reasons for a non redacted version, to protect the installations, but surely this cannot be a concern when sharing the report with the members of the Ashdown Forest Air Quality Group. Consequently I must ask for the non redacted version as a matter of urgency and request that you adhere to your promise to only make the report publicly available once the group have been in possession of the report for one week.

I look forward to hearing from you.

Kind regards
Dear [Name]

Thank you for your response.

My enquiry related to the SoCG between our two authorities which you initiated and we responded to with comments in the middle of October, resulting in a reply below saying that you needed to review our comments.

In relation to the points in your email we have published an un-redacted version of the Air Quality elements which do not prejudice the ecological transects and we are finalising the ecology elements with our consultants. The Air Quality report that we have published identifies that future growth will result in further exceedance of the critical load and levels in combination with other projects and plans.

Whilst the evidence supports a 7km zone for SANGS and SAMMS, discussions are ongoing with regards to an outer zone for SAMMS. Following the last meeting on 3rd November local authorities are looking at his alongside their plan making. Once this is complete we will share the work on the zone of influence with all the local authorities and look to seek agreement on a strategic approach through a further meeting at that time.

I hope this helps clarify things.

Best regards

[Name]
From: TWBC
Sent: 06 December 2017 14:58
To: WDC
Cc: TWBC, TWBC
Subject: RE: SoCG and applications

Dear WDC

Thank you for your email. We are trying to respond to the latest information and stated position of the affected authorities and Natural England particularly with regards the Air Quality issue. As you are aware, we are with yourselves, attending the air quality partnership meetings with other Local Authorities and through this we have advised you that we are carrying out traffic and air quality modelling based on the SDNP and Lewes DC model. We have sought to ensure that it is as up to date as possible and takes account of any new information including the Air Quality and ecological monitoring that you have undertaken. However despite repeated requests you have only issued to date redacted information on Air Quality and nothing on ecological monitoring both of which you appear to rely upon in making your objection. Consequently we are not able to fully assess or take account of the information that you have so far released and cannot respond fully to your argument as you have not supplied all the information, draft or otherwise that you hold.

The approach that you are taking is potentially frustrating our ability to proceed with our plan making and planning decisions and so I must ask that if you wish for us to consider your objection fully that you share all and any information upon which you are currently relying and/or state specifically what information and conclusions you are relying upon.

With regards the visitor pressure my understanding is that you are content with the application of the 7km zone until such time as the SAMMs group meet again to discuss and agree a new approach. We are pressing for this meeting and had hoped that it would be this year and are anxious to put any new agreement in place. If you can confirm that you are content with that approach we will add it to the SoCG. Again I would be grateful if you could agree a date for the meeting so that the matter can be advanced.

Regard;

TWBC

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

From: WDC
Sent: 06 December 2017 10:09
To: TWBC, TWBC
Cc: TWBC, WDC, WDC
Subject: RE: SoCG and applications

Dear TWBC

Hi - hope you are both well and thanks again for this.

Are you in a position to respond yet?

Best regards

WDC

From: TWBC
Sent: 20 October 2017 10:33
To: WDC
Cc: TWBC, TWBC
Subject: SoCG and applications

Dear WDC

We are seeking some further advice on AF issues which may result in some changes to the SoCG so please bear with us whilst we review this. With regards pending applications and any objections/representations from Wealden DC we will discuss these again with you, hopefully soon, before any formal recommendation is made on these applications.

Regards

TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
Apologies for the limited response whilst I have been away on annual leave over the last couple of days. Just to summarise your request and to reiterate our response which I think we finally got to the bottom of in our exchange of emails on the 29/30 January 2018.

- You have requested the input data we used for our recent traffic modelling with regards to MSOAs.
- This is not what we were expecting in terms of a request for information, and this level of detail was not covered in the SoCG and is not normally data provided to third parties as part of traffic modelling exercises.
- However, we have agreed to supply this information as soon as practical but to ensure accuracy we have sought the information direct from the traffic modeller.
- Owing to key staff being away on holiday we were only able to offer to provide this information by Friday 16 February.
- We have in the meantime (13 February) given you the overview in terms of total figures for the whole model that we used.
- You mentioned a lower figure of 327 which we did not recognise and are unsure as to how you would use such a figure.
- We have advised again, in accordance with the SoCG what figure it would be most appropriate, taking a precautionary approach, to use.
- We shall continue to work towards providing the figure you have requested, hopefully by Friday 16 February.
We feel that we have, under the circumstances, responded in a timely manner and done all that we can to satisfy your request. If you require any further information on our traffic modelling then please do contact me otherwise I hope to be in touch on the 16 February with the information so far requested.

Regards

TWBC

From: [Redacted]  
Sent: 14 February 2018 08:15  
To: TWBC, TWBC
Cc: [Redacted]  
Subject: RE: Ashdown Forest Transport Model

Dear TWBC

Thank you very much for your confirmation.

Kind regards

WDC

From: [Redacted]  
Sent: 13 February 2018 17:46  
To: TWBC, WDC
Cc: [Redacted]  
Subject: RE: Ashdown Forest Transport Model

Dear WDC

If you are unable to wait until Friday I would like to endorse [Redacted] comments re the suitability of including 790 dpa in your modelling.

Many thanks

TWBC

TWBC 111
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

From: TWBC
Sent: 13 February 2018 17:16
To: [Redacted]
Cc: [Redacted]
Subject: Re: Ashdown Forest Transport Model

Hi [Redacted] WDC

I understand the different end date but don’t understand the lower figure you propose to use. The 790 per annum can be used regardless of end date. Again I apologise as I am not in the office today but on leave - so I cannot check the SoCG but thought applying that would result in an OAN figure or as otherwise advised by the LPA. In our case we will be publishing a reg 18 within a few months that is likely to be at or close to the OAN. If you need to discuss this in more detail the please ring [Redacted] or [Redacted] otherwise I can speak to you on Thursday.

Regards

[Redacted] TWBC

Sent from my iPhone

WDC

On 13 Feb 2018, at 15:39, [Redacted] wrote:

Thank you [Redacted] TWBC

TWBC 112
I am happy to keep this information confidential and understand deliverability issues regarding new settlements. I also understand the impact of leave and other commitments, but as you will no doubt appreciate there are significant lead in times for modelling etc.

As we are modelling up to 2028 (from 2014) I do not think it would be appropriate to use your figures up until 2033 particularly where a new settlement is involved. In the interim we can use Tempro which is 327 dpa (and therefore significantly below the white paper OAN) with some sensitivity testing with regards to higher figures.

Kind regards

WDC

From: [Redacted] TWBC
Sent: 13 February 2018 14:25
To: [Redacted] WDC
Cc: [Redacted];
Subject: Re: Ashdown Forest Transport Model

Dear [Redacted] WDC
Firstly I must ask that you treat this information in confidence.

Unfortunately due to a combination of different people being out of the office/on leave the earliest I can confirm the exact figures in our model is Friday.

What I can tell you in headline terms is that we modelled 790 dwellings per annum (13,430 dwellings total) between 2017 and 2033 in Tunbridge Wells borough. This includes delivery of existing uncompleted planning permissions, windfall and new applications/allocations. It takes account of the Government’s recently published standardised method for calculating Objectively Assessed Need and includes a possible 5,500 dwelling new settlement along the A21 between Pembury and Kippings Cross. As you can see this is likely to be an overestimate and the new settlement is very unlikely to be in that location - preferred options are likely to be much further away from AF.

I am sorry that we cannot meet your deadline but it was very short notice and as I say coincided with leave/absences of key personnel. Hopefully you will be able to hold off until Friday.

Regards

TWBC

Sent from my iPhone

On 13 Feb 2018, at 09:52, [Redacted] WDC [Redacted] wrote:
Dear TWBC

I have been away over the weekend and note that we have not received the information as requested. We are unable to hold up our modelling much longer and I will be looking to run the model tomorrow. In the absence of any information we will consider the impact of using Tempro versus using a Tempro distribution to your OAHN figures.

Kind regards

WDC

From: TWBC
Sent: 31 January 2018 13:55
To: WDC
Cc: TWBC, TWBC, TWBC, TWBC, WDC, WDC, SDNP, WDC
Subject: RE: Ashdown Forest Transport Model

WDC

I have requested the information and would hope that it would only be a matter of days. Please chase me again if you have not heard by 7th February.

Regards

TWBC

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

From: WDC
Sent: 31 January 2018 13:50
To: TWBC
Cc: TWBC, TWBC, TWBC, TWBC, WDC, WDC, SDNP, WDC
Subject: RE: Ashdown Forest Transport Model

TWBC

Thank you for your email. Would it be possible to get your information to me by 5th February?

Kind regards

WDC

TWBC 114
Hi WDC

As you say its getting rather technical and some of these matters are best left to the specialist so I will try and keep this simple:

? It is of course up to each authority what model they use and how they compile it hopefully within the scope of the SoCG.

? Sharing/converging of models and agreements on more detailed methodology will, as you say, be a suitable subject for future meetings of the AF Air Quality group.

? Our model, being run now for the third time to take account of comments and information releases over the preceding three months is almost complete and so we will not be running it again any time soon and cannot put in any new information at this point. As agreed in the SoCG we can only use the information available to us at the time of running the model.

? For our authority you should use the number we are using which is the higher OAHN of 692 per year 2013 to 2033 with an adjustment for completions to 2017. I will confirm the exact figures that we have used broken down into the MSOAs that we have used. This is as I have indicated likely to an overestimate of actual delivery and numbers that go forward into the proposed plan and so it is a precautionary approach.

? I see no problem with the different time frames of the various plans/models – this will always be the case and in any event it is likely that both will be updated before they reach their end date.

I will be in touch as soon as I have the figures for you.

Regards

TWBC
Thank you for the response. We have recently received our new model so we can update Tempro figures for other Local Authorities. We did not raise the use of bespoke figures in the SoCG as a difference in the main body of the text because we had identified that we were going to receive a new model that allowed us to modify Tempro. This model has been validated and has undertaken changes in relation to some assumptions. This update takes into account some issues that were raised at previous appeals and EIP (which raised issues but parties agreed at the time could not be addressed) and indeed West Sussex in relation to their appraisal of model differences. In terms of detailed modelling, we are looking to replace Tempro for those Local Authorities who are within the Local Authority Ashdown Forest Group but it has the ability to do more. We have written to each party to ask them to verify which numbers to use. Owing to the fact that our model: relates to our 2028 end date; covers our MSOAs and in some cases splits MSOAs to give a fine level of detail within our area; earlier iterations have been tested at appeal and any matters raised have been dealt with; covers more than four LAs areas; and allows to rebalance employment (similar to that identified by West Sussex in their model) we would wish to retain and use our own model at present. Our model is also owned by WDC so that it can run as many scenarios as we wish, and I am not sure if this is the case for your model.

This is not to say that in the future we may all wish to invest in an agreed model. I agree that this should be what we are all seeking to achieve and it may be that our model may be more appropriate as a starting point based on the work that has been undertaken to develop it. Maybe again this is something for the group to discuss and add a sentence or two to the SoCG – sorry to add to your workload – with an agreed start date.

However, I believe that this would take some time in discussion/ negotiation to resolve technical issues in order
for all parties to be comfortable and confident at any examination. As you can appreciate Wealden is seeking to publish its Plan in April. This means we need to run our model ASAP to give our air quality consultants 3 weeks to run the air quality model and then further time to report back so this can be included in the HRA. Our Local Plan has been significantly delayed and are therefore not in a position to use your transport model with any updates we consider it necessary (based on any advice from my transport expert). However I am happy to start the negotiation process on a future model with all interested parties whilst working on the Local Plan.

In terms of your distribution I appreciate that it is interim and even the use of OAHN relates to an emerging situation not your Regulation 19/ adopted Plan. Therefore regardless of the model used the dwelling numbers will be somewhat uncertain. I am more than happy to be guided by you as to what you wish for us to do. I outlined to you three scenarios in such a case. If I reject point 2, (which is for WDC to impose a distribution) as I consider that not to be appropriate in this case, there are a number of other options:

1) Use Tempro which may be an underestimate – but we can say that this is the case in our HRA;
2) Use your current Plan (we may need help on the distribution of this too) – again this may be an underestimate;
3) Use your OAHN to 2028 and distribute it in the proportions used by Tempro. Again there are inherent issues in terms of estimates but as long as we stipulate these then we are being transparent in the process;
4) Use your OAHN using your interim methodology. Again it should be expressed in the HRA that this may be an overestimate.

Let me know what works best for you.

I am happy to provide our outputs in terms of AADT once we have received all the necessary information from our partners and the model is run. We would be unable to use your outputs alone due to the way in which our model works (it eliminates concerns of double counting etc that has been raised). If you are going to run your model soon do you want to receive our housing numbers up until 2028 in our MSOAs? In line with my email to you I will need to have a think about what would be appropriate beyond 2028 to the end of your plan period – at the moment I am not sure what would be appropriate but there may be something I can do...
on an MSOA level.

This is getting quite detailed, but I think we can get there in the end!

Kind regards

WDC

From: TWBC
Sent: 29 January 2018 10:03
To: WDC
Cc: TWBC, TWBC, TWBC, TWBC, WDC, WDC, SDNP, WDC

Subject: RE: Ashdown Forest Transport Model

I think I understand it now!

In terms of inputs I can get the figures if that is what you want for the MSOAs that we used but I am surprised by this approach as my understanding is that whilst you would look in great detail at your distribution for other authorities you would just use TEMPRO. The other factor is that our model is an interim one – i.e. it is not based on agreed spatial model as that has not yet even reached a draft stage in plan making and so there is likely to be an inherent over estimation at present. Can you please let me know if you are undertaking a detailed modelling of each authority and which authorities you are including? The AECOM model now covers 4 authorities with detailed spatial information and so there would be a great deal of merit in you using that model in terms of resource efficiency, duty to cooperate and minimising points of difference. We would be happy to discuss this possibility further.

In terms of outputs the model is being re run to take account of recently released information from yourselves and our intention is that we hope to have the draft (early Feb) that we would, subject to internal review, publish within a couple of weeks. So hopefully by the end of February it will be available to everybody but as you have found these processes sometimes take a little longer than expected.

Please let me know ho you wish to proceed.

Regards

TWBC

<image004.jpg>
Hi WDC,

Well now you are asking difficult questions and I honestly don't know. Again I would hope that we are all doing something similar. I will speak to my consultant this morning and see if I can get a better understanding of what information we use from other authorities and therefore what information we give out. Again something for the SoCG?

Regards,

WDC

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

Good Morning WDC,

Before I speak to my transport consultant, could you confirm what type of data you are suggesting could be provided by your consultant. Is it input data for our model i.e. dwelling/employment data or output data i.e. traffic flows (or similar). I expect my transport consultant will need this information to confirm our situation.

Kind regards,

WDC

From:
I will speak to our consultant re MSOAs on Monday to check between the two and get back to you on this matter. I am not sure whether you have used our MSOAs and I am happy to provide our commitments, allocations and completions for your modelling.

Happy to raise end dates as a matter for consideration in relation to the SoCG group. I will let you know on Monday.

Kind regards

WDC

As the model information shows in the appendix we have used Middle Layer Super Output Areas, I am not sure if your colleague is using Lower or Middle but I would have thought that it would be best to use the same and we can probably obtain the more detailed figures we used. If you can confirm this approach I will forward your request onto our consultant. But as you say this raises issues not in the SoCG that it might be useful to include. Would you like to propose an amendment that we can forward to the group?

Regards

WDC

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

From: TWBC
Sent: 26 January 2018 17:43
To: WDC
Subject: RE: Ashdown Forest Transport Model
Subject: RE: Ashdown Forest Transport Model

DearTWBC

Thank you for your email. Just to confirm that our Local Plan period is up until 2028 and therefore we are unable to model post that date for the purposes of our Local Plan HRA. No doubt all Local Plans have different end dates and that is a matter each Local Authority will have to deal with when running models, which is not a matter that has been raised at this point in the SoCG. However, we are able to take your annualised figures that you have confirmed in the email.

Our transport model does not consider Tunbridge Wells Borough as a whole and splits the area into two. This allows for a more fine grained approach for the area. Before we run the model we were seeking confirmation of how you would like us to consider the distribution across the area. I am unable to merge the two areas myself, although I can ask my consultant if this is possible and any implications in terms of overestimating or underestimating trips across relevant roads and time delays to the plan making process. I am happy to speak to your consultant in this regard if it is of help.

Kind regards

WDC

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

From:TWBC  
Sent: 26 January 2018 16:47  
To:TWBC, TWBC, TWBC, WDC, TWBC  
Subject: RE: Ashdown Forest Transport Model

DearTWBC

The use of housing numbers is a matter that is discussed within an emerging Statement of Common Ground between our two and other LPAs. In the last draft that I have it states that:
2. Key matters

Local Plan Housing Numbers

2.1 The quantum of development expected in each Local Planning Authority (LPA) area is an important matter as it is a key input into any traffic model. The AFWG has discussed this matter and the following approach is proposed as a general principle for the purpose of making forecasting assumptions relating to neighbouring planning authorities for in combination assessment of plan:

- Where a Local Plan is less than 5 years old, the adopted Local Plan figures should be used, unless the LPA advise in writing that, due to a change in circumstance, an alternative figure should be used or
- Where an emerging Local Plan is at or nearing Pre-Submission consultation and the LPA is confident of the figures proposed, then the emerging Local Plan figure should be used, or
- For Local Plans that are over 5 years old and the emerging Local Plan has not progressed, then the OAN/Government Standard Methodology (once confirmed by CLG) should be used, unless otherwise evidenced.

Agree Disagree No position

Lewes District Council Tandridge DC will apply this approach for consistency and the Duty to Cooperate.

Wealden District Council East Sussex County Council
Sevenoaks District Council
Eastbourne Borough Council

2.2 These named authorities disagree with this approach for the following reasons:

- …

2.3 Based on the above principle, Appendix 4 of the Statement sets out agreed housing numbers at the time of drafting this Statement (December 2017). It is recognised that housing numbers would change often due to the number of authorities that are signatories to this Statement, and therefore these numbers represent a snapshot in time. In light of this, a further three principles are put forward:

- It is expected that each LPA will confirm housing numbers with individual authorities before running models;
- Housing numbers would be a standing item on the agenda for the Working Group going forward to update at key stages in plan making; and
- Any agreement around housing numbers would be applicable to future modelling runs
and would not involve retrospectively re-running models for adopted local plans.

Our plan is older than 5 years and although we are getting close to a presubmission stage we are at present using an unconstrained OAN applying the new methodology of 692 per annum. This is the figure that should appear in Appendix 4 of the document rather than the pervious OAN of 648.

Appendix 5 (attached) of the document identifies the methodology for the traffic modelling and for Tunbridge Wells Borough it states;

Groupings of MSOAs ('Distribution Zones') in each Local Authority Area being assessed are used as the Origin points, to capture traffic associated with development sites and using the study links. MSOAs also used for the Destination points.

You should also note that it runs from 2014 to 2033 but I believe that all the details you require are in the attached table. If you require any further information I can put you in contact with our consultant.

Regards

TWBC

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

From: WDC
Sent: 22 January 2018 14:01
To: TWBC
Subject: Ashdown Forest Transport Model

Dear TWBC,

I have been working with TWBC on inputs into the Ashdown Forest transport model and I was hoping for your help with regards to the Tunbridge Wells inputs.

I am looking at housing allocations for each authority and separating them out into super output areas to feed into the model. For Tunbridge Wells we are looking at your 2015 SHMA and your OAHN of 648 dwellings per annum. Over the plan period 2014 to 2028 this would give a total of 9072 dwellings. The two super output areas which cover Tunbridge Wells split the district between Tunbridge Wells, Southborough and Paddock Wood (1) and Cranbrook, Goudhurst, Lamberhurst (2). We were wondering what would be a sensible percentage split of the housing

TWBC 123
allocations to each super output area.

Many thanks for your help.

WDC

Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX


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Objection letters

Sent: 15 January 2018 11:09
From: [REDACTED] TWBC
To: [REDACTED] WDC
CC: [REDACTED] WDC

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);

Dear [REDACTED] WDC

I have tried to contact you and your colleagues today as a matter of courtesy in that having received your objection letters, which are in the public domain, we intend in the spirit of cooperation and transparency to share them with our partner authorities and so will do so through the distribution list for the Ashdown Forest Air Quality Group. I hope that you can appreciate the reasons for doing so. I would have delayed until I had spoken with you but we are doing our utmost to provide the necessary response to your objections and are anxious to address all possible issues as soon as possible.

Kind Regards

TWBC

[REDACTED]

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

http://archivemanager.worthing.gov.uk/app.html#/message/654d1fbf-3fbd-046c-d70f-b5f6a97d4ed3/[14/12/2018 14:36:23]
Archive Manager

To: TWBC
Cc: WDC, WDC, TWBC, TWBC, TWBC, WDC
Subject: RE: Objection Letters

Dear TWBC

Thank you again for your email.

Wednesday 4th April would be best for us and we can make am or pm. Attendees from Wealden will be WDC and myself.

Best regards

WDC

From: TWBC
Sent: 28 February 2018 15:44
To: WDC
Cc: WDC, WDC, TWBC, TWBC, TWBC, WDC
Subject: Objection Letters

Dear WDC

RE Tunbridge Wells BC response to Wealden DC objections to planning applications likely to affect Ashdown Forest.

We have been considering the objections to planning applications in this Borough made by Wealden District Council relating to HRA matters for Ashdown Forest for a number of months and through the forums we have for Ashdown Forest on SAMMs and Air Quality, as well as the release of technical data from Wealden DC and other correspondence between us we have been able to further understand your position and points of objection. In addition we have, as you are aware, been undertaking our own studies to obtain a better understanding of the issues and have endeavoured to include within this points you have raised.

I thank you for your patience on this matter which has proved more complicated than originally anticipated but it is now anticipated that our work on Air Quality issues will finally be completed and written up to start a suitable formal decision making process by the Council on or about 28 March at which point our position should become clear. We would like to share this work with you and explain our position prior to publication. Owing to the increasingly tight time table and the need for early publication of committee agendas there is only a short window for us to be able to do this. I am therefore inviting you for a meeting on the 2nd, 3rd or 4th April 2018 here at the Town Hall to discuss our response to your objections and our response. Can you please confirm your availability for these dates and we will make the necessary arrangements.

http://archivemanager.wealden.gov.uk/app.html#message/db7de0f1-a6a1-4c10-848c-251bee863a43/14/12/2018 13:04:54

TWBC 126
The matter of visitor pressure remains as agreed under consideration and we look forward to the meeting that you are convening on this in early April so that matter too can be progressed.

Regards

TWBC

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

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Dear Colleagues

As you are aware from your involvement in the Ashdown Forest Working Group on Air Quality Tunbridge Wells Borough Council has over recent months been undertaking traffic modelling and ecological interpretation with regards the likely effects of development on Ashdown Forest SAC. That work is now complete and has been approved by Natural England.

It will now taken through the usual process with members for approval up to Full Council. The first step is a meeting of the Planning & Transportation Cabinet Advisory Board who will consider this matter at their meeting on 10 April 2018. Papers for this meeting are available at http://democracy.tunbridgewells.gov.uk/meetings/elListDocuments.aspx?MId=4265&x=1

Please contact me if you have any queries on this work or wish to discuss any aspects of it further.

Kind Regards

TWBC

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

Tunbridge Wells Air Quality report for Ashdown Forest 2018

Sent: 19 April 2018 11:57
From: TWBC
To: WDC, WDC, TWBC
CC:

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); image002.jpg (2 KB);

We formally consulted you on the above publication and associated documents on the 4th April 2018. Whilst it was agreed at that meeting that without chance to read and consult with your advisors you would not be able to say when a response might be provided you did undertake to provide us, once you had read the document and consulted with your advisors, with an indication of when a response might be expected. Are you now in a position to say if you are going to respond and if so when is that likely to be?

Regards
TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cld:image001.jpg@01D2E502.57050DDD0
RE: Tunbridge Wells Air Quality report for Ashdown Forest 2018

Sent: 24 April 2018 08:36
From: TWBC
To: WDC
CC: WDC, TWBC

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); image002.jpg (2 KB);

WDC

Of course — who took the notes has been tied up with other matters but I hope that we will have them shortly. We did advise members of your statement that there would be no more letters of objection and that if we proceeded to grant consents where you had objected that legal recourse by Wealden was “unlikely”. We were of course able to follow this up by circulating the formal statement issued by Wealden on the 12 April 2018.

Regards
TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@01D2E502.57050DD0
Sent: 22 April 2018 17:03
To: WDC, TWBC, TWBC
Cc: WDC, TWBC, TWBC
Subject: Re: Tunbridge Wells Air Quality report for Ashdown Forest 2018

is back on Tuesday so I will check with her then.

In the meantime I think you said you would share a draft note of our 4th April discussion with us?

Best regards

Wealden District Council

On 19 Apr 2018, at 11:57, wrote:

We formally consulted you on the above publication and associated documents on the 4th April 2018. Whilst it was agreed at that meeting that without chance to read and consult with your advisors you would not be able to say when a response might be provided you did undertake to provide us, once you had read the document and consulted with your advisors, with an indication of when a response might be expected. Are you now in a position to say if you are going to respond and if so when is that likely to be?

Regards

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

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If you have received this e-mail in error please notify Tunbridge Wells Borough Council on telephone +44 (0)1892 526121 or e-mail to info@tunbridgewells.gov.uk.
RE: Tunbridge Wells Air Quality report for Ashdown Forest 2018

Sent: 4 May 2018 15:51
From: TWBC
To: WDC
CC: TWBC, TWBC, WDC, WDC

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4 Attachments
- image001.jpg (66 KB); image003.jpg (67 KB); image004.jpg (2 KB); image006.jpg (2 KB);

Whilst I appreciate that you are indeed busy this is disappointing. This work was in direct response to your letters of objection which have not been withdrawn. Whilst we are able to note that the attitude of Wealden DC to planning applications in planning authorities adjacent to Wealden District has changed it remains unclear what the current view of Wealden District is on the matters raised by the objection letters.

Just to reiterate our conversation when we met, we believe that we have addressed all concerns raised by Wealden DC, and will now be determining applications on the basis of our newly adopted practice note. It would, as you can imagine, be helpful if Wealden could acknowledge that we have addressed the points raised or identify any remaining concerns they have as soon as possible.

Regards

TWBC

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

http://archivemanager.wealden.gov.uk/app.html#message/10d5de6d-fa55-01d7-e0ff-bf14f3f5d7e/[14/12/2018 10:49:05]
Dear TWBC,

I apologise for the delay in response. We will not be in a position to instruct our consultants to look at the information until after the HRA for the Wealden Local Plan is complete. This is due to be complete by the beginning of July. If we are in a position to consider this sooner we will do, but as you can appreciate it is a busy time for us at present.

Kind regards

WDC

Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Contact: customer.service@wealden.gov.uk | Web. www.wealden.gov.uk

We formally consulted you on the above publication and associated documents on the 4th April 2018. Whilst it was agreed at that meeting that without chance to read and consult with your advisors you would not be able to say when a response might be provided you did undertake to provide us, once you had read the document and consulted with your advisors, with an indication of when a response might be expected. Are you now in a position to say if you are going to respond and if so when is that likely to be?
Regrets

TWBC

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

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http://archivemanager.wealden.gov.uk/app.html#/message/10d5defd-fa55-01d7-0ff5-bf1f403f5d7e[14/12/2018 10:49:05]
RE: Tunbridge Wells Air Quality report for Ashdown Forest 2018

Sent: 11 May 2018 16:26
From: [REDACTED] WDC
To: [REDACTED] TWBC
CC: [REDACTED] TWBC, TWBC, WDC, WDC

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

4 Attachments
- image001.jpg (66 KB)
- image002.jpg (2 KB)
- image003.jpg (67 KB)
- image004.jpg (2 KB)

Dear [REDACTED] TWBC

Thank you for your response to my email and I appreciate your wish to receive an earlier response to your documentation. However, the Council has given assurances to MHCLG and the Secretary of State that we will deliver our local plan to a specific timescale and as you will no doubt appreciate this is our priority. Our consultants are currently working on our WLP and associated HRA and to remove them from this work would delay our timetable and the delivery of development within our area. Please let me reassure you that when our work is complete then we will ask our consultants to consider your documents. To confirm the Council’s statement of 12th April outlines its stance with regard to development within adjoining authorities.

Kind regards

[REDACTED] WDC

Sent: 04 May 2018 15:51
From: [REDACTED] TWBC
To: [REDACTED] WDC
Cc: [REDACTED] TWBC, TWBC, WDC, WDC
Subject: RE: Tunbridge Wells Air Quality report for Ashdown Forest 2018

Whilst I appreciate that you are indeed busy this is disappointing. This work was in direct response to your letters of objection which have not been withdrawn. Whilst we are able to note that the attitude of Wealden DC to planning applications in planning authorities adjacent to Wealden District has changed it remains unclear.

what the current view of Wealden District is on the matters raised by the objection letters.

Just to reiterate our conversation when we met, we believe that we have addressed all concerns raised by Wealden DC, and will now be determining applications on the basis of our newly adopted practice note. It would, as you can imagine, be helpful if Wealden could acknowledge that we have addressed the points raised or identify any remaining concerns they have as soon as possible.

Regards
TWBC

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS
cid:image001.jpg@0!D2E602.57050DD0

From: [Redacted]
Sent: 30 April 2018 13:43
To: TWBC
Cc: TWBC, TWBC, WDC, WDC
Subject: RE: Tunbridge Wells Air Quality report for Ashdown Forest 2018

Dear TWBC

I apologise for the delay in response. We will not be in a position to instruct our consultants to look at the information until after the HRA for the Wealden Local Plan is complete. This is due to be complete by the beginning of July. If we are in a position to consider this sooner we will do, but as you can appreciate it is a busy time for us at present.

Kind regards

WDC

Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Web. www.wealden.gov.uk
We formally consulted you on the above publication and associated documents on the 4th April 2018. Whilst it was agreed at that meeting that without chance to read and consult with your advisors you would not be able to say when a response might be provided you did undertake to provide us, once you had read the document and consulted with your advisors, with an indication of when a response might be expected. Are you now in a position to say if you are going to respond and if so when is that likely to be?

Regards

TWBC

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

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Communities

Environment

Economy

www.wealden.gov.uk
RE: Duty to Co-operate Meeting(s)

Sent: 21 May 2018 17:09

From: TWBC

To: WDC

CC: WDC, TWBC, WDC

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

4 Attachments

Less

Dear WDC

Excellent – thanks, TWBC and I will see you then.

Please let me know if there is anything else that you would like to discuss (in addition to those matters I set out in my email).

Thanks

TWBC

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

From: [Redacted] WDC
Sent: 21 May 2018 17:05
To: [Redacted] TWBC
Cc: [Redacted] WDC, WDC
Subject: RE: Duty to Co-operate Meeting(s)

Dear [Redacted] TWBC

Thank you for your email. It would be very helpful if you could come down to Hailsham. The best date for me is 11th June, and I propose a 2pm start if that is suitable to you. As you say wider Ashdown Forest matters are important, but we can also include Ashdown Forest where necessary. As we are busy at the moment it will just be me from Wealden.

Kind regards

[Redacted] WDC

From: [Redacted] TWBC
Sent: 21 May 2018 16:50
To: [Redacted] WDC
Cc: [Redacted] WDC, WDC
Subject: Duty to Co-operate Meeting(s)
Importance: High

Dear [Redacted] WDC

I write further to our meeting on 04/04/18 at the Town Hall.

We will shortly be sending across the minute of this meeting for your comment.

In the meantime, I am keen to set up a meeting to discuss wider matters than the Ashdown Forest (although the AF will, I
am sure, form part of any discussions).

I have consciously not included the AF below, but I would hope that we can cover the following subjects:

1. A) Local Plan timetable for WDC  
   B) Local Plan timetable for TWBC

2. A) Level of growth (employment, retail, housing) that WDC is planning to meet in plan period  
   B) Level of growth (employment, retail, housing) that TWBC is planning to meet in plan period

3. Any proposals for planning for beyond the plan period

4. A) Locations of development in emerging WDC Local Plan  
   B) Locations of development in emerging TWBC Local Plan

5. Requirements for cross boundary infrastructure provision (e.g. highways, education, health, etc)

6. Site promotion at Spratsbrook Farm – SANGs, education (possible secondary school) and highway provision;

7. Other sites at edge of RTW – infrastructure provision in RTW;

8. Unmet need.

TWBC

We would be happy to travel to WDC if that makes matters easier. At this stage I propose that it would be myself and my colleague attending.

I am conscious of the timetable that you are running to in respect to the Local Plan, and am sure that this be a very busy time, but equally am keen that we are able to meet before the draft WDC Plan is made public (I understand at the tail end of June). We could potentially meet on:

- 11 June PM
- 18 June PM
- 21 June PM or
- 22 June (free AM or PM).

Thanks – and I look forward to hearing from you shortly.

TWBC
FW: Wealden Local Plan Update - 28 June 2018

Sent: 26 July 2018 18:23

From: WDC

To: TWBC

CC: WDC, WDC, TWBC

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

4 Attachments

- image001.jpg (66 KB)
- image003.png (154 KB)
- Letter to Nigel Hannam 18.07.23.pdf (165 KB)
- image002.jpg (2 KB)

Dear TWBC

Thank you for your email and attached letter.

I have now spoken to colleagues and can confirm that, as I fed in at the AF LA Group meeting on 4th June, we will be publishing a document which sets out our response to the SDNPA (and other LAs) Statement of Common Ground.

We feel we need to do this given that the document was published without our input.

We are in the process of reviewing the document we will be publishing but due to leave commitments we will not be completing this review until mid to late August and will aim to publish after that.

Once we have published we will review the representation we have made in relation to the SDNPA Plan and I think it likely that we will withdraw the representation at that point.

As explained by WDC at the meeting on 20 July we will need input from our consultants before we can comment on the Aecom work and at the moment they have no capacity to provide this. We will keep this under review and it may be that the document referred to above will cover this in any case.

I hope this reply is helpful.

Best regards

WDC

http://archivemanager.wealden.gov.uk/app.html#/message/6b08daa-b5e8-a-b93a-d1ab-c70fa6fa99f7[14/12/2018 09:35:01]
From: TWBC
Sent: 23 July 2018 08:14
To: WDC
Cc: WDC, TWBC
Subject: Wealden Local Plan Update - 28 June 2018

Dear WDC,

Please find attached a letter regarding the above.

Regards,

TWBC

As has been widely publicised, since 01 April 2017 TWBC publicises applications for planning permission and listed building consent by Site Notices 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

http://archivemanager.wealden.gov.uk/app.html#/message/6b6f8dab-5b8a-a930-d1ab-c70fd66a996[14/12/2018 09:35:01]

TWBC 142
Dear WDC

Re: Wealden Local Plan Update – 28 June 2018

Thank you for the email of 11 July 2018 setting out Wealden District Council’s (WDC) position. I would be grateful if you could please provide some clarification on several points.

In the email you state that WDC is not challenging neighbouring local planning authorities - ie the competent authorities - on their conclusions as to any impact on the Ashdown Forest SAC. However our understanding is that your representation on the pre-submission version of the South Downs National Park (SDNP) Local Plan still stands, and as you are aware TWBC shares the same model and methodology as SDNP and your representation objects to both the Local Plan and its Habitat Regulations Assessment (HRA). WDC has also been in possession of TWBC’s updated studies (Air Quality and Ecological Interpretation) and Practice Note for Ashdown Forest since the 4th April 2018, which was carried out in direct response to WDC objections: to date we have received no comments from WDC on this.

I would therefore be grateful if you could please clarify your position in regard to the SDNP Local Plan and provide any comments that you may have on the TWBC Practice Note and supporting studies.

We are, as explained, wishing to review WDC’s work so that we can consider any new scientific evidence but our efforts to fully do so are being frustrated by the fact that not all supporting reports have been published. Whilst you have indicated that these documents will be available by 13 August 2018 a reason has not been provided as to why they cannot be made available now as presumably they are available to Councillors as decision maker on the WDC draft Local Plan. I would be grateful if you could please clarify the reason for not making them available at this time.

Similarly TWBC is concerned that WDC apparently intends to commence with a policy of mitigation for air quality – which is an important cross border issue - via a tariff system prior to the conclusion of the formal public consultation for the policy, and without any formal or informal consultation with adjoining local planning authorities or Natural England. TWBC will clearly have to review this once published and assess the implications for Tunbridge Wells Borough. It would be very useful to have an update from WDC on the proposed mitigation measures and tariff as soon as you are able to share them.

I look forward to hearing from you.

TWBC 143

Our Reference:  
Date: 23 July 2018  
SENT BY EMAIL ONLY
Yours sincerely
Dear TWBC,

Thank you for your email and attached letter.

I have now spoken to colleagues and can confirm that, as I fed in at the AF LA Group meeting on 4th June, we will be publishing a document which sets out our response to the SDNPA (and other LAs) Statement of Common Ground.

We feel we need to do this given that the document was published without our input.

We are in the process of reviewing the document we will be publishing but due to leave commitments we will not be completing this review until mid to late August and will aim to publish after that.

Once we have published we will review the representation we have made in relation to the SDNPA Plan and I think it likely that we will withdraw the representation at that point.

WDC

As explained by [redacted] at the meeting on 20 July we will need input from our consultants before we can comment on the Aecom work and at the moment they have no capacity to provide this. We will keep this under review and it may be that the document referred to above will cover this in any case.

I hope this reply is helpful.

Best regards

[redacted]

TWBC 145
Dear [Redacted]

TWBC

Update on Wealden’s Duty to Co-operate

Further to your representations on the Proposed Submission Wealden Local Plan, received in October, I am writing to request that you write an update letter which I can pass on to the Inspector at the time of submission which will be on 11 January 2019.

Your representations said that Wealden District Council had failed on the Duty to Co-operate which is required by the NPPF in its preparation of the Local Plan. The Council intends to defend its position on this at Examination and is currently compiling the evidence of communication between local authorities in this regard. Notwithstanding this, we take the relationships between local authorities very seriously and have taken several actions to prove our on-going co-operation in recent weeks as follows:

1. Withdrawal of objection to the South Downs National Park Local Plan on 29th October 2018 before the hearing sessions in November.
2. Draft Memorandum of Understanding with Eastbourne Borough Council is being discussed in December 2018.
3. Consideration and draft agreement to accept undersupply of Gypsy and Travellers sites from Lewes District Council in December 2018.
4. Reply to Tunbridge Wells Borough Council’s consultants queries in December 2018.
5. Meeting with Rother District Council to further consider air quality and hydrology on the Pevensey Levels.
Dear [Redacted] WDC

Update on Wealden’s Duty to Co-operate

Thank you for your letter dated 20 December 2018 in response to the Borough Council’s representations on the Proposed Submission Wealden Local Plan. We are happy to provide an update as requested that you can pass onto the Inspector.

We agree, as you state in your letter, that Wealden District Council has taken several actions to improve cooperation between local authorities in recent weeks. Only Items 4 and 6 of your letter relate directly to Tunbridge Wells Borough Council (TWBC).

In response to item 4 you have indeed responded to the detailed reports and related HRA studies commissioned by TWBC sent to you in April 2018. We received an email from you on 20 December 2018 containing a report entitled AQC Comments on Tunbridge Wells AQIA F1 141218.pdf which is critical of the work carried out by TWBC. The email refers to “other work” which is incomplete and is to be forwarded in the “new year”. We have suggested further discussions once we have had a chance to review both reports and we gratefully note that you have agreed to this. We look forward to receiving the report and the subsequent discussions.

In terms of item 6, a Statement of Common Ground (SoCG) covering Recreational Impact on Ashdown Forest has been progressed and agreed by the parties including Wealden District Council subject to formal sign off by the relevant persons within each authority. As soon as we have all the signatures we will forward the completed document to all parties.

We are of course happy to discuss all and any items within the representation further if that will assist and hope that we can continue to make progress on all Ashdown Forest related matters.

Yours sincerely

[Redacted] TWBC

[Redacted] Planning Services
Planning Policy

[Address] Telephone 01892 554056
[City and Postcode] e-mail planning.policy@tunbridgewells.gov.uk

TWBC 147

7. Meeting of Strategic Planning Group took place on 2nd November involving officers and elected members from East Sussex District and Boroughs, Mid Sussex District Council and Tunbridge Wells Borough Council and East Sussex County Council.

As you will be aware Duty to Cooperate is about engagement and not necessarily a duty to agree. In view of all the above activity and other numerous informal conversations between officers and members over the past few months it would be appreciated if you would inform the Inspector that you are withdrawing your comments and confirm that Wealden District Council is meeting the Duty to Co-operate.

Regards

Yours sincerely

WDC

[Signature]

TWBC 148