Wealden Local Plan

Duty to Cooperate
Background Paper - Appendix EBC

Submission Document

January 2019
How to Contact Us

Planning Policy
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Eastbourne Borough Council and Wealden District Council

Joint-working Meeting

Wealden DC Offices, Hailsham

Thursday 21 March 10.00a.m.

Agenda

0. Core Strategy Local Plan
1. Strategic Housing Market Assessment
2. Community Infrastructure Levy
3. Employment Land Local Plan
4. Friday Street Farm Development Proposal
5. Future Model: Changes to Eastbourne BC operational arrangements
6. AOB
Many thanks for the opportunity to comment.

Please find attached Eastbourne’s further comments. I have attached them to Wealden’s for your information as I have made some similar commentary.

Regards

BSc MA MRTPi
Specialist Advisor (Planning)
Customer First
Tel +44 (0)1323 410000
Contacting the Council is easier then ever before. Find out more at www.eastbourne.gov.uk/customerfirst

Eastbourne Borough Council
1 Grove Road, Eastbourne, East Sussex, BN21 4TW
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Report to East Sussex Strategic Planning Members Group

Date 2 April 2014

Report by East Sussex Local Plan Managers Group

Title of report Housing provisions – Future co-operation for consideration of growth potential

Purpose of report To identify the potentials for cooperative working to provide for sustainable housing growth and ensure sound Local Plans across the county

Recommendations: East Sussex Strategic Planning Members Group is recommended to:

1. Note the progress of Local Plans, on-going work in and around the County in relation to housing needs and the new National Planning Guidance as it relates to housing;

2. Urge the local planning authorities In East Sussex to:

   a) agree the principle of linked assessments of housing and employment needs in future reviews for their market areas;

   b) make arrangements for early liaison on the definition of housing market areas;

   c) ensure that the housing monitoring/reporting framework for housing market indicators is robust in line with NPPG

Background and Purpose

1. In noting the substantial difficulties in fully meeting housing needs within the County, it was resolved at the Group’s meeting on 26th September 2013 that: ‘the respective Local Planning Authorities, through the Local Plan Managers Group, give further consideration to if and how a cross-boundary approach may assist the LPAs in ensuring that a sustainable level of development is planned for.’

2. This report presents this further consideration.

   Progress on housing provision in Local Plans

3. Since the last meeting, the main points to note relevant to the scale of housing growth are:
• The Examination of Proposed Modifications to the Rother Local Plan Core Strategy was held in January. Although the scale of housing falls a little short of Rother’s assessed housing need (and makes no specific provision for under-supply in Hastings), the Council argued strongly that further housing would undermine the objectives of the High Weald AONB. The Inspector’s Report is likely to be received in May.

• Wealden District Council has started the review of the Core Strategy by commissioning a Strategic Housing Market Assessment (SHMA). The purpose of this study is to identify the objectively assessed housing need for Wealden District (excluding the South Downs National Park), taking into account relevant housing market areas. (Other LPAs to add?)

4. Outside of East Sussex, attention is drawn to:

a) Ashford – the Borough Council has recently published its Strategic Housing Market Assessment (SHMAA). This defines the Ashford HMA essentially as the area of the Borough itself. Hence, the assessment is based on identifying its own needs drawing on trend-based data. It identifies a need for some 720-730 dwellings pa, yielding a total of 13,800 over the period 2013-2030. This compares to 1,345 dwellings pa under the South East Plan.

The potential for Ashford to accommodate a higher level of housing, under the ‘duty to cooperate’, will be further considered through work on the sites’ capacities.

b) Brighton & Hove – (B&H to add?)

Implications of new National Planning Practice Guidance

5. Publication of the final online version of National Planning Policy Guidance (NPPG) in early March provides detailed advice in relation to ‘Housing and economic development needs assessments’.

6. As Members will appreciate, these assessments are critical to determining the scale of development to be planned for. The Guidance confirms that ‘Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’

Linkages between housing and employment reviews
7. It states that ‘Local planning authorities should assess their development needs working with the other local authorities in the relevant housing market area or functional economic market area in line with the duty to cooperate.’ Moreover, it goes on to say that: ‘Where Local Plans are at different stages of production, local planning authorities can build upon the existing evidence base of partner local authorities in their housing market area but should co-ordinate future housing reviews so they take place at the same time.’

8. This is particularly relevant, both in terms of extending collaborative working to Employment Land Reviews (ELRs) going forward and in seeking consistent timetables for future plans.

9. As previously reported, within East Sussex, joint working on SHMAs and ELRs has largely happened already.

10. What has perhaps not been so common to date is the linkage between SHMAs and ELRs. However, especially given the importance of economic regeneration and growth across East Sussex, it is considered appropriate that the relevant authorities work together simultaneously on both housing and economic assessments in order to ensure that there is a demonstrable and mutually supportive relationship between the two.

11. Looking forward, it has already been agreed that this Group will consider the definition of housing market areas (HMAs). It is envisaged that any redefinition of HMAs will draw on the 2011 Census migration patterns. Unfortunately, the ONS has not yet confirmed a timescale for the release, although this is expected by this Autumn.

12. This timescale should fit with most timetables for SHMA review, although Wealden are already looking at commissioning consultants in relation to future SHMA work to meet the requirements on its core Strategy.

13. It would help ensure consistency across the County if a protocol was in place that promoted early liaison on the definition of housing market areas affecting neighbouring authorities. This could be achieved either through the existing Local Plan Managers Group or through having a reference/stakeholder group as part of SHMA processes.

ONS/CLG Household projections

14. In terms of the use of projections, the NPPG states that ‘Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.’

15. There has been concern, including by the RTPI, that the use of 2011-based projections could be criticised as inappropriate, as the recession may have had a dampening effect on household formation.
16. However, this is not particularly evident from the comparison of the 2008-based and more recent 2011-based population projections, extended up to 2028, which are presented graphically in Appendix 1 (see separate Excel spreadsheets). For East Sussex as a whole, the later projections have only a marginal impact on housing trends, although there are notable district variations.

17. The most recent ONS/CLG 2011-based (trend) projections are presented alongside currently planned levels of development in Table 1 below.

<table>
<thead>
<tr>
<th></th>
<th>ONS/CLG-trend-based household growth</th>
<th>Implied housing growth (based on 3% vacancy)</th>
<th>Planned supply</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastbourne</td>
<td>383</td>
<td>304</td>
<td>229</td>
<td>165</td>
</tr>
<tr>
<td>Hastings</td>
<td>388</td>
<td>400</td>
<td>200</td>
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<td>Lewes</td>
<td>408</td>
<td>420</td>
<td>235</td>
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<td>Rother</td>
<td>338</td>
<td>348</td>
<td>335</td>
<td>13</td>
</tr>
<tr>
<td>Wealden*</td>
<td>533</td>
<td>549</td>
<td>450</td>
<td>99</td>
</tr>
<tr>
<td>East Sussex</td>
<td>2,050</td>
<td>2,112</td>
<td>1,449</td>
<td>683</td>
</tr>
</tbody>
</table>

18. While this shows that East Sussex is providing less housing than trend projections suggest, it should be stressed that this is for reasons that have been largely justified through Local Plan processes.

19. Conversely, the amount of housing now being planned for is well above the 1,500 dwellings pa across East Sussex in the South East Plan. It is a little less than the 785 dwellings pa shortfall advised in September 2013.

20. These most recent projections are significant as they will provide the basis for housing needs work for the next 2 years. They illustrate that housing pressures will continue to be exerted, which has implications not just for future plan-making, but also for managing land releases and associated infrastructure provision.

Monitoring

21. The NPPG does not expect local planning authorities to undertake comprehensive assessment exercises more frequently than every five years, but expects regular monitoring of short-term changes in housing and economic market conditions.

22. This is already done by LPAs, using a county-wide monitoring system, with key information being available on 'East Sussex in figures'. It may be
useful to audit this to show compliance. It may also identify potential areas where more data is needed in relation to market signals, house prices and rents, which are given emphasis in the NPPG.

Conclusions

23. Officers advise that:
   - there should be clear arrangements for early liaison on the definition of housing market areas either through the Local Plan Managers Group or some other form of reference group
   - the principle of linked assessments of housing and employment needs in future reviews for their market areas be agreed
   - the housing monitoring/reporting framework for housing market indicators should be reviewed to ensure robustness in line with the NPPG

24. The capacity for sustainable housing growth is clearly linked to the economic potential of the county as well as to environmental designations. This raises a further matter for consideration by this Group of how it should engage with county-wide economic groupings as well as with the Local Enterprise Partnerships in ensuring that a joined-up, spatial strategies for housing and business development are being developed across East Sussex and the wider area.
-----Original Message-----
From: [Redacted]@wealden.gov.uk
Sent: 9 July 2014 10:32
To: [Redacted]@eastbourne.gov.uk
Subject: RE: East Sussex Strategic Planning members Group - Common Policies - Older People Housing

Thanks

Senior Planning Officer
Wealden District Council
[Redacted]@wealden.gov.uk

[Redacted]@eastbourne.gov.uk
Sent: 09 July 2014 09:57
To: [Redacted]
Subject: RE: East Sussex Strategic Planning members Group - Common Policies - Older People Housing

Yes, happy for you to circulate

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From: [Redacted]@wealden.gov.uk
Sent: 08 July 2014 15:56
To: [Redacted]
Subject: RE: East Sussex Strategic Planning members Group - Common Policies - Older People Housing
Sorry for the delay in responding to you on this. Please see our response to your questions below:

- copies of or links to any existing evidence base in relation to this area of work as regards your own local authority;
  There is some information in relation to housing need for older and vulnerable people in our latest SHMA which can be accessed from the following link: http://www.eastbourne.gov.uk/EasysiteWeb/getresource.axd?AssetID=221128&type=full&servicetype=Inline
- copies of or links to any existing policies or draft policies;
  We have two saved policies in the Eastbourne Borough Plan (HO16 and HO17) which I have provided the text below:
  a summary of any further work that you are planning to undertake in relation to this work area, including further evidence gathering etc.
  No further work anticipated in the near future
- any other thoughts that you have, which could include any initial thoughts/ideas/drafts in relation to potential policies.
  None

Sheltered Accommodation

6.39 Eastbourne continues to have a proportion of retired residents significantly higher than the national average (24.7% of the population were over 65 years of age in 200134) so there is a continuing need for specialist accommodation especially as the elderly are living to a greater age. Indeed the Housing Needs Survey identified a requirement for 920 units of sheltered accommodation to 2006. Sheltered housing is a Class C3 Use and an element of affordable housing will be negotiated on relevant schemes.

Policy HO16: Sheltered Housing

Planning permission will be granted for sheltered housing schemes subject to the following considerations:

a) a location in proximity to public transport, shops and community facilities;
b) the design in relation to the needs of occupants, for instance the adequacy of access for people with disabilities;
c) compliance with the residential, visual and environmental amenity
considerations set- out in Policies HO20, UHT4 and NE28;
d) inclusion of "Secured by Design" initiatives, see Policy UHT1;
e) provision of adequate car parking (see Policy TR11).

On sheltered housing schemes qualifying under the threshold set-out in Policy HO13
an element of affordable housing will be negotiated.

Residential Care Homes/Supported Homes

6.40 There is an accepted need for residential care homes (nursing and rest homes) because
they provide an important service in caring for the elderly and those with disabilities who find
it difficult to look after themselves.

6.41 Supported homes offer shared or self-contained accommodation for special needs
groups.
The Council is supportive of such housing and its planning policies should reflect this
positive attitude. However the tourist accommodation area is not considered a suitable
location for such accommodation.

Policy HO17: Supported and Special Needs Housing

Planning permission will be granted for supported housing (including hostels) for
special needs groups and residential care homes (rest and nursing homes), by both
conversion and new build, subject to the following:
a) a location in close proximity to public transport, shops, open spaces,
entertainment and community facilities;
b) the suitability of the property and its design, in relation to the needs of
occupants, for instance the adequacy of disabled access;
c) 3 bedroom, or less, properties to be retained as single private dwellings;
d) compliance with the residential, visual and environmental amenity
considerations set-out in Policies HO20, UHT4 and NE28;
e) provision of adequate car parking (see Policy TR11).

Supported housing (including hostels) and residential care homes will not be
permitted in the tourist accommodation area defined in Policy TO1.

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From:blank@wealden.gov.uk
Sent: 25 June 2014 16:25
To:blank@hastings.gov.uk;blank@lewes.gov.uk;blank@rother.gov.uk;
blank@eastsussex.gov.uk
Hi all,

you may be aware that on Monday, [redacted] circulated an email in relation to 'Development of a common evidence base and policy direction work' and in particular asking for information as to how we propose to progress this work by 4th July (see email below).

I have been asked to progress and coordinate work in relation to older person's housing. I note from information provided by [redacted] that all East Sussex authorities would like to be involved in this work. This email is therefore sent to the named lead/contact officer in each authority (copying in managers) [redacted] - I have also included you in this email as it is clearly essential that the County Council is fully involved in this work.

[redacted] email also asks what approach we would like to follow in relation to this work. Having looked at the two approaches suggested (i.e. the 'project team approach' or the 'shared knowledge approach') my feeling is that the latter is more appropriate in this case as it would enable the work to be undertaken in the most efficient way and allows the flexibility to exchange information by email or through meetings with relevant people where this would be helpful. I would be grateful if you could indicate as to whether you are in agreement with this suggested approach (I attach a copy of the Guidance Note circulated by [redacted] in relation to this matter).

As regards progressing the work itself, my suggestion is that we should initially pool all relevant information as a basis for looking at potential common approaches. I would therefore be grateful if you could provide me with the following information (copying in other authorities):

- copies of or links to any existing evidence base in relation to this area of work as regards your own local authority;
- copies of or links to any existing policies or draft policies;
- a summary of any further work that you are planning to undertake in relation to this work area, including further evidence gathering etc.
- any other thoughts that you have, which could include any initial thoughts/ideas/drafts in relation to potential policies.

At this stage, I am looking to progress this work with a view to completing it during August. In view of this, and the deadline included within [redacted] email, I would be grateful if you could send a (at least initial) reply by 3 July.

Should you wish to discuss then please do not hesitate to contact me.

Kind regards,

[redacted] WDC

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From: [redacted]@lewes.gov.uk
Sent: 23 June 2014 14:15
To: [redacted]@rother.gov.uk;
Cc: [redacted]@hastings.gov.uk;
subject: East Sussex Strategic Planning Members Group

Hi everyone
Please find attached a note clarifying Eastbourne’s position on sewerage infrastructure issues relating to the Wealden Strategic Sites Local Plan Examination. Please can you confirm that you have received this.

Kind regards

Specialist Advisor (Planning)
Customer First
Tel +44 (0)1323 410000
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WEALDEN STRATEGIC SITES LOCAL PLAN EXAMINATION

Further Clarification to sewerage infrastructure issues in Eastbourne and South Wealden

Date: June 2014
1. Eastbourne Borough Council (‘The Council’) has prepared a further note for Wealden District Council’s Examination into its Strategic Sites Local Plan, to clarify its position in relation to sewerage infrastructure provision. The Council prepared Matter Statements in response to specific questions set by the Inspector on sewerage infrastructure, focusing on the impact of development in South Wealden around Eastbourne’s boundary.

2. The Council confirms that it will continue to work closely with both Wealden District Council and Southern Water to address sewerage infrastructure issues and the potential requirement to extend Eastbourne Wastewater Treatment Works (EWWTW) to cater for growth identified in the Stone Cross, Polegate and Willingdon areas, just outside of Eastbourne’s local authority boundary. However, the Council wish to clarify that it would not support any further elevated level of housing growth, nor change in locations, to that proposed in Wealden’s Core Strategy Local Plan and its Strategic Sites Local Plan.

3. The Council await the publication of Southern Water’s feasibility Study which is due for completion in 2015. It is important to note that Southern Water have confirmed that there is sufficient capacity at EWWTW to cater for Eastbourne’s identified growth alone without the need for extension of the plant. The Council appreciate that whilst the appropriate solution to cater for growth in South Wealden is still not confirmed, the Council have left open the opportunity to extend EWWTW, and this reflected in Eastbourne’s Infrastructure Delivery Plan. Although this is not the preferred option for the Council, due to ongoing odour and noise problems associated with the EWWTW and its impact on local residents in Sovereign Harbour, the Council appreciate that it must be flexible to allow for future extension to take place if practical and viable.

4. In conclusion, the Council do not support any increase in the level, nor change in location, of residential development to that currently identified in Wealden District Council’s Core Strategy Local Plan and Strategic Sites Local Plan.
Wealden District Council Submissions – 20th June 2014

Wealden Strategic Sites Local Plan Examination

MF1(4): Duty to Cooperate

Has there been any joint working or collaboration in relation to identifying and addressing the housing requirements of the District and if so, is it possible to provide a summary of the meetings and outcomes?

1.1 The Council commissioned a Strategic Housing Market Assessment (SHMA) with Eastbourne Borough Council, which was published in 2007. The reports for South Wealden and North Wealden are provided at i4 and i5 in the Council’s SSLP evidence base. The 2007 SHMA identified that South Wealden was in a market area with Eastbourne, and the North Wealden area had number of localised housing markets and smaller self-contained household movements. On this basis Wealden District has had a very close working relationship with Eastbourne Borough Council in developing its evidence base generally and particularly in the assessment of housing needs.

1.2 In 2012 Eastbourne commissioned further work in relation to SHMA, and Wealden District Council provided information in relation to the evidence base at a meeting with consultants on 1st October 2012. When the SHMA was published, Eastbourne Borough Council was aware of the waste water capacity constraints, as they were closely involved in, and presented oral evidence to the Core Strategy examination. Eastbourne was aware that Wealden District could not accommodate more growth in the immediate vicinity to help meet their housing need. Eastbourne is a heavily constrained area, and relies upon windfalls to help meet their housing targets and are not in a position to assist in meeting the needs of Wealden District.

1.3 Over a number of years Wealden District Officers have met with officers from Eastbourne Borough regarding housing requirements and other related issues. A number of evidence bases are jointly commissioned and jointly agreed. Information has been provided by Eastbourne Borough Council with regards to its understanding of the Waste Water Treatment Works, in the WWTW statement, and have explained that this is within their IDP.

1.4 Wealden District Council has recently commissioned a Strategic Housing Market Assessment. The brief was discussed, developed and written with Eastbourne Borough Council, and it has been agreed that they will be involved in the process of agreeing the document preparation. Meetings with Eastbourne Borough Council regarding this matter took place on 21st January 2013 and subsequent e-mail correspondence resulted in the agreed brief.

1.5 Notwithstanding the close relationship with Eastbourne Borough Council, Wealden District Council is also represented at senior level on the countywide Local Plan Managers Group. This group meets on a regular basis and primarily includes Local Plan Managers from East Sussex and Brighton and Hove. A standing agenda item is progress on Local Plans and Duty to Cooperate.

1.6 These meetings are minuted, and Wealden District has explained to the group, including Eastbourne Borough, Brighton and Hove City, Lewes District and Hastings Borough that the Wealden District Core Strategy had not been able to meet

EBC15
It's housing need (29th November 2012). In terms of our neighbouring authorities we are aware from these meetings, and other meetings (or example the East Sussex Strategic Planning portfolio holders group) that all of our neighbouring authorities are not able to meet their own objectively assessed housing need, including Rother District Council (30th January 2013 and 26th March 2013), Hastings Borough Council (26th March 2013), Lewes District Council (29th May 2013), Brighton and Hove (29th January 2014).

1.7 At a number of meetings the issue of Wealden District being constrained due to the Pevensey Levels and the Ashdown Forest has been raised. This has lead to a subsequent meetings and discussions with local authorities with regards to work being undertaken to consider these constraints. This includes meetings with Mid Sussex District Council, Tunbridge Wells Borough Council and Lewes District Council with regards to the nitrogen monitoring programme being progressed by Wealden District in respect of habitats regulations constraints upon the Ashdown Forest.

1.8 An initial meeting, as part of a wider Ashdown Forest (SAMMS) meeting took place on 6th December 2012. The monitoring work being undertaken by Wealden District was discussed at this meeting. Subsequent SAMMS meetings involved updates on this work.

1.9 In addition to meetings with Eastbourne Borough Council and in respect of the Inspector’s question on collaborative working and discussion on housing needs specific meetings/correspondence has taken place with:

1.10 Rother District Council - is currently at examination of their Local Plan. Rother District and Hastings Borough undertook a housing market assessment together, due to the nature of the housing market area. The current position, pending the outcome of the examination, is that they have identified a need for 6,180 dwellings 2011-2028 and the Core Strategy proposes a minimum of 5,700 dwellings. In July 2013 Rother District did ask, on behalf of both Rother District and Hastings Borough Council whether Wealden could meet its residual housing need. Wealden responded on 8th August 2013 that "With reference to your specific and final request in the light of Paragraph 182 of the NPPF as to whether Wealden could assist in meeting your own housing needs, it has been established following examination of our Core Strategy that we are not quite able to meet our own housing needs when assessed against former South East Plan housing targets. Until we have undertaken the further work required by our Inspector we cannot be certain whether the 2015 review work referred to above will ease this position. Accordingly in answer to your specific request of Wealden I can confirm that we are unable to assist in meeting any of Hastings or Rother's unmet housing needs." Copies of this correspondence are attached to this statement at Appendix 1.

1.11 Lewes District Council has not yet submitted its Local Plan for examination. However Lewes District has identified that it will not be in a position meet its OAHN. This has been made clear at Local Plan Managers meetings, and with Wealden District at a meeting on 19th September 2013. Lewes District Council has been made aware of the circumstances of Wealden District Council in not being able to meet their needs and vice versa. Wealden District has met with Lewes on a number of occasions regarding the Ashdown Forest including matters concerning SANGS and SAMMS. In relation to nitrogen deposition Wealden District met with Lewes District Council and Natural England on 9th March 2011 and thus all parties are aware of the particular issues.
1.12 Prior to the Brighton and Hove submission/examination of the Local Plan, Wealden District entered into a Statement of Common Ground with Brighton and Hove (Appendix 2). Brighton and Hove are also not able to meet their housing need and have indicated at a Local Plan Managers group that they are looking to East Sussex and Wealden District to help meet their need. Brighton and Hove have been made aware of the constraints at Wealden on this basis in a letter dated 24th September 2013. Brighton and Hove also wrote specifically to ask whether Wealden was in a position to assist with their unmet needs. By way of response it was explained that having not long gone through our own Core strategy examination that Wealden was not able to assist. Copies of relevant correspondence are attached to this statement at Appendix 2.

1.13 Wealden District has also been involved with meetings with Tunbridge Wells Borough Council after Tunbridge Wells identified reserved housing sites within Wealden District as part of a consultation document published in April 2013. Tunbridge Wells Borough Council indicated an area of search for housing development within Wealden District on the fringes of Tunbridge Wells in the AONB. Wealden District responded to that consultation explaining that the consultation document had not adequately set out the reasons why Tunbridge wells cannot meet its identified need within its own boundaries or why there are areas within Wealden that had been selected. As part of the decision made by the Portfolio Holder in May 2013 it was made clear that there is currently no scope to absorb further development in Wealden District. A copy of that Portfolio Holder report is attached to this statement at Appendix 3. Since then there have been meetings with Tunbridge Wells on 21st November 2012, 6th January 2014 and 3rd March 2014 where issues of meeting Tunbridge Wells housing need had been discussed. The meeting on 3rd March provided in detail information regarding the nitrogen issues regarding the A26 and the need to look at in-combination effects as required by the Habitats Regulations. Sharing of information has also been discussed, with regards to traffic data as well as involvement in the Wealden SHMA.

1.14 Mid Sussex District Council is in the process of refreshing their District Local Plan. Wealden District has been involved in shared commissioning an evidence base in relation to the Habitat Regulations, including discussions with regards to the appropriate methodology for considering nitrogen deposition. In addition to this we have confirmed the need for the need for in combination assessment of nitrogen deposition to take place (e-mail correspondence of 27th February 2014). We have also been involved in discussions regarding growth in East Grinstead and areas within the vicinity of Wealden, with regard to the impact of the roads within Wealden District. Due to the stage of the development of the refreshed plan we have yet to meet with Mid Sussex regarding their new proposals and this is to take place on 24th June 2014.

**East Sussex Planning Members Group**

2.1 Following discussions at the East Sussex Chief Executives Group and East Sussex Leaders & Chief Executives Group in June and July 2013, the East Sussex Strategic Planning Members Group (ESSPMG) was established in order to progress the Duty to Co-operate. The primary activities of the group, in accordance with Duty to Co-operate and the Memorandum of Understanding, are to engage constructively, actively and on an on-going basis on strategic planning matters.
2.2 The Group endorsed the Memorandum of Understanding at the initial meeting on 26th September 2013. The Group reviewed the actual and projected housing needs and provision for each Authority area. The Group agreed to note the substantial difficulties in fully meeting housing needs within the County and the risks these create for the future adoption of Local Plans. The notes of the meeting are attached at Appendix 4.

2.3 The proposed work programme was circulated to ESSPMG in January 2014, with positive comments received. The work programme, provided Appendix 9 of the Council’s May submissions, provides a project plan to meet the following work areas:

- Managing housing requirements; in order to provide a sound basis for longer-term sustainable growth across East Sussex and the respective housing market areas;

- Supporting strategic infrastructure provision; to provide a framework for ensuring that the key infrastructure to support sustainable growth in East Sussex is available in a timely manner; and

- Common policy issues; to achieve a common evidence base and policy direction in relation to topics for which detailed policies are needed, where this would improve effectiveness and efficiency.

2.4 At the meeting on 2nd April 2014 it was also agreed to establish formal arrangements between all Councils in relation to cooperation on the early definition of housing market areas within or overlapping the county. This was in relation to the work being undertaken on the Wealden District SHMA. In addition to this it was agreed that the ESSPMG work with other Duty to Cooperate Groups with regard to the emerging London Plan. This is attached at Appendix 5, and shows the wider position in the area.

2.5 For completeness, the fully signed memorandum of understanding is attached at Appendix 6.

Conclusions

3.1 Local Planning Authorities which are within/ on the fringe of the housing market area with Wealden District are in various stages of plan preparation. Wealden District is working closely with Eastbourne and Southern Water with regards to Waste Water constraints which impact upon both authorities in terms of meeting housing need. With the exception of Mid Sussex, the other relevant authorities referred to in this submission statement have identified that they are unable to meet their own housing need (pending the outcome of their respective examinations). Mid Sussex is in the process of refreshing their plan, and it is currently too early to indicate whether Wealden’s need can be met in that area. Tunbridge Wells has indicated on a number of occasions the possibility of meeting housing needs of Tunbridge Wells in Wealden. Discussions have been on-going on this matter including the in combination effect of their proposals on Ashdown Forest SPA. In addition to this we are also communicating with Mid Sussex regarding this particular issue. As an outcome of this Wealden District is currently in the process of procuring a District wide transport model to take into account those vehicular movements arising from areas likely to use the roads crossing the Ashdown Forest.
3.2 Wealden District Council has shown its commitment to looking at future housing requirements and strategic growth through the Duty to Cooperate Work programme. This will be dependant upon waste water and nitrogen deposition issues (particularly in combination issues), which is currently being worked upon.

20th June 2014
Here are Eastbourne BC’s comments on the brief. I especially like Figure 2!

Please do contact me if you would like to discuss anything.

Regards

BSc MA MRTPI
Specialist Advisor (Planning)
Customer First
Tel +44 (0)1323 410000

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Eastbourne Borough Council
1 Grove Road, Eastbourne, East Sussex, BN21 4TW

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Dear [name],

please find attached first rough draft specification brief in respect of the SHMA as discussed at our recent exchange of emails and meeting. I would be grateful for your thoughts and input. You will see that some sections are highlighted in orange specifically for Eastbourne Borough Council input. The sections highlighted in green will need to be completed once we are ready.

I look forward to hearing from you.

Kind regards,

Senior Planning Officer
Wealden District Council

email: [name]@wealden.gov.uk
Specification Brief

1.0 Introduction

1.1 Wealden District Council and Eastbourne Borough Council (EBC) would like to commission suitably qualified expert Consultants to produce a new Strategic Housing Market Assessment (SHMA) and Housing Needs Assessment (HNA) for Wealden and Eastbourne Local Authority areas [as indicated on Figure 1]. For sake of brevity this will be referred to as the Wealden and Eastbourne SHMA. The SHMA will inform future planning policies for both Wealden District and Eastbourne Borough. In particular it will inform the review of the Wealden Core Strategy which is timetabled for 2015 in accordance with the Inspector’s Report on the Wealden Core Strategy as well as .............

1.2 Strategic Housing Market Assessments provide a vital part of the evidence required for the preparation of Local Plans. The approach will need to follow the Government guidance as set out in National Planning Policy Guidance (http://planningportal.gov.uk/).

1.3 As background to this work, there are existing SHMA studies as follows:
- North Wealden SHMA 2007
- Eastbourne and South Wealden SHMA 2007
- Eastbourne 2012 SHMA Final Report

This SHMA will need to incorporate a HNA and details of previous studies in this respect are provided at paragraph 3.3.

1.4 Most of the data used to prepare the 2007 SHMAs has a base date of 2007. The 2012 SHMA updates the data for Eastbourne and South Wealden. All data used for this SHMA should be the most up to date available across the whole study area.

1.5 A new SHMA for Wealden and Eastbourne local authority areas is necessary to understand the extent of subsequent changes to the economy and housing market. The information will be used to develop future policy as well as any contingency actions the Councils may need to take to deliver its statutory planning, housing and development functions.

1.6 The Brief outlines the context for the study, the work required, the timescale envisaged and the procedure for the submission of tenders.

1.7 A SHMA Steering Group will be established prior to the start of the project. The following key internal stakeholders will be involved in this partnership:

- Senior Planning Policy Officer, Wealden District Council;
- Planning Policy Manager, Wealden District Council;
- Housing Development Team Leader
- Specialist Advisor (Planning), Eastbourne Borough Council;
- Specialist Advisor (Planning), Eastbourne Borough Council;
- Housing Development Manager, Eastbourne Borough Council;
- Strategic Housing Team Leader, Eastbourne Borough Council;

2.0 SHMA Aims and Objectives
2.1 The SHMA will be used by Wealden District Council and Eastbourne Borough Council to:

- Better understand how the housing market operates, so that future strategic housing, regeneration and planning policies can meet the needs of the existing and future populations;
- Provide information which will be used in policy formulation for Wealden and Eastbourne’s Local Plans;
- Provide an input to both Council’s Housing Strategies, and help establish and prioritise bids for both public and private funding to support the development of new homes;
- Provide key information in the determination of any future housing targets and housing policies;
- Provide background on affordable housing need and to inform policies on affordable housing.

2.2 The SHMA will:

- Utilise the most up to date data to define the relevant Housing Market Areas drawing on the latest Government research in terms of methodology (including CLG research on Housing Market Areas November 2010 as follows: https://www.gov.uk/government/publications/housing-market-areas)
- Review the housing numbers required to meet current and future local demands, employment growth as well as land availability, infrastructure and flooding constraints within the Housing Market Area. The housing numbers should include all the different tenures, as outlined in the National Planning Policy Framework (NPPF);
- Identify demand by size, type and mix of housing (both open market and affordable and across all tenures) and values for each housing sub market area;
- Identify housing needs to help the Council plan to meet the requirements of the relevant part of paragraph 50 of the NPPF as follows:
  - Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
  - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
- Determine affordable housing need and future projected affordable housing need for Wealden and Eastbourne shown in terms of annual flows as required by Government guidance (http://planningguidance.planningportal.gov.uk/blog/guidance/assessment-of-housing-and-economic-development-needs/what-methodological-approach-should-be-used/)

Particular attention will also need to be given to the following:

- Policy based population and household projections along with migration levels and patterns (using up-to-date mid year population estimates);
- Historic job growth, workforce projections, economic activity and unemployment rates up to the present day along with predicted trends in these areas;

3.0 Work Required
3.1 The following section provides details of the expected requirements for the consultants when undertaking the SHMA.

**Identifying the contacts and resources for the Review**

3.2 A Housing Market Steering Group will be set up to guide the selected consultants chosen to prepare the SHMA. The consultants will be expected to use a wide range of data from national sources in relation to population projections, economic issues and housing issues etc. such as ONS data, house price index and earnings data. Additional to this, we expect the consultants to speak to and be informed by data available from: local estate agents; housing associations; letting agents; officers from the Housing Departments at Wealden and Eastbourne Councils; house builders, developers, land agents and local construction companies, Federation of Small Businesses; Chamber of Commerce; local employment agencies; the Homes and Communities Agency as well as relevant officers from East Sussex County Council.

**Requirements and Needs**

3.3 The SHMA will be expected to draw on any relevant ‘Housing Needs’ studies and the respective Housing Registers.

The relevant reports include the following:

- Housing Needs Assessment (2005) by David Couttie Associates (DCA) - a comprehensive assessment of East Sussex, which indicates the housing needs and requirements for Eastbourne and Wealden including affordable housing provision.
- A further report produced by DCA outlined on a sub-regional basis the housing needs of five special interest groups: older people; younger people, black and minority ethnic populations (BME), people with a learning disability, and gypsies and travellers.
- Wealden’s Dwellings Balance Analysis, was also produced by DCA and provides further information to support the SHMA.

3.4 The assessment of housing need and demand forms the basis for determining local housing targets. Consultants will need to refer to the best practice guidance for a detailed analysis of the methods and principle data sources for the following outputs. In determining need an assessment should be made of the following:

1. **Policy Context**

The report should summarise the relevant current national and local policy context and, in particular, highlight the implications for the planning issues which are the subject of this study. The relevant policy context should include the NPPF and the planning and housing policies of each Local Authority.

2. **The Socio-Economic Context**

A description of past trends and the current housing market including any key blockages as well as drivers that underpin the market and influence levels of housing need and demand, e.g. access to mortgages, shortages in supply of certain types/ sizes of properties. Links to local economic development policies are also important, ensuring that the right types of residential accommodation are provided alongside
new economic development and job creation. An analysis of the socio economic characteristics should include:
- Population growth
- Age/ethnic breakdown
- Household composition
- Migration by age
- Economy and labour market
- Workforce
- Earnings
- Commuting
- Type of industries
- Employment/unemployment/economic activity

3. The Current Housing Stock and Supply Trends

An updated account of the current stock of housing, analysed by tenure, house size, shared housing and communal establishments. This should include the following:
- proportions of affordable/market/private rented
- comparison to other areas esp. ecially areas within the Housing Market Area
- house sizes (incl. bedroom no.s)/types (incl. detached etc.)
- overcrowding
- recent delivery rates by size of property and location
- supply of specialist housing. For example extra care, sheltered, accommodation for people with learning disabilities etc. including by tenure.

4. The Active Market

A description of demand pressures for particular sizes, tenures and types of dwelling by location, and the extent of empty homes, long term vacancy and abandonment. Regard should be had to the indices of multiple deprivation. This should include an analysis of housing market dynamics in the locality to include:
- House prices and affordability – buying and renting
- Mortgage advances and availability

5. Affordable Housing Need

This should be converted to annual flows as per the guidance. The specific assumptions and methodology taken should be agreed with each Council.
The study should include recommendations in respect of appropriate affordable housing tenures to include social rent, affordable rent and different types of intermediate products and the numbers of each type projected to be required.

6. Bringing it all Together

Estimate of the current balance between housing supply and demand in different housing sectors, by location, size, tenure and property type and to meet the needs of different groups in the community. This will need to take account of land supply bearing in mind all physical land and infrastructure constraints as well as factors such as second home ownership and in-migration. This should also include an estimate of future household demand across the Housing Market Area based upon household projections or forecasts, income levels and mortgage availability, by location, size, tenure and property type.
This section should include the following headings:

**Need for affordable housing** (following Government guidance including guidance available at: [http://planningguidance.planningportal.gov.uk](http://planningguidance.planningportal.gov.uk/))
This should:
- should draw on existing housing needs studies
- use secondary data – e.g Housing Register, demographic projections, income data etc.
- make recommendations for need for different types of affordable housing (i.e. intermediate and affordable and social rented).

**Future Housing Requirements across the Housing Market Area**
To include:
- forecast of objectively assessed need – exact NPPF wording
- forecast employment growth

**Requirements for different sizes of homes**
To include:
- forecast of need for no. of houses with different bedroom numbers split market/affordable by sub-area.

**Housing Needs of specific groups**
To include:
- older people
- ethnic groups
- students
- those with disabilities?

**Consideration of Local Housing Target**

3.5 3.5: There are several factors to be considered in confirming the overall housing requirement for the housing market area/local authority. Consultants should consider and address the following factors influenced by the National Planning Policy Framework (NPPF).
Data Sources

3.6 Datasets required in the assessment of housing need will need to be updated to reflect the economic market and current time period. The study should utilise the most up to date projections and data available.

Using and Updating Assessment Findings
3.7 The report should identify the key messages for planning and housing policy. This will bring together the more qualitative considerations of existing housing markets and the housing requirements of certain groups. There will be a consideration of how existing issues are likely to develop over time and whether any new trends are likely to emerge. This section will identify the key drivers for change that exist for each neighbourhood as well as across the sub-market area as a whole and may develop over the next 20 years.

3.8 It will also be important to refer to the interrelation with other areas within the same housing market area and adjacent housing market areas.

4.0 Outputs

The following study outputs are required. These should be available in both electronic and hard copy format (with hard copies being made available of each):

(i) Progress Report – This must be circulated to key partners (identified by the Councils) for comments after the project inception meeting.

(ii) Draft Report – This must set out the key findings for a presentation to the steering group to enable them to be meaningful.

(iii) Final Draft Report – A technical report supported by appendices of detailed analysis must be presented for final refinement and consideration by the. The report should make use of illustrations, clear mapping and graphs to demonstrate locations and trends. This should contain key diagrams, indicating areas of high/low demand, as well as housing type recommendations by area.

(iv) Final Report to be agreed with the Consultant, but no later than (earlier if possible) as well as:

a) Technical Summary; 5 – 10 page document setting out the key messages from the technical report in a succinct format, which can be circulated to professionals;

b) Non-technical summary – a user friendly and easily understood summary of no more than 5 pages, communicating key messages. This summary to focus on results and outputs rather than processes.

(v) Geographical Information Systems enablement – Outputs from the report should be able to be mapped onto geographical information systems. Additional to this, datasets must be in a format accessible to Wealden District Council and Eastbourne Borough Council and where possible compatible with East Sussex in figures datasets.

(vi) Where possible provide guidance so that the data sets and mapping, which will be the property of Wealden District Council and Eastbourne Borough Council, can be updated and maintained in the future.

(vii) A presentation of key findings to Wealden District Council and Eastbourne Borough Council officers and key stakeholders within 6 weeks of submission of the final report.

(viii) A presentation of key findings to be presented to Members and the Wealden and Eastbourne Local Strategic Partnerships within 6 weeks of submission of the final report.
Appendix A – Context

Background to Eastbourne

A.1 Eastbourne is a thriving seaside town sitting at the foot of the South Downs in East Sussex. It has a population of around 98,000 people. Eastbourne Borough is predominantly urban, but is bounded on the west by the South Downs National Park and the East Langney and Mountney Levels to the east (linking to the Pevensey Levels which are an internationally important habitat). Unusually the Willingdon Levels form a green ‘heart’ to the Borough and this area is known as ‘Eastbourne Park’ for planning policy purposes.

A.2 Eastbourne was identified in the South East Plan as a key area in the development of the Sussex coastal towns as a whole. It continues to face pressures for development; and is allocated the provision of 5,022 net additional homes over the plan period from 2006-2027. The Downland and the Levels form important constraints so there are only limited opportunities for development of the Borough. Although brownfield sites are targeted for development, a limited number of developments on urban greenfield sites will also be necessary in order to accommodate levels of demand for housing in the future. Further information about Eastbourne can be found on the Council’s web site at http://www.eastbourne.gov.uk.

A.3 The Eastbourne Plan – Core Strategy will replace the Eastbourne Borough Plan as the key strategic planning document for the town once adopted in 2012. There will be several Borough Plan policies that will be saved beyond the adoption of the Core Strategy until they are replaced by policies in other Development Plan Documents (DPD), namely the Town Centre Area Action Plan and Development Management DPD.

Background to Wealden

A.4 Covering 323 square miles, Wealden is the largest district in East Sussex, and is home to just under 143,000 people (Census, 2001). Half of the population live in the five main towns of Crowborough, Hailsham, Heathfield, Polegate and Uckfield, with the rest living in villages and hamlets across the remainder of the district.

A.5 The high quality of Wealden’s environment is one of its major assets. The national importance of its landscape is reflected in the fact that almost two-thirds of the district is covered by designated Areas of Outstanding Natural Beauty. The District’s value for wildlife is also recognised by 32 Sites of Special Scientific Interest, including Ashdown Forest and Pevensey Levels, which have international status.

A.6 Wealden now faces pressure for future development. These pressures mean that it is becoming increasingly important for Wealden to balance the needs of development whilst maintaining and enhancing the high quality environment and ensuring an adequate level and range of services and facilities. In addition, the disparity between local house prices and local incomes creates problems with affordability, resulting in a significant affordable housing need across the district.
Appendix B – Existing Evidence

Eastbourne Borough Council

Wealden District Council

Both Wealden District Council and Eastbourne Borough Council have commissioned various evidence studies to inform their Local Plans and these can be found at the following links:

Evidence base for the Wealden Core Strategy:
http://www.wealden.gov.uk/Wealden/Planning_and_Building_Control/Planning_Policy/Local_Plan_(Previously_LDF)/CoreStrategy/CoreStrategyLibrary/Planning_Core_Strategy_Library.aspx

Evidence base for the Wealden Strategic Sites Local Plan:
http://www.wealden.gov.uk/Wealden/Planning_and_Building_Control/Planning_Policy/Local_PLAN/StrategicSites/Strategic_Sites_Library/Planning_Strategic_Sites_Library.aspx

Evidence base for the Eastbourne Local Plan:

Evidence base for the Eastbourne Employment Land Local Plan:
www.eastbourne.gov.uk/ellp

...........................................
Appendix C – Data Sources

The following data sources should be used in the preparation of the SHMA refresh:

<table>
<thead>
<tr>
<th>Category</th>
<th>Sources</th>
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<tbody>
<tr>
<td>Population Baseline</td>
<td>2011 Census</td>
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<td></td>
<td>Latest ONS Mid-Year Population Estimates</td>
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<td></td>
<td>Policy based population projections – East Sussex In Figures</td>
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<tr>
<td></td>
<td>Future Projections calculated from 2008-based Sub-National Population Projections</td>
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<tr>
<td>Migration</td>
<td>ONS annual migration statistics for past trends:</td>
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<td></td>
<td>• National Health Central Register</td>
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<td></td>
<td>• GP Patient Register Data System</td>
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<td>• Higher Education Statistics Survey</td>
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<td>• Labour Force Survey</td>
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<td></td>
<td>• Home Office Data on Asylum Seekers</td>
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<td></td>
<td>Future projections calculated from 2008-based sub National Population Projections</td>
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<tr>
<td>Household Factors</td>
<td>CLG 2008-policy based household projections:</td>
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<td></td>
<td>• Headship rates</td>
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<td>• Population not in households</td>
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<td></td>
<td>CLG household estimates</td>
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<td></td>
<td>ONS housing vacancy and second homes rate</td>
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<td>Economic Factors</td>
<td>ONS Labour Force projections</td>
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<td></td>
<td>Annual Population Survey estimates:</td>
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<td></td>
<td>• Workforce, economic activity rate, unemployment</td>
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<tr>
<td></td>
<td>BRES Workplace job estimates</td>
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<tr>
<td></td>
<td>Jobs forecasts</td>
</tr>
</tbody>
</table>

This list is by no means exclusive and the consultants should identify and justify all other relevant sources of data.
-----Original Message-----
Sent: 21 July 2014 09:43
To: [redacted]@eastbourne.gov.uk
Subject: RE: Wealden Strategic Housing Market Assessment - Stakeholder Workshop - 19th August

Thank you for the confirmation. We look forward to seeing you.

Regards

Senior Planning Officer
Wealden District Council
email: [redacted]@wealden.gov.uk

From: [redacted]@eastbourne.gov.uk
Sent: 17 July 2014 07:51
To: [redacted]
Subject: RE: Wealden Strategic Housing Market Assessment - Stakeholder Workshop - 19th August

Thank you for the invitation to the workshop.

I will definitely be in attendance. I will confirm whether [redacted] will also be in attendance when he returns from leave next week.

Kind regards

[redacted] BSc MA MRTPi
Specialist Advisor (Planning)
Customer First

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From: [email redacted]
Sent: 16 July 2014 16:19
To: [email redacted]
Subject: Wealden Strategic Housing Market Assessment - Stakeholder Workshop - 19th August

Dear Stakeholder,

I would like to invite you to a Stakeholder Workshop to discuss housing need and supply in Wealden. You have been invited due to your specialist knowledge and expertise in relation to housing issues in the area.

You will find attached a draft agenda for the Workshop which is to be held on Tuesday 19th August at 2 p.m. at the Wealden District Council offices at Hailsham.

The Workshop will provide the opportunity for you to share your expertise with others in the field with a view to ensuring that Wealden can plan for future housing requirements. This will include both market and social housing as well as housing to meet specialist needs, such as disabled accommodation and retirement accommodation.

The outcomes from the study will feed into a housing market assessment study for Wealden which is part of the evidence base for the review of the Wealden Core Strategy and which is being undertaken by GVA Associates on behalf of Wealden District Council.

Should you be unable to attend then you may wish to ask someone else from your organisation to take your place.

I would be grateful if you could confirm whether or not you are able to attend this event by Monday 28th July.

Please contact me should you have any questions. I look forward to hearing from you.

Kind regards

[Name]
Senior Planning Officer
Wealden District Council

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-----Original Message-----
From: [redacted]@eastbourne.gov.uk
Sent: 31 July 2014 10:03
To: [redacted]@wealden.gov.uk
Subject: RE: Wealden Strategic Housing Market Assessment - Stakeholder Workshop - 19th August

Sorry that we did not reply. I am able to attend both meetings on 19 August.

Could you send over any information required before the meeting as soon as possible as I will be on leave the week before the meeting.

Many thanks.

BSc MA MRTPI
Specialist Advisor (Planning)
Customer First
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From: [redacted]@wealden.gov.uk
Sent: 30 July 2014 15:14
To: [redacted]
Cc: 
Subject: RE: Wealden Strategic Housing Market Assessment - Stakeholder Workshop - 19th August

I look forward to seeing you at the following workshop. We do not seem to have had a response from Eastbourne as regards the Local Authority Duty to Cooperate SHMA workshop which will be held at 11.30 a.m. on the same day. The invite for this was also sent to [redacted] on 16th July. I have left a message on [redacted] voicemail regarding this but haven’t had a reply to date. I was wondering
Dear Stakeholder,
I would like to invite you to a Stakeholder Workshop to discuss housing need and supply in Wealden. You have been invited due to your specialist knowledge and expertise in relation to housing issues in the area.

You will find attached a draft agenda for the Workshop which is to be held on Tuesday 19th August at 2 p.m. at the Wealden District Council offices at Hailsham.

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The outcomes from the study will feed into a housing market assessment study for Wealden which is part of the evidence base for the review of the Wealden Core Strategy and which is being undertaken by GVA Associates on behalf of Wealden District Council.

Should you be unable to attend then you may wish to ask someone else from your organisation to take your place.

I would be grateful if you could confirm whether or not you are able to attend this event by Monday 28th July.

Please contact me should you have any questions. I look forward to hearing from you.

Kind regards

Senior Planning Officer
Wealden District Council

@wealden.gov.uk

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Travel to work patterns seem low for the housing market area. He would have thought that a large proportion of people travel beyond the housing market area to work, for example to London and within the M25.

- There is a stronger relationship with adjoining areas than with London, especially Eastbourne

- How is the housing need going to be met within the wider market area? Why is this not a study to meet the needs of a wider market area?

- They are only looking at the housing market for Wealden. They are just looking at the background at the moment which includes looking at a wider areas and how Wealden fits within a wider context.
this is the first stage of the study. It will focus on Wealden but will feed into work in the future with other authorities through the duty to co-operate. WDC is engaged with all other authorities and each is at different stages of assessing their need. Eventually once each authority has completed their work, will an overall picture of the need for the wider area will be identified.

there is no overriding body to undertake a regional SHMA – the duty to co-operate is now the only mechanism to look at it beyond each individual authority.

there is no statutory mechanism to do a regional SHMA

How do you agree the housing market area when each authority is undertaking different work at different stages. What figures will be used and agreed and how does this fit with the duty to co-operate?

There is a problem that everyone is at different stages in preparation of SHMA. This is a big issue that housing market areas do not have set lines and each authority has different requirements. It cannot be expected that they will all work together.

Have WDC been approached by other authorities to meet some of their unmet housing need?

only general discussions and correspondence has taken place as to what our position is on doing this.

Which authorities?

Would have to check.

there is a strategic planners group set up across the county who have agreed to discuss these issues – it includes authorities in east and west Sussex. It was agreed that a county wide SHMA would not be practical.

there has been fundamental problems with the duty to co-operate requirements and authorities have failed at examination due to this (Brighton and Mid Sussex) – how will this study make sure that Wealden do not fall foul to these requirements.

it is a duty to co-operate not a duty to agree.

what other sources of information have been used other than ONS?

standard sources have been used and the most up to date.

Taylor Wimpey have had a number of large developments start within Wealden recently. Will these developments be factored into the figures and background work for the SHMA?

what is the range for the report? What was stipulated within the brief?
- this has not yet been decided with WDC. It will at least look at the period for the Core Strategy but likely to be longer.

- there has been a fundamental problem in Wealden about what the proper objectively assessed need is and how this is met. She submitted a large evidence base as part of the examination of the Strategic Sites Local Plan which she hopes the consultants will look at as part of this work.

- they are happy to look at any other evidence as part of this work.

- when will the reports be publicly available?

- draft reports are likely to be complete within 3 - 4 months but difficult to say for definite.

- so by the end of the year?

- maybe.

- how many scenarios will be looked at in the report and will they include employment scenarios

- this has not yet been finalised and agreed with WDC but it is likely to be around 5-6 scenarios and will include employment ones.

- there is an agenda for growth. Concerns are that the consultants will be led by historic data.

- The scenarios should include policy on and policy off considerations

- the scenarios will look at a number of variables which will be agreed with WDC.

- we are looking at an economic model used by the County Council. 2-3 models will be used to compare and contrast the data and outputs.

- how many people work at home in the 5 bed houses? This is a fundamental way people work now.

- what does under occupancy data give to the study? What is the output?

- the report will provide recommendations on the nature of the housing to meet the needs which will include type and mix and how WDC can align with the wider housing market area.

- there could be policy potential with under occupancy in affordable housing, especially how affordable housing on larger housing sites could meet under occupancy elsewhere.
Many thanks for your email. It is a shame that Eastbourne BC cannot be involved in this meeting. I had gathered from previous information provided from Southern Water that Eastbourne WWTW would be considered in conjunction with Wealden to determine an infrastructure solution for future development in the South Wealden area?

We look forward to hearing from you soon.

Kind regards

BSc MA MRTPi
Specialist Advisor (Planning)
Customer First
Tel +44 (0)1323 410000   Text Relay: 18001 01323 410000

Eastbourne Borough Council
1 Grove Road, Eastbourne, East Sussex, BN21 4TW
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I hope you’re well. We were wondering whether there was any further news on the outcome of the Wastewater Feasibility Study for the Eastbourne and South Wealden area as we were expecting some news by now.

Good you get back to me at your earliest convenience.

Many thanks

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From: [redacted]@wealden.gov.uk
Sent: 21 April 2015 09:35
To: [redacted]
Cc: [redacted]
Subject: Wealden Local Plan

Dear [redacted],

As you may be aware Wealden is preparing a new local plan to review the adopted Core Strategy and combine this with the Delivery and Site Allocation Plan. It is our intention to consult on an Issues and Options paper in October this year in line with our Local Development Scheme. We are currently finalising our Strategic Housing Market Assessment with our consultants and would like the opportunity of discussing the outcomes of this report and the direction of the Issues and Options Paper before we finalise the document for consultation. It is our intention to put together a paper to inform the discussion to provide you with the background to the document and the issues that Wealden face, especially in relation to housing numbers and the Duty to Co Operate.

If possible Marina and I would like to meet with you in June to help inform the preparation of the document at an early stage therefore if you could suggest some convenient dates and times I would be grateful. It is our intention to provide you with the background paper towards the end of May once the work has concluded on the SHMA.

Thank you in advance

[redacted]

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

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07/12/2018
WEALDEN DISTRICT COUNCIL

Wealden Local Plan Duty to Co operate

Tuesday 9th June 2015 – 10.00 to 11.15 a.m.

Eastbourne Borough Council offices, Eastbourne

Notes from meeting

Present:

- (WDC) –
- (WDC) –
- (WDC) –
- (EBC) –
- (EBC) –

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 an all encompassing Local Plan, including the review of the Core Strategy.

confirmed that this meeting was confidential.

Strategic Housing Market Assessment (SHMA)

confirmed that WDC had received a final draft of the SHMA. 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.

outlined the initial findings of the SHMA including which authorities that fall within Wealden’s housing market area (HMA). 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). MB 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.
EBC confirmed they would provide an estimation of their shortfall.

raised whether we are looking at too large a HMA. Issues in the south of the district are different to the north and the interaction with the OAHN.

confirmed that it would be useful to overlay the HMA from each of our adjoining authorities SHMA to see the interaction between them. The HMA for Tunbridge Wells comes quite far south into Wealden. It is difficult to separate out north and south Wealden. There are also movements from the north to the south of the district due to cheaper house prices therefore there are differences within the local market.

Constraints to development

updated on the waste water capacity discussions with Southern Water. The study is not going to be published but a statement will be produced at the end of June/ beginning of July. Southern Water are required to reduce the level of phosphates discharging into the levels, but they cannot avoid discharge into the Pevensey Levels due to the need to maintain/ improve water levels. On this basis they are looking at new measures to increase capacity for Hailsham. These measures are the equivalent to a desalination plant and therefore are costly in terms of the power required and the technology to implement them. These measures will be in place by December 2021 therefore there is still a short term issue for Wealden but in the medium to long term this constraint will be resolved. confirmed that Southern Water are treating Eastbourne waste water treatment works separately to Hailsham waste water treatment works. confirmed that EBC can accommodate the EBC Core Strategy growth but anything beyond this creates is a problem in terms of capacity.

WDC will not be able to have any growth until 2022 and even then it will be on a modular basis so it will have to be staged in line with the capacity constraints. Southern Water are committed to 2022 but WDC will have to build in slippage to the Local Plan. Southern Water have confirmed that funding will not be a problem as it is a Habitats Regulation issue.

confirmed that monitoring is on going on the Ashdown Forest however it will be approx. two years before we will know whether there will be any additional capacity. WDC strategy for growth in the new Local Plan will be to keep development away from the Ashdown Forest and concentrate on the south of the district.

Spatial development options

produced a map showing the most preferred option for growth (development focused in the south of the District away from the Ashdown Forest). This does not take into account land availability or other constraints/ factors. If development is focussed in the south this could take the form of
large urban extensions or new settlements which may change the character of the area.

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 the impact this has on nitrogen deposition on the Ashdown Forest. It is expected that improvements to the A27 will be required to move traffic away from the forest and to sustain the level of growth proposed in the south of the district.

confirmed that Friday Street Farm will have to be considered as part of the Local Plan. It is acknowledged that this is an issue for EBC, and MB requested that any arguments EBC would wish to make regarding the inclusion of the site be made earlier in the process. asked that EBC be informed at the earliest opportunity when the overall strategy and the need to consider Friday Street so this can be communicated to their leader and cabinet.

Non residential development

confirmed that if the proposed strategy is adopted then the employment focus will be in the south of the district 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. WDC are speaking to infrastructure providers over the next couple of months which will include the rail operators. If there are any implications for EBC following these discussions then WDC will inform them. Further work on employment will be undertaken and produced for the preferred options stage next year. WDC are looking to commission consultants at the end of 2015 and there may be scope for a joint study with Eastbourne.

EBC are to confirm any deficits in retail and employment especially in south Wealden.

confirmed that the redevelopment of the Arndale centre starts on June 29th and is scheduled to finish in 2018.

confirmed that there is going to be a review of the flooding in the Willingdon Levels Drainage Catchment Area which they are looking to appoint consultants to undertake the work. Any development in the south of the district will need to take this into account, and MB confirmed that this can be incorporated into any joint work.

confirmed that the SFRA will be refreshed as part of the evidence base for the local plan.
Other

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. also confirmed that she would let know when she can brief EBC cabinet regarding the proposals.

confirmed that the information provided from this meeting would input into the Wealden Local Plan preparation.
RE: Joint Working on Local Plan Evidence

Sent: 16 June 2015 17:03

From: Marina Brigginsaw

To: 

Hi 

I have checked availability and we care currently free on 2nd July, 14th July and 21st July.

Marina

Further to our meeting last week we have been having some discussions at Eastbourne BC about how we should proceed with our Local Plan review and our current Local Plans being prepared (Employment Land LP and Seafront LP).

We would like to organise a further meeting to discuss how we could potential undertake joint working with Wealden DC on evidence, and be more directly involved in work that is currently be prepared. We would be looking to set something up within the next month at Eastbourne. Please could you let me know your availability on Tuesday’s, Thursday’s or Friday’s please.

I look forward to hearing from you.

Regards

[Name] BSc MA MRPI
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From: Marina Briginshaw
To: [Redacted]@eastbourne.gov.uk

Sent: 16 June 2015 13:22

Subject: FW: Eastbourne BC Housing Position Statement


1 Attachments

Housing Position Statement (2015).docx (19 KB);

---

From: [Redacted]@eastbourne.gov.uk
Sent: 16 June 2015 12:33
To: Marina Briginshaw
Subject: Eastbourne BC Housing Position Statement

---

Please find attached a brief note of our Housing position as requested.

Kind regards

[Redacted] BSc MA MRTPI
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http://archivemanager.wealden.gov.uk/print.html 07/12/2018
Good morning,

Please find attached a draft agenda for our meeting next Wednesday 22 July 9.30am in Motcombe Room, 1 Grove Road, Eastbourne.

If there is anything you would like added to the agenda then please let me know.

Kind regards

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Eastbourne BC and Wealden DC

Joint Working Meeting

22 July 2015

Motcombe Room, Eastbourne BC Offices, 1 Grove Road

9.30am

Agenda

1. Current Progress on Local Plans
2. Housing Market Area and Housing Requirements
3. Employment Land and Requirements
4. Affordable housing and other S106 Contributions
5. Other potential areas of joint working
6. AOB
Hi [Name]

Please find attached the GIS shapefiles for the Willingdon Levels Catchment Area within the Eastbourne Borough boundary. I'm afraid we don't have anything to show its extent within Wealden. However I did notice that it is shown on the WDC Submission Proposals Maps (March 2014), Inset Maps 47 and 52.

Sorry I couldn't be of any further help.

Regards,

[Name]

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Regeneration and Planning Policy
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From: [Name]
Sent: 28 August 2015 14:47
To: [Name]
Subject: FW: Eastbourne Flood Storage

[Quote]

Please see the email below from Marina. Are you able to assist?

Thanks,

[Quote]

From: Marina Brigginsahw
Sent: 19 August 2015 11:38:22
To: [Name]
Subject: Eastbourne Flood Storage
Hello 

Do you have a GIS layer with the catchment area for Eastbourne Flood Storage? And does it show the catchment area within Wealden. I don't seem to have anything on our system, apart from tidal and fluvial flood risk in the area.

Regards

Marina

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

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07/12/2018
Marina,

I was wondering whether you would be able to provide me with any information regarding your SHMA Commission. We are now preparing a brief for a consultants to provide follow on work to your SHMA, to ensure consistency and I would appreciate any input you may wish to have on the contents of our brief.

Once I have prepared the draft consultants brief I will send it through for comments.

Kind regards

MRTPi BSc
Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

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RE: SHMA

Sent: 8 September 2015 09:48

From: [Redacted]
To: [Redacted]

[Redacted]@eastbourne.gov.uk;

1 Attachments

\[SHMA Specification Brief Final March 2014.docx (48 KB);\]

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Please find attached brief as discussed. Please contact me if you have any questions,

[Redacted]

[Redacted]@eastbourne.gov.uk]

Sent: 08 September 2015 09:20

To: [Redacted]
Cc: Marina Briginshaw; [Redacted]

Subject: RE: SHMA

---

Are you in a position to send me through Wealden’s brief for the SHMA as I am trying to ensure our brief is consistent with your study.

Many thanks

[Redacted]

MRTPi BSc
Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

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07/12/2018
Hi

Unfortunately I won’t be able to make a meeting on 23rd as it’s the day before the start of the Town Centre CPO Inquiry. also won’t be able to attend as he only works on Tuesdays and Fridays.

Kind regards,

[Name]

Head of Regeneration and Planning Policy

Regeneration and Planning Policy

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Hi

I hope that you are both well.

As you are probably aware we are now out to consultation on the Wealden Local Plan Review which proposes a considerable amount of development in the south of the District around Hailsham, Polegate and Stone Cross.

As part of the work we need to do to refine the strategy and proposals we need to undertake a revised transport study for the District (a revised and updated SWETS
+ Study) that will need to look beyond our own boundaries.

I have tentatively arranged with [redacted] at County a meeting for 9am on the 23rd November, to scope out the Transport work required, but as anything around the A27 it is going to impact on Eastbourne as well, it would be good if you could come along too.

Some of [redacted] colleagues are on leave this week, so awaiting confirmation of the date.

Please let me know if you can also attend.

Kind regards

[redacted]

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

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Hi

I have asked [name] to send you the brief for the SHMA, but if there is anything else please let me know. [name] is not in until Monday. I hope the delay doesn’t cause any problems.

From: [name] [email]  
Sent: 03 September 2015 10:12  
Subject: RE: SHMA

I was wondering whether you would be able to provide me with any information regarding your SHMA Commission. We are now preparing a brief for a consultants to provide follow on work to your SHMA, to ensure consistency and I would appreciate any input you may wish to have on the contents of our brief.

Once I have prepared the draft consultants brief I will send it through for comments.

Kind regards

[Mr. John Doe]  
MRTP BSc  
Strategy & Commissioning Officer (Planning Policy)  
Regeneration and Planning Policy

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07/12/2018
Fw: Wealden Local Plan Issues, Options & Recommendations consultation - EBC representation

Sent: 10 December 2015 12:57

From: Marina Briginshaw

To: LDF;

1 Attachments

EBC Representation on the WLP IOR Report - December 2015.pdf (223 KB);

Just in case it hasn’t been sent direct

From: [redacted]@eastbourne.gov.uk
Sent: Thursday, December 10, 2015 12:06 PM
To: Marina Briginshaw;
Cc: [redacted]@eastbourne.gov.uk>
Subject: Wealden Local Plan Issues, Options & Recommendations consultation - EBC representation

Dear [redacted],

Please find attached a representation on the Wealden Local Plan Issues, Options & Recommendation report sent on behalf of Eastbourne Borough Council.

Please do not hesitate to get in touch if there is anything in the representation that requires further clarification.

Kind regards,

[Senior Strategy & Commissioning Officer (Planning Policy)]
Regeneration and Planning Policy
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Ms Marina Brigginslaw
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
BN27 2AX

By email only

Thursday 10 December 2015

Dear [Name]

Wealden Local Plan – Issues, Options and Recommendations Consultation

Thank you for the opportunity to comment on your consultation on the Wealden Local Plan – Issues, Options and Recommendations Report. Please find Eastbourne Borough Council’s representation attached. We would be grateful if you could please confirm receipt of this submission.

Eastbourne Borough Council acknowledges the approach being taken in the Wealden Local Plan and wishes to continue to work constructively in partnership with Wealden District Council on strategic cross boundary issues in line with the Duty to Co-operate.

If you would like to discuss any of the issues raised in our representation further, please do not hesitate to contact me.

Yours Sincerely,

[Redacted]

Head of Regeneration & Planning Policy
Eastbourne Borough Council
Eastbourne Borough Council’s Representation on the Wealden Local Plan Issues, Options and Recommendations Report

1.0 Preface

1.1 Eastbourne Borough Council (EBC) welcomes the opportunity to comment on Wealden District Council’s (WDC) Local Plan Issues, Options and Recommendations Report (October 2015), from here on referred to as the IOR Report, which has been published as the first stage in the preparation of the new Wealden Local Plan (WLP).

1.2 EBC’s representation on WDC’s IOR Report has been prepared in the context of significant cross boundary strategic issues between Eastbourne and South Wealden, and with regard to the National Planning Policy Framework (NPPF) and Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), which imposes a duty to co-operate with other local planning authorities on issues which are likely to have a significant effect on more than one planning area.

1.3 EBC acknowledges the high level of growth proposed in the IOR Report. It is appreciated that growth in the Eastbourne and South Wealden area will have a mutually positive effect in terms of provision of jobs and housing choice for the local communities. EBC strongly supports the protection and safeguarding of areas of environmental and landscape importance within the Wealden District, but recognises that the level of growth proposed is significant, and difficult locational choices for development need to be considered.

1.4 However, EBC is concerned about the environmental impacts of the proposed levels of growth, and would particularly appreciate attempts to reduce this and prevent merging of settlements between Eastbourne and Hailsham in order that each town and village retains its own identity.

1.5 EBC acknowledges the approach being taken in WDC’s WLP and wishes to continue to work constructively, in partnership with WDC. Comments have been made on a number of the planning policies, which are considered to be fundamental to the delivery of the WLP and which are likely, either directly or indirectly, to have an effect on Eastbourne.

2.0 Duty to Co-operate

2.1 EBC appreciates the opportunity to comment on the IOR Report as an important stage in the Duty to Co-operate.

2.2 The NPPF (para 178) requires public bodies to co-operate on planning issues that cross administrative boundaries, and work collaboratively to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans.
2.3 In addition, the NPPF (para 179) states that Local Planning Authorities should work together to meet development requirements that cannot wholly be met within their own areas because of a lack of physical capacity. This is the case in Eastbourne, where significant land availability constraints mean that Eastbourne’s development needs cannot be wholly met within the Borough.

2.4 EBC and WDC have and continue to work collaboratively over strategic planning matters that cross administrative boundaries. Discussion has been ongoing between the two authorities and regular meetings have taken place. In addition, a number of cross boundary evidence studies have been prepared in the past, and EBC would welcome further opportunities for joint studies in the future.

2.5 EBC is keen to continue to work closely with WDC on housing, infrastructure, other development requirements and the protection of the environment in the preparation and review of our respective Local Plans.

3.0 Strategic Housing Strategy

Objectively Assessed Housing Need

3.1 The identification that EBC is in a housing market with South Wealden is welcomed. However Figure 1 of the IOR Report does not provide enough detail to indicate the exact extent of WDC’s interpretation of the Eastbourne and South Wealden Housing Market Area (HMA). It appears that this area does not align with the HMA that was identified in Eastbourne’s 2013 Strategic Housing Market Assessment (SHMA) and in the joint Eastbourne and South Wealden SHMA (2009), and further clarification of this point would be welcomed.

3.2 EBC is currently commissioning a SHMA to provide up to date information about the objectively assessed housing need in Eastbourne and an analysis of the extent of the Eastbourne and South Wealden Housing Market Area. EBC would welcome further and continuing discussions with WDC during and after the preparation of the Eastbourne SHMA in order to provide a clear understanding of the housing needs in the area, in line with the NPPF (para 159).

3.3 In recent years, residential completions in Eastbourne have been formed by a high proportion of flats rather than houses. Many of these have involved the conversion or sub-division of existing properties and there has been an over-reliance on windfall sites to meet Eastbourne’s annual housing target. It is likely that this pattern of development will continue and it is therefore considered to be sensible that the housing provision in Eastbourne and South Wealden area are not considered in isolation from one another. EBC are keen to work together with WDC to ensure that the needs of the Housing Market Area are met in full across the whole area.
3.4 It is appreciated that the Wealden District suffers from strategic constraints that will affect the amount and distribution of housing, particularly Pevensey Levels and the Eastbourne Park Flood Storage Catchment Area in South Wealden.

3.5 The recognition that the impact of development on flood storage capacity in Eastbourne Park is a strategic cross-boundary issue is particularly welcomed, and it is considered that the flood storage capacity in Eastbourne could impact on the amount and location of development within the Willingdon Levels Catchment Area. EBC look forward to working with WDC to resolve this issue. This has been further elaborated on in Section 6.0 of this representation.

3.6 The NPPF (para 47) states that Local Plans should meet the full, objectively assessed housing needs for market and affordable housing in the housing market area, and EBC notes that, in order for the WLP to be found sound (positively prepared), it should seek to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

3.7 The Eastbourne SHMA (2013) identifies that Eastbourne’s objectively assessed housing need (based on 2010 household projections) is 400 dwellings per annum. The Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013) plans for growth of 240 dwellings per annum (the target from the rescinded South East Plan) on the basis that future development will be restricted in Eastbourne due to land availability constraints. This results in a shortfall within Eastbourne of 160 dwellings per annum.

3.8 The Eastbourne SHMA that is currently being prepared could result in a higher objectively assessed housing need for Eastbourne than identified in the 2013 SHMA, and therefore the acknowledgement that the under-supply figure for EBC used in the preparation of the IOR Report does not take into account any additional future housing targets and is subject to change, is welcomed. EBC will be able to provide WDC with updated information on Eastbourne’s shortfall once the Eastbourne SHMA has been completed.

**Settlement Hierarchy**

3.9 EBC supports the Settlement Hierarchy identified in the IOR Report, and the principle that growth should be located in Sustainable settlements with services and facilities to sustain the enlarged community. Consideration of growth in Local, Neighbourhood and Residential settlements should only be considered if there are exceptional reasons for it.

**Preferred Option for Housing**
3.10 EBC acknowledges the South Wealden Housing Option (with improvements to the strategic road network) as the preferred option for housing. In light of the requirements of the NPPF, EBC considers this to be the least impactful solution to meet EBC’s housing shortfall in sustainable locations, whilst also protecting areas of environmental and landscape importance, and addressing infrastructure issues across the Eastbourne and South Wealden area.

3.11 EBC is represented on the A27 Reference Group, which brings together local MPs and local authority leaders. The Group has lobbied Government and Highways England (formerly Highways Agency) for an offline dual carriageway improvement to the A27 between Lewes and Polegate. It is considered that the growth identified in South Wealden will assist in making the business case for these improvements.

3.12 The identification of concentrated development in Hailsham of 9,390 dwellings is acknowledged in light of the NPPF, which states that supply of new homes can sometimes be best achieved through planning for larger scale development (para 52). It is recognised that some of the infrastructure issues in the South Wealden area, particularly the A27/transport infrastructure and the foul/surface water capacity, need to be addressed as part of the provision of development. Therefore, due to these infrastructure issues in the area, development in the South Wealden area must be of sufficient size to generate the ability to resolve the issues and create sustainable communities.

3.13 EBC notes that the provision of new infrastructure required to support a new settlement suggests a new settlement in South Wealden might not be viable in terms of sustainability.

3.14 The provision of housing within South Wealden will help meet the objectively assessed need for housing across the Eastbourne and South Wealden Housing Market Area. The proposal that this option will be able to provide 2,328 dwellings (or 97 dwellings per annum) to address the under supply of housing in Eastbourne (subject to caveats) is welcomed, and EBC would like to express its thanks to WDC for identifying this provision. EBC confirms that it will ensure that efforts have been made to accommodate housing need within the Borough through the evidence documents for the upcoming Local Plan.

3.15 However, EBC is concerned that this provision would not meet the objectively assessed housing need across the Housing Market Area as it would not address EBC’s shortfall in full, to the extent of 63 dwellings per annum or 1,512 dwellings across the WLP plan period (as evidenced in Eastbourne’s SHMA 2013).

3.16 This does not affect EBC support for the preferred option in terms of distribution of development, however EBC requests that WDC consider the identification of additional housing provision in the South Wealden area in order to meet EBC’s shortfall in full.
3.17 It is noted that the IOR Report states that housing numbers for the South Wealden Option were significantly reduced in Polegate and Willingdon, and increased in Stone Cross to compensate. It is also noted that housing numbers were increased in Hailsham to account for the reduced numbers in Polegate and Willingdon and elsewhere in the District, as well as under supply from other Local Authority Areas.

3.18 EBC considers that the housing numbers for Stone Cross in this option are too high, and should be reduced. In addition, it is considered that Polegate has additional scope to accommodate the reduced numbers at Stone Cross, plus additional housing to meet Eastbourne’s shortfall in full. This is further elaborated on in Section 5.0 of this representation.

4.0 Strategic Economic Strategy

4.1 EBC considers that, similar to the Housing Market Area, Eastbourne and South Wealden are within the same Labour Market Area, which is demonstrated by the fact that 10,805 people travel between Eastbourne and Wealden for work (2011 Census data). Therefore the recognition that there are strong workplace linkages between Eastbourne and South Wealden is welcomed and supported.

4.2 EBC can confirm that Eastbourne’s employment land requirements can be met up to 2027, which are currently being planned for through the preparation of an Employment Land Local Plan. However it is considered that there may potentially be employment land availability issues to meet employment requirements post 2027. EBC would welcome joint working with WDC to establish employment needs and requirements within the Eastbourne and South Wealden area.

Preferred Option for Strategic Economic Strategy

4.3 EBC acknowledges the focus of employment provision, including retail, in South Wealden as the preferred option for the Strategic Economic Strategy. EBC considers this is be the least impactful solution for providing employment in the Eastbourne and South Wealden Labour Market Area, and also for complementing the corresponding level of housing growth in the area.

4.4 The identification of Hailsham as the focus for employment and retail growth will allow a range of different types of employment types and locations to be provided across Eastbourne and South Wealden in order to attract businesses into the area.

4.5 The provision of opportunities for tourist attractions and facilities in South Wealden to compliment the tourist accommodation and associated provision in Eastbourne is welcomed and supported, and EBC considers that this could have a
significant benefit for the Eastbourne and South Wealden area in terms of the numbers of visitors to the area.

4.6 The proposal to identify and promote the need to develop skills within the local workforce, and positively encourage the employment of the local workforce is also supported as it will have a wider benefit across the Eastbourne and South Wealden area. WDC may like to consider a policy to secure local employment and training measures as part of development proposals whereby developments of a certain threshold are required to sign up to a Local Labour Agreement to secure contributions that will support and benefit the local labour market and economy, enabling employment growth, raising skills and giving local people opportunities generated by new developments. EBC currently operates a similar policy and is further promoting it through the emerging Employment Land Local Plan.

5.0 Broad Locations around Towns and Villages

5.1 EBC believes that development in the Eastbourne and South Wealden housing market area should be in the most sustainable locations.

5.2 EBC acknowledges the identification of the broad locations for development in South Wealden as the least impactful solution, with the exception of development at Stone Cross. However, EBC would like to express concern about the irreversible environmental damage that will be caused by the proposed development and about the coalescence of settlements between Hailsham and Eastbourne, and these issues should be considered when defining development site boundaries.

Hailsham, Hellingly, Polegate and Arlington

5.3 EBC acknowledges the identification of Hailsham as a sustainable location with the greatest potential to accommodate a significant amount of housing growth. Hailsham is considered to be a suitable location to provide sizeable urban extensions, which is considered to be the most sustainable way of providing additional housing growth. In addition, it is considered that growth in this location can contribute towards much needed improvements to infrastructure in the Eastbourne and South Wealden area.

5.4 EBC acknowledges the Preferred Option for Hailsham, Hellingly, Polegate and Arlington as a suitable and appropriate way of providing the identified levels of growth in Hailsham.

5.5 EBC acknowledges the first choice for providing 5,380 of the 9,380 dwellings as an urban extension to the West of Hailsham, and appreciates the need for the A22 to be re-routed to accommodate this development. However, EBC is concerned that the second choice for providing 5,380 dwellings in the South Sector of Hailsham would result in the coalescence of Hailsham and Polegate. EBC consider that Land
west of Polegate should be the second choice in the event that West Hailsham cannot deliver sufficient development.

**Polegate & Willingdon**

5.6 EBC acknowledges the provision of housing in Polegate and Willingdon as a sustainable and accessible location that plays a very important role in the relationship between Eastbourne and South Wealden. It is considered that development in Polegate and Willingdon will bring important and much needed housing and employment investment into the Eastbourne and South Wealden Housing Market Area. However, EBC believes that Polegate has potential to provide a higher quantum of housing to help meet the needs across the Housing Market Area in full.

**Mid Polegate**

5.7 Despite concerns about the highways implications on the A2270, EBC appreciates the need to retain the provision of 700 dwellings in the Mid sector of Polegate and Willingdon (Hindslands site). It is considered that this location is integrated within the existing town of Polegate, being close to Polegate town centre, railway station and other sustainable travel nodes, which support sustainable travel. Housing development in this location will allow for provision to be made for family housing for the Eastbourne and South Wealden area, and should include provision of a new primary school and other community facilities that will compliment those provided in the Eastbourne Borough.

5.8 Development on the Hindslands site should integrate traffic reduction measures as part of the development, as well as provision of new and improved pedestrian and cycle links, including a new footbridge over the railway line, to provide sustainable transport links to Eastbourne.

5.9 However, it should be noted that the Mid sector of Polegate and Willingdon is within the Willingdon Levels Catchment Area, and the drainage of this site into Eastbourne Park will have implications on the capacity of Eastbourne Park to store flood water. Therefore the site will need to contribute to the flood storage infrastructure in line with the Preferred Option for Flood Risk.

5.10 EBC considers that any development site boundaries in this location should retain the open gap between Polegate and Willingdon/Eastbourne, which is considered to be of critical importance. It is considered essential to maintain the distinctive identity of settlements and to prevent the blurring and coalescence of the settlements of Eastbourne, Willingdon and Polegate. In addition, the provision of an open gap between Polegate and Willingdon/Eastbourne, including the protection of existing trees and hedgerows, will enable local biodiversity to continue to thrive.

**West Polegate**
5.11 EBC considers that, as the growth identified in the IOR Report does not meet Eastbourne’s shortfall in full and that EBC maintain strong objections to the development of the South East sector of Stone Cross, a higher level of housing development should be identified in Polegate.

5.12 EBC considers that land West of Polegate provides the least impactful opportunity to increase the level of housing growth in Eastbourne and South Wealden to meet the housing need in full across the Housing Market Area. It is noted from the Sustainability Appraisal that land west of Polegate has been assessed as having similar sustainability impacts to development in West and South Hailsham, both of which have been identified for significant growth, so therefore there is no sustainability reason why this site should not be identified. Development in this location would have overall positive benefits in relation to the delivery of housing and employment, as well as infrastructure improvements that would have a positive impact across the Eastbourne and South Wealden area.

5.13 It is appreciated that the reconfiguration of Polegate Town Centre as well as significant infrastructure improvements are required, and it is considered that development of land West of Polegate would help facilitate such improvements and make Polegate a significantly more sustainable location, which would be of benefit to the whole of the Eastbourne and South Wealden area. In addition, it is considered that development to the West of Polegate would further enhance the business case and enable major improvements to the A27 between Polegate and Lewes.

5.14 In addition, the Wealden Landscape & Settlement Character Assessment (2014) does not identify this area as having a highly sensitive landscape, and the human influence in the form of the railway corridor detracts from the overall sensitivity and value of the landscape.

5.15 EBC recommends that the provision of housing in Polegate and Willingdon is increased through the identification of the West of Polegate sector to increase overall housing numbers to meet Eastbourne’s shortfall in full and to compensate for the reduction in numbers as a result of the non-identification of land in the South-East sector of Stone Cross.

Stone Cross

5.16 EBC acknowledges the level of growth proposed in the Stone Cross area and it is appreciated that this will bring important and much needed housing into the Eastbourne and South Wealden area. However, Stone Cross is adjacent to the Eastbourne urban boundary and so the choice of the location for development needs to be considered in the light of ensuring that the village retains its identity.

5.17 However EBC is concerned about the locations of future development in Stone Cross, and raises an objection to the Preferred Option for Stone Cross. EBC
specifically objects to the identification of the South-East sector of Stone Cross as a location for development.

5.18 EBC considers that land to the south of the railway line (South-East Sector) should not be allocated for development for the following reasons:

- **Coalescence of settlements**

  5.18.1 EBC considers that it is essential that the distinctive identity of settlements is preserved, and the blurring and coalescence of the settlements of Eastbourne, Stone Cross, Pevensey and Westham is prevented. The open gap between Stone Cross and Eastbourne south of the railway line is critical to this and should be retained. This green edge contributes to maintaining a strategic countryside gap between Eastbourne and Wealden’s urban areas. Only a small section of this ‘gap’ lies within Eastbourne’s local authority area, but EBC retains planning policies that resist development in this area. In addition, development in the ‘South-East’ sector is not considered to be appropriate because of the resulting loss of agricultural fields that currently prevent the coalescence of neighbouring settlements at Stone Cross and Westham.

- **Landscape Impact**

  5.18.2 EBC considers that development within the ‘South East’ sector would have a negative landscape impact in terms of the prominent landscape and poor suitability for development due to the topography of the area.

  5.18.3 The Wealden Landscape & Settlement Character Assessment (2014) identifies that the South-East sector at Stone Cross has high landscape sensitivity and the boundary with Pennine Way is a ‘sensitive urban edge’. It also recognises that the open fields and gentle slopes contribute to recognisable strength of place, with views to the South Downs and Friston Forest further contributing to the value of the landscape. There is a moderately strong landscape pattern and structure of trees and hedgerows (low hedgerows are a feature in places).

  5.18.4 The southern sloping topography of South East Sector at Stone Cross, combined with a highly visible ridgeline and lack of any natural boundaries, means that the majority of the site will have an unacceptable impact on the surrounding landscape that is considered to be highly sensitive.

- **Flood Risk and Water Quality**

  5.18.5 The Eastbourne and South Wealden Strategic Flood Risk Assessment (SFRA) – Level 1 (2007) illustrates that the lower and eastern parts of the ‘South-East’ sector are located within Tidal Flood Zone 3a (high probability), with parts in Fluvial Flood Zones 3a (high probability) and 3b (Functional Floodplain).
5.18.6 The NPPF (para 100) requires that inappropriate development in areas at risk of flooding should be avoided, and that Local Plans should apply a sequential, risk-based approach to the location of development. It is considered that there are other locations in South Wealden that are not in areas at risk from flooding that could accommodate housing development instead of the South-East sector of Stone Cross.

5.18.7 The ‘Technical Guidance to the National Planning Policy Framework’ (2012) identifies housing as a ‘more vulnerable use’, and therefore the identification of this land would require the passing of an ‘exception’ test as outlined in NPPF para 102. EBC considers that development in the South-East sector would not provide wider sustainability benefits to the community that outweigh flood risk, and therefore development in this location would not satisfy the ‘exception’ test.

5.18.8 In addition, this site has strong links to the Mountney/East Langney Levels and Pevensey Levels to the east of the site and the site would drain into this area, potentially causing adverse water quality and biodiversity issues within these sensitive habitats.

* Cumulative impact on existing Highways

5.18.9 EBC considers that the cumulative impact on the existing highways arising from development in the South East sector at Stone Cross would be unacceptable, and have previously strongly opposed the development and its associated access from Pennine Way. It is considered that the impact of additional traffic at local junctions such as Pennine Way, Penrith Way, Oaktree Lane with Friday Street or the junction of the B2104 and the B2247 have not been identified and the detailed transport impacts of development in this location have not been properly assessed.

* Drainage and Sewerage

5.18.10 EBC considers that the need to provide additional sewerage capacity is critical to the delivery of development in Stone Cross. It is expected that development in this area will connect to the nearest point of adequate capacity in the sewerage network, which is expected to be Eastbourne Waste Water Treatment Works. EBC has previously confirmed with Southern Water that Eastbourne Waste Water Treatment Works only has capacity to accommodate the growth identified in the Eastbourne Core Strategy up to 2027.

5.18.11 Due to the limited capacity in the existing Waste Water Treatment Works, previous proposals have suggested that a ‘Package Treatment Works’ would be provided in situ. These package treatment works would drain into
Mountney and Langney Levels which would cause an unacceptable ecological impact upon the open water bodies in these areas, and could cause disturbance to nearby residents. Therefore it is considered that development in this location would be unacceptable.

5.19 EBC considers that land to the West of Polegate should be identified for development in order to replace the non-identification of land in the South-East sector of Stone Cross, and to provide additional housing to meet Eastbourne’s housing shortfall in full (see paras 5.11 – 5.15 of this representation).

5.20 In addition, EBC considers that, due to the number of houses to be provided in Stone Cross, the provision of a railway station at Stone Cross should be investigated as part of the growth in the area. This would help to facilitate greater use of the rail network for the communities across Langney in Eastbourne and Stone Cross in Wealden and would help reduce the level of car travel into Eastbourne town centre. EBC’s commitment to this is identified in the Eastbourne Core Strategy Local Plan (para 4.8.15), and as the railway line straddles the Borough boundary, EBC would welcome further discussion with WDC on this issue.

Westham

5.21 EBC acknowledges the Preferred Option for Westham as an accessible settlement with good links to Eastbourne that has potential to provide additional housing into the Eastbourne and South Wealden Housing Market Area.

5.22 EBC particularly supports the focus of infill development and the allocation of land in the North, West and North West sectors to the north of the railway line. EBC also supports the non-identification of land to the south of the railway line that is an area of high flood risk that provides an open gap that prevents the coalescence of Eastbourne and Westham.

6.0 Natural Environment

6.1 Although it is appreciated that the proposed level of growth is required in line with the requirements of the NPPF, EBC has concerns about the environmental impacts of development in some parts of the Eastbourne and South Wealden area. The level of growth proposed will result in irreversible environmental damage and there will be long-term problems associated with this.

6.2 The NPPF (para 109) identifies that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity. EBC are concerned that the proposed growth in Wealden could conflict with these aims, and that the development proposed on Greenfield sites between Eastbourne and Hailsham would have particular adverse impacts upon landscape, ecosystems and biodiversity.
6.3 The NPPF (para 114) also identifies that local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity. EBC are concerned that these issues have not been adequately addressed in the IOR Report.

6.4 EBC would appreciate confirmation from WDC that development will not be proposed in locations where it will have an adverse impact upon Sites of Special Scientific Interest, in line with the NPPF (para 118).

Preferred Option for Flood Risk

6.5 EBC welcomes the recognition that development should not exacerbate flood risk, and that this is a significant issue within the Willingdon Levels Catchment Area that needs to be addressed.

6.6 As specified in the IOR Report, the Willingdon Levels Catchment Area includes parts of Polegate, Willingdon and Stone Cross as well as Eastbourne, and within this area water drains via a series of channels into an area known as Eastbourne Park, which is a flat, low-lying landscape comprised of approximately 400 hectares of grazed wetland at the geographical centre of the Borough. Flood water is stored there in a series of lakes before it drains out to sea via the Crumbles Sewer. The storage of water in Eastbourne Park allows flood water to gradually flow out to sea, and prevents the town from flooding.

6.7 When there is additional development that creates impermeable surfaces within the Willingdon Levels Catchment Area (Eastbourne Park Flood Storage Catchment area), this requires additional flood storage compensation within Eastbourne Park. When they were created, the lakes were provided with sufficient capacity to cater for some level of future development within the Willingdon Levels Catchment Area. EBC is currently undertaking an assessment to identify the exact flood storage capacity remaining in Eastbourne Park, specifically in the four main flood storage lakes, and if necessary, how additional capacity can be provided to accommodate future development in the Willingdon Levels Catchment Area.

6.8 EBC welcomes recognition in the IOR Report that, unless it can be shown that it does not exacerbate flood risk, development within the Willingdon Levels Catchment Area will need to contribute to the flood storage infrastructure to ensure that Eastbourne Borough is not at increased risk of flooding as a result of development.

6.9 Therefore, EBC supports the Preferred Option for Flood Risk, specifically the reference to the requirement that, in the absence of adequate flood storage in Eastbourne Park, all development provides adequate drainage and does not exceed its current contribution to surface water runoff. EBC will continue to keep in
communication with WDC in relation to the flood storage capacity in Eastbourne Park.

Preferred Option for Pevensey Levels

6.10 Although Pevensey Levels is outside of the Eastbourne Borough, it is part of the same water system as Eastbourne Park, and therefore water quality issues in Pevensey Levels may lead to water quality issues in Eastbourne Park. EBC supports the Preferred Option for Pevensey Levels in that it proposes a policy that prevents negative effects on the hydrological regime or increase pollutants entering the Pevensey Levels via development.

7.0 Affordable Housing

7.1 EBC generally supports the Preferred Option for Affordable Housing to help meet the overall housing needs of the Eastbourne and South Wealden area. WDC will be aware of the appeal by DCLG to the legal challenge on the affordable housing threshold, and the recent legislation on affordable housing tenures, specifically starter homes, in the Housing and Planning Bill, which may have implications on the Preferred Option for Affordable Housing.

7.2 EBC recognises that the IOR Report proposes that WDC will help meet Eastbourne’s housing shortfall, however EBC is concerned that WDC’s affordable housing allocations policy may restrict the ability of Eastbourne residents to access affordable housing in the South Wealden area that is provided to meet their needs. It is recognised that this issue sits outside of the planning process; however EBC would welcome discussions with WDC to address this potential issue.

8.0 Infrastructure

8.1 EBC recognises that the level of growth proposed, particularly in South Wealden, will have a significant impact on infrastructure. EBC supports WDC in its work to secure the necessary improvements to the infrastructure of the area as part of the development.

8.2 EBC considers that it is important that the WLP takes account of cross-boundary infrastructure provision, especially in relation to development around Eastbourne’s boundary, and where serious infrastructure deficiencies have already been identified. It is therefore imperative that the key infrastructure requirements are continually assessed and updated. They will then subsequently need to be monitored and reviewed and it is important that EBC and WDC work effectively together to ensure that the growth is delivered in an effective way that does not have a detrimental impact on the existing residential community and businesses.
8.3 The collection of Community Infrastructure Levy monies from development across Eastbourne and South Wealden will be fundamental in funding and delivering cross-boundary infrastructure needed to support growth.

Effective Provision of Infrastructure

8.4 EBC supports the Preferred Option for Supporting the Effective Provision of Infrastructure, and welcomes the importance that has been placed on infrastructure delivery. This is one of the essential components of the WLP and the issue upon which its overall deliverability will ultimately be determined.

8.5 EBC supports the wording which states that the release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development, and believes this is a fundamental premise upon which to base development proposals. In addition, requiring the programme of delivery with infrastructure providers for infrastructure improvements to be provided at the time that they are needed is supported.

8.6 It is noted that the Infrastructure background paper outlines the infrastructure issues that need to be further explored, but significant details on WDC's expectations in terms of delivery, funding and timing are not yet available. EBC look forward to working with WDC to address cross boundary strategic infrastructure.

8.7 It is recognised that infrastructure requirements will be regularly reviewed as part of the Infrastructure Delivery Plan, and EBC is keen to work closely with WDC regarding the issues of infrastructure delivery in the Eastbourne and South Wealden area.

Green Infrastructure

8.8 EBC welcomes the recognition in the IOR Report of the importance of green infrastructure, and considers that there is considerable scope for joint working between EBC and WDC to ensure the 'existing network of green infrastructure will be protected, improved and enhanced' as identified in the Preferred Option for Green Infrastructure Provision.

8.9 EBC has prepared a Supplementary Planning Document (SPD) for Eastbourne Park to provide further detail on Eastbourne Core Strategy Policy D11: Eastbourne Park. The SPD sets out a detailed vision and series of proposals to conserve and enhance the existing environmental and ecological characteristics of Eastbourne Park, whilst at the same time sensitively developing one of the Borough’s most important under-utilised resource for appropriate leisure and recreational uses to help enhance the social and economic well-being of the local community and attract
more visitors to the Borough. It is envisaged that the proposals for Eastbourne Park will provide benefits for existing and future residents living in Polegate/Willingdon and Stone Cross.

8.10 Eastbourne Park could have the potential to be extended northwards into the part of the Willingdon Levels Catchment Area within Wealden, providing excellent local access to an important area of green infrastructure.

8.11 EBC considers that there would be merit in both authorities working closely together to provide a consistent approach across the Willingdon Levels area to enable residents across Eastbourne and South Wealden to have enhanced access to an attractive area of green infrastructure whilst also preserving it for its important ecological value.
RE: Re: Meeting to discuss the Wealden Local Plan and water/waste water issues

Sent: 21 January 2016 09:36

From: [Redacted]
To: [Redacted]

Thanks

I’ll get back to you shortly.

Kind regards

[Redacted]

[Redacted] | Senior Planning Officer | Environment and Community Services
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
[Redacted] | @wealden.gov.uk | Web: www.wealden.gov.uk/planningpolicy

From: [Redacted]@eastbourne.gov.uk
Sent: 19 January 2016 09:04
To: [Redacted]
Cc: [Redacted]
Subject: RE: Re: Meeting to discuss the Wealden Local Plan and water/waste water issues

Here is my availability for the meeting. Unfortunately I am only available on Tuesday's and Friday's until 4pm.

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<th>Name</th>
<th>Monday 8th</th>
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Regards

[Redacted]
MRTP1 BSc
Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 415345 Text Relay: 18001 01323 410000
[Redacted]@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbourneshomes.org.uk

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From: [Redacted]@wealden.gov.uk
Sent: 15 January 2016 11:40
To: [Redacted]@southeastwater.co.uk;
Cc: [Redacted]
Subject: RE: Re: Meeting to discuss the Wealden Local Plan and water/waste water issues

Dear [Redacted],

Apologies, I have just realised that actually I won’t be around in the second week as I will be in Centre Parcs with the grandchildren – could you please give me availability for the week commencing the 22nd February instead.

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Kind regards

[Redacted]

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<tr>
<th>Senior Planning Officer</th>
<th>Environment and Community Services</th>
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<tr>
<td>Wealden District Council</td>
<td>Council Offices</td>
</tr>
<tr>
<td>[Redacted]@wealden.gov.uk</td>
<td>Web: <a href="http://www.wealden.gov.uk/planningpolicy">www.wealden.gov.uk/planningpolicy</a></td>
</tr>
</tbody>
</table>

From: [Redacted]@wealden.gov.uk
Sent: 15 January 2016 11:25
To: [Redacted]@wealden.gov.uk; [Redacted]@southeastwater.co.uk; [Redacted]@eastsussex.gov.uk; [Redacted]@eastbourne.gov.uk
Cc: [Redacted]
Subject: Re: Meeting to discuss the Wealden Local Plan and water/waste water issues

Dear colleagues,

I hope it is not too late to wish you all a Happy New Year!

As part of on-going discussions in relation to infrastructure provision and the Wealden Local Plan review I am trying to arrange a meeting to take forward discussions following the consultation on the plan – from water supply and waste water treatment issues, to flooding management issues.
From: person1@wealden.gov.uk
Sent: 04 February 2016 12:27
To: person2
Cc: person3
Subject: RE: SFRA

Hi,

We are just finalising the brief and we will get to you ASAP. We can then talk about costs.

From: person4@eastbourne.gov.uk
Sent: 04 February 2016 11:36
To: person5
Subject: RE: SFRA

Hi,

We'd like to be included in the update please.

Many thanks,

Head of Regeneration and Planning Policy
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
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person6@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbournehomes.org.uk

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From: [redacted]@wealden.gov.uk
Sent: 04 February 2016 10:51
To: [redacted]
Subject: SFRA

Hi [Name]

I hope all is well!

We are currently writing a brief to update the SFRA for Wealden District. We are hoping to get it commissioned as soon as possible (along with others).

I know in the past we undertook a joint Eastbourne and South Wealden SFRA. Is this something you want to get involved with? or are you happy for us just to commission a Wealden update. I don’t think it should really affect you as all we are doing is updating out area, but happy to include yourselves if you wish.

Kind regards

[Name]

[Position] | [Organization] | [Address]
[wealden.gov.uk] | Web. [wealden.gov.uk/planningpolicy]

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[wealden.gov.uk]

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http://archivemanager.wealden.gov.uk/print.html
Meeting with EA/ESCC/EBC/WDC/re Flood Issues  
26.02.2016

Present: , (WDC), (ESCC) (EA), (EBC)

- 2000 reps from 400 individuals from 1 + ) Review
- Report to LDF sub in April
- Programming 2 local plans WLP and HAAP
- Last of SHEELA sites to be received by end of February 2016 will help with looking at deliverability aspects - ??? loc
- Number of studies – review of SFRA next week; South Wealden and Eastbourne SFRA, North Wealden SFRA
- Host of other studies also
- Draft document by September. Proposed submission document HAAP will run together with WLP – separate local plans with two examinations. HAAP – more detail because doubling population/growth.

EA  Climate change issues? Raised really in relation to built environment and natural environment. Government changed its climate change calculations. Bring change in relation to ??? – previously added 20% - changed to lower 35%, median 45%, and top 105% (major infrastructure) Will be using the median level for most development coastal and rainfall not changed.

WDC  If all goes well, when will it be adopted? 2018 proposed submission end of 2016. Some weight then in DM as policy and evidence base available. Examination – 2017 – gains more weight.

ESCC  Two development plan documents – lot of strategic as well as note specific work. ESCC will be more interested in the detailed aspects particularly in the Hailsham area. How will process work? How will ESCC plug into this? How can ESCC help us? Things moved on a great deal in relation to ESCC understanding.

WDC  Shortly will be able to share more information on the detailed figures on a confidential basis to – Will be on a one to one basis in about ½ months. SFRA will have started SFRA work by then.

Flood Management Plans

ESCC  Hailsham and Hellingly – lack of knowledge of detailed drainage networks – issues regarding existing areas. High groundwater areas fundamental problem – Low lying area, drainage needed. Main river issues with Cuckmere and PL more slowly. Archaic drainage system at present. Area around Harebeating stream (Sec 19 response)

Management plans – High level desk top review. More strategic than Eastbourne plan.

Hotspots – Hailsham for new development . Question regarding SW on site. Emphasis on Surface SUDS – not use of tanks anymore. Need strong detailed guidance regarding what is required to mitigate surface water.
West of A22 – obvious boundary in A22 – impact on flood risk. Need to do more investigative work/explorative work in Hailsham will impact on land. Take a look as surface water SUDS on site. Will take up a lot of space to include lakes, etc.

**WDC**  Difficulty in getting developers to work together to provide a comprehensive solution, so some guidance regarding land that may be required to support development and discussions with developers need to be able to justify this when applications come in.

**WDC**  Have had examples where developers are providing SUDS but cannot connect to a water course to discharge as over a third parties’ land.

**ESCC**  Continued beyond the site is a pretty critical issue and needs to be included in framework master planning for the area. Need to make sure design principles are set within the plan. Depending on site conditions – need to consider it within the context of the wider landscape regarding pipes, etc. – but understanding what goes on below ground is largely unknown. More detailed work regulations are required to understand how these sites connect into the system.

Developed model which looks at a range of data sets and gave an indication of what system might work given the ground conditions.

Draft strategy (Flood Risk management strategy) released on Monday. Flood risk authorities – local and county council – need to be aware of responsibilities – set out in strategy and guidance and criteria as to what flood risk authorities need to see – guide to developers. (Will be on ESCC Monday)

**EBC**  Will be reproducing this as an SPD as flooding is such an issue – key DM policy.

**WDC**  Link to SFRA?

**WDC**  Need to include ref in our plan/as part of SPD? At very least in our IDP?

**WDC**  Should we be looking to adopt a common policy of all East Sussex Authorities? Are there things that are unique or can this be generic?

**ESCC**  Looking at areas of risk and ‘critical drainage are’ are of particular concern, e.g. areas allocated for significant development or coalescence of areas with significant flooding issues – e.g. Eastbourne. Where would look at all applications. With WDC not too concerned about entire district but specific areas such as Hailsham – so developing a policy that is broadly consistent needs to be carefully considered. Can add detail as National Guidance is flimsy.

**WDC**  Is detail justifiable against developers at Examination? Need to be sure that it is absolutely necessary to impose regulations on developer and justify it.

**ESCC**  Can synthesise high level guidance on ESCC strategy. Low level of understanding amongst developers and consultants regarding the issue. Need to raise the profile of this area in policy.

Strategy to be put Monday, 28th Feb – Surface water risk on SW systems gives and indication of level of risk a/c East Sussex – provides more evidence.

**WDC**  Communities at risk. Information available as well to include in evidence base.
WDC  Working together is very important – in consultation. Impacts that impact.

WDC  Difficult to get developers to provide SUDS on brownfield sites where existing pipes and wires then create new SUDS. Often no space to provide SUDS. May not be possible to provide ¼ of site for attenuation pond – so may need to look at other solutions.

ESCC  Making sure that there is a clear framework and everyone understands what they are doing. ESCC have good information regarding ground water infiltration in North Hailsham ground water near to surface. Problems for drainage where have high ground water. Have information about high ground water levels – perhaps should be looking at these area in terms of areas constrained. Need to look at prevalent risks data to show where there may be risks.

ESCC  **Crowborough/High Weald/Heathfield**

Major problem south side of High Street – lot of water draining into Waldren Ghyll – rate of discharge felt further downstream – Horam. Issues of maintenance major issues in both these management plans. Erosion issues at Stream Cottage (Waldren Ghyll) in Horam.

Forest Row – flood network being managed by Parish Council.

WDC  South Wealden/Eastbourne issues – lakes as fluvial alleviation scheme is not the best option. More about surface water attenuation. Not designed for fluvial benefits but may have some benefits.

ESCC  Surface water perspective – there are 4 areas – 2/3 have spare capacity and 1 area not clear. ES – EBC commissioning consultants to look at what capacity is required to accommodate growth – so will review this. 50% of development with EBC in Willingdon Level catchment. Difficult issue. Main understanding was that had a SW function. Also part of the catchment area is within Wealden. ESCC can supply a digitized boundary for the catchment area.

WDC  Work done previously on modelling showed the ball park figures.

WDC  Probably not so much an issue regarding impact of SW development on Willingdon Lakes – more an issue in relation to discharge to narrow courses draining into Pevensey Levels. P.L. tide locked so backs up water. Issue with ow new PL Board will deal with the issues regarding discharge to levels.

ESCC  Nothing to prevent ESCC as LLA from asking for reduced flow rates – but would be tricky from a practical point of view.

ESCC  Water levels at Langney Levels and SW management of water levels will be an issue.

WDC  SW – problems with flooding in Westham area more to do with SW antiquated pipe system.

ESCC  Anywhere near coast – SW will have problems with leaky pipes so keen to reduce water levels. Will have all issued wrapped regarding recorded incidents (about 35) within plan area. What has happened, recommendations, etc.
EBC  Will take some time to work through the issues regarding drainage in the town.

ESCC  Southern Water preparing its drainage plan for March – speak to [redacted].

WDC  Flooding doesn’t occur on its own – combined set of issues that developers need to look at together.

ESCC  Endemic issue with developers looking at flood maps.

WDC  Developers need to add climate change modelling on its own. SFRA – EA all environmental data will be free and on-line sometime soon – make t easier.

ESCC  Need to know where combined and separate sewers are – is mapping up to date?

WDC  S. Water taken over ‘laterals’ (pipes to properties) and also private pumping stations. Need to know which parts of system are capable of taking additional.
RE: Retail, Employment and Town Centre Studies

Sent: 16 June 2016 15:23

From: [redacted]
To: [redacted]
Hi [redacted]

Are you free for a quick chat? I left a message for you this morning.

Thanks,

[redacted]

Head of Regeneration and Planning Policy
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 415250 Text Relay: 18001 01323 410000
@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbournehomes.org.uk

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From: [redacted]@wealden.gov.uk
Sent: 03 March 2016 15:03
To: [redacted]
Subject: RE: Retail, Employment and Town Centre Studies

Thanks:

From: [redacted]@eastbourne.gov.uk
Sent: 03 March 2016 14:18
To: [redacted]
Subject: FW: Retail, Employment and Town Centre Studies

Hi [redacted]

Please see attached. [redacted] has provided a couple of comments.
Kind regards,

---

From: [redacted]  
Sent: 23 February 2016 15:30  
To: [redacted]  
Cc: [redacted]  
Subject: RE: Retail, Employment and Town Centre Studies

**MRTPi BSc**  
**Strategy & Commissioning Officer (Planning Policy)**  
**Regeneration and Planning Policy**

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From: [redacted]  
Sent: 17 February 2016 09:47  
To: [redacted]  
Cc: [redacted]  
Subject: FW: Retail, Employment and Town Centre Studies

For info and comment.

---

From: [redacted]@wealden.gov.uk]  
Sent: 16 February 2016 14:18  
To: [redacted]  
Subject: Retail, Employment and Town Centre Studies

Hi [redacted]

Owing to the timescales of the delivery of the Wealden Local Plan I have had to start the procurement process for a joint retail, employment and town centre study for Wealden District. This study will deal with all aspects of economic growth and will include cross boundary and strategic matters. I sending to you my draft version which contains the methodology etc. Maybe we could catch up sometime to talk about how matters are progressing and how Eastbourne can input into the employment work to be undertaken.

---

Strategic Planning Manager | Environment and Community Services

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[http://archivemanager.wealden.gov.uk/print.html](http://archivemanager.wealden.gov.uk/print.html)  
EBC82  
07/12/2018
Thanks. I’m going to read this later today.

It would be good to catch up for a chat soon. Can you please confirm your availability over the next couple of weeks?

Many thanks,

Hi

Owing to the timescales of the delivery of the Wealden Local Plan I have had to start the procurement process for a joint retail, employment and town centre study for Wealden District. This study will deal with all aspects of economic growth and will include cross boundary and strategic matters. I sending to you my draft version which contains the methodology etc. Maybe we could catch up sometime to talk about how matters are progressing and how Eastbourne can input into the employment work to be undertaken.

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

1. Apologies and Introductions
   No apologies. Introductions by all.

2. Health and safety
   2.1 Planned fire drills, fire exits etc.
      ■ explained there were no planned drills and the evacuation procedure in the event of an alarm.

3. Context
   3.1 SFRA Background
      ■ Level 1 and Leve 2 SFRAs have been commissioned for Wealden and Eastbourne as an update to the 2009 studies which are now outdated.

   3.2 Wealden and Eastbourne Local Plans
      ■: The Local Plan for Wealden is underway. There are strategic land allocations across the district and the preferred option for testing includes 9000 additional homes in Hailsham. The evidence to support the Local Plan in underway and the Strategic Flood Risk Assessment become part of the evidence base. The Local Plan is due for representation in November/ December 2016.

      ■: In Wealden we are looking to allocate all our housing in Flood Zone 1 – although that may not be possible due to the new climate change guidance.
Item

- Eastbourne Borough Council (EBC) adopted their Core Strategy in 2013 and are currently preparing their Local Plan which will cover all aspects of the planning process. Their Strategic Housing and Employment Assessments are due for completion in November – December 2016 with a view to completing the issues an options paper by Summer 2017. Due to the urban nature of the borough, most sites have fewer than 5 dwellings and flood risk has previously been assessed at a neighbourhood level.

- As the flood risk, land availability and timescales of the Wealden and Eastbourne SFRAs are very different, would it make more sense to write one report per district, rather than one report for north Wealden and one for south Wealden and Eastbourne?

- Yes – district specific reports are needed due to policy needs

4 Communications

- I have prepared a draft communication plan identifying who are the stakeholders for the SFRAs. The role of the steering group is to provide data and expertise which can inform the SFRAs. We are missing contact details for [redacted] and [redacted] and the planners from neighbouring authorities.

- [redacted] to provide email and postal addresses.

- [redacted] to provide neighbouring authority contact details.

- Pevensey Coastal Defence Ltd should be contacted for information. Ian Thomas would be the best person to contact.

- [redacted] to provide contact details for [redacted]
5  Data management

5.1 Data sharing
All: Agreed that a data sharing protocol should set out terms for data sharing in the SFRA.

[ ] issue data sharing protocol. Complete

5.2 Data requests

[ ] There is a long list of data needed from the partners to inform the project. To help illustrate the priority of each piece of information, the list has been divided by partners and colour coded red, amber, green. If anyone has information not listed but that they think would be useful, please issue.

[ ] Priority data: filtered Lidar, models, sites.

[ ] to issue data request list. Complete

[ ] Would the Areas of Critical Drainage Concern (ACDCs) and Drainage Risk Areas (DRA) be helpful to the SFRA?

[ ] Yes

[ ] to issue ACDCs and DRAs for Wealden and Eastbourne.

[ ] As part of the LFRMS JBA considered the local flood risk at a ward level. This could be helpful – particularly when considering infill development in Eastbourne.

[ ] to speak to [ ] to gain access to the outputs

5.3 JBarn (data transfer site)

[ ] JBA have a data sharing website at www.jbarn.co.uk. We will use this as our preferred method of data sharing as it is secure and will log all the data received.

[ ] to set up JBarn project and issued details. Complete

[ ] Can you provide a large hard drive for us to copy the models to as the file sizes are too large for a FTP site?

[ ] to issue [ ] a hard drive. Complete

6  SFRA Methodology

6.1 Housing policy

[ ] Aim is to situate in Flood Zone 1

[ ] Likely to require some in Flood Zone 3

6.2 Surface Water policy

[ ] not currently any policy for WDC

[ ] not currently any for EBC

[ ] Agreed that the SFRA should be used to define SW policy

[ ] Previously defined under Willingdon Levels Area – was a S.106 arrangement linked to permission to discharge surface water – but has been curtailed as application of S106 for such practices is no longer legal (must now be done under CIL – but no provisions have been put in place for CIL).
Even with large scale sites being put forward, it is the piecemeal approach to the drainage design, not considering neighbouring development which prevents efficient design. We would like developers to be thinking about drainage at master planning stage and on a big scale – with potential for linking up with other development sites.

Should highlight the need for consideration of safety in open space areas identified as being used for flood storage.

The FRA requirements can specify this.

We are developing Areas of Critical Drainage Concern where we would like to be consulted on the SW drainage on all sites (not just major developments). These will be included in our LFRMS and it is expected that the list will evolve as new information comes to light. ACDCs will include north Eastbourne.

We will not attempt to reproduce the ACDCs on the chance that these will then become superseded. We will use the SFRA as a signpost to the LFRMS.

6.3 SFRA Level 1 – Level 2

Transition from Level 1 to Level 2 accommodated by early consideration of 400 sites so that those requiring Level 2 assessment can be identified ASAP.

6.4 Flood risk sources

Will flood risk consideration include surface water and groundwater in addition to fluvial and tidal (not clear in the scope)

In line with NPPF we will be considering all sources of flood risk.

6.5 Climate change

We will undertake the level 1 assessment without considering the new climate change guidance due to the timescale of the work. But climate change modelling will be running in parallel to the Level 1 to use in the Level 2 assessment and Level 1 maps will be updated. Our assessment for level 2 sites will used FZ2 and a proxy for 1% AEP + climate change.

Our tests have found that the FZ2 in Sussex is a fair approximation for climate change when uplift is 20% but underestimates when uplift is 45%. Therefore, a buffer should also be used when considering residential sites.

The Environment Agency expects the SFRA to use the central emissions scenario for the 2050 epoch for commercial. Therefore, flow increase is 20%.

For residential properties, the high central emissions scenario should be used for the 2015 epoch. Therefore, flow increase is 45%. However, the 105% flow increase should also be considered.

How should be handle sites that currently are not at risk but are likely to be so in the future due to climate change?

We should consider the design life of the properties and therefore require an exception test at planning stage.

6.6 Basements

At the moment we done see a lot of applications for basement dwellings or properties with basements so it is not a specific concern for us.

Worth including a comment on basements so we are covered but a whole chapter will not be needed.

6.7 Breach modelling

We will be delivering results for 7 tidal breach locations and will need the EA coastal modelling data (or license to use this – as we have the models)
could review breach locations. Will you use National Channel coast data for shingle profiles?

We will assume the beach profile is static for the purpose of this assessment.

7 Programme

Data is needed as soon as possible. The draft level one SFRAs are due at the start of July. The projects are due to close at the start of September 2016.

8 Any other business

8.1 Local issues

There are issues with maintenance for surface water systems in Eastbourne as these were silting up. The flooding problems encountered were due to water not being able to freely flow to the outfalls (as structures and channels were silted up).
RE: EBC and WDC Meeting: Tues 31 May

Sent: 17 May 2016 14:17

From: [redacted]
To: [redacted]
CC: [redacted]

2 Attachments

image001.jpg (575 B); image002.jpg (1 KB);

Brilliant, we will see you then.

Regards

[redacted] MRTPi BSc
Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 415345 Text Relay: 18001 01323 410000
@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbournehomes.org.uk

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From: [redacted]@wealden.gov.uk
Sent: 17 May 2016 14:16
To: [redacted]
Subject: RE: EBC and WDC Meeting: Tues 31 May

Hi

All booked.

From: [redacted]@eastbourne.gov.uk
Sent: 17 May 2016 13:43
To: [Redacted]

Subject: RE: EBC and WDC Meeting: Tues 31 May

It will be myself and [Redacted] – can we make it 2pm.

Regards

[Redacted]  
MRTPi BSc  
Strategy & Commissioning Officer (Planning Policy)  
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW  
Tel: +44(0)1323 415345 Text Relay: 18001 01323 410000

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From: [Redacted]@wealden.gov.uk]

Sent: 17 May 2016 12:30

To: [Redacted]

Subject: RE: EBD and WDC Meeting

Hi [Redacted]

Can we make it 31st May, what time would suit you? I will see about getting a room here.

[Redacted]

From: [Redacted]@eastbourne.gov.uk]

Sent: 17 May 2016 12:09

To: [Redacted]

Subject: EBD and WDC Meeting

Importance: High

We were wondering whether it would be possible to have another meeting to discuss the progress on the Wealden Local Plan and Hailsham AAP and to update you on the progress on our SHMA.
Please find below a brief agenda outlining the subjects we wish to discuss at our meeting on Tuesday 31 May.

AGENDA

1. Local Plan Update – With a focus on infrastructure (highways and wastewater)
2. Housing Studies – SHMA and SHELAA (Objectively assessed housing need and compatibility)
3. EBC Input into other studies, e.g. Economy, Town Centre and Retail Study
4. Residential development sites around Eastbourne’s boundary – Brodricklands, Friday St Farm and related wastewater capacity issues
5. AOB

Kind regards

MRTPI BSc
Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
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Hi [Name]

I was speaking to [Name] about this yesterday as we are about to start preparing an Open Space Needs Assessment.

Could you please send me a copy of the brief you prepared for the consultants?

Many thanks,

[Name]

---

Wealden District Council Open Space, Sports and Recreation Assessment 2016 - Cross border and strategic issues

We have been commissioned by Wealden District Council to undertake an Open Space, Sports and Recreation Assessment for the District. The study will be used to develop local standards of provision for the various kinds of open space, sports and recreation facilities within the Wealden District Council area and will form part of the evidence base for the Local Plan. Very broadly the study covers: multi-functional green space; parks and recreation grounds; play areas and youth facilities; allotments; natural green space; outdoor and indoor sports facilities including formal sports pitches.

http://archivemanager.wealden.gov.uk/print.html
Under the Duty to Co-operate we are writing to you to establish any cross border/strategic issues that you consider relevant; and that therefore should be considered as part of the study. We would also appreciate a short update from you as regards your position in developing any similar study/plans. Essentially we are looking for:

- What similar studies have you already completed/plan to undertake.
- Any cross border/wider strategic issues you have identified (though these studies or by other means).
- Any other comments or observations that you think we should be aware of which could have cross border implications.

To ease the process I have provided a short pro-forma (attached) for you to use that may be helpful. We are only looking for key issues and are not expecting extensive detail at this stage. Could you please have a look at the pro-forma and return it please to [email]@ethosep.co.uk by Friday 15th July 2016.

If you think it is best dealt with my another colleague could you please forward it on and copy me in so that I know who is dealing with it.

I look forward to hearing from you.

Best wishes

[Signature]
Environmental Planner

ethos
Environmental Planning

Ecology | Green Space | Community | GIS
Studio 11a | Greenway Farm | Wick | Bristol | BS30 5RL

www.ethosep.co.uk
Summary

During June the Level 1 and Level 2 SFRA for Wealden and Eastbourne progressed.

Key activities include:
- Access to GeoStore from [redacted] (03/06/2016)
- Provision of sites by WDC (10/06/2016)
- First pass screening of flood risk to sites by JBA (the outputs of which are attached to this progress report).
- Confirmation from EBC that they are not in a position to send sites at this time. Instead they wish to see the same screening analysis on their neighbourhood polygons (supplied 24/06/2016)
- First pass screening of flood risk to neighbourhoods by JBA (the outputs of which are attached to this progress report).
- Commencement of WDC Level 1 SFRA reporting (chapters 1 – 6 of 14 drafted)
- Eight breach locations have been selected, one more than quoted for. Therefore, the project budget has been extended by £104.00

Project Activities

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td>Data collection, review and processing complete</td>
</tr>
</tbody>
</table>
| 200       | Data Management and Review | • Access to GeoStore from [redacted] (03/06/2016)  
            |          | • Provision of sites by WDC (10/06/2016)  
            |          | • Provision of neighbourhoods by EBC (24/06/2016) |
| 300       | Level 1 SFRA | First pass of flood risk screening to sites and neighbourhoods complete  
            |          | WBC reporting progress by chapter:  
            |          | 1. Introduction: Drafted  
            |          | 2. The Planning Framework and Flood Risk Policy: Drafted  
            |          | 3. The Sequential, risk based approach: Drafted  
            |          | 4. Climate change: Drafted  
            |          | 5. Sources of information: Drafted  
            |          | 6. Understanding flood risk in Wealden: Drafted  
            |          | 7. Flood defences: Started  
            |          | 8. FRA requirements  
            |          | 9. Surface water management and SuDS  
            |          | 10. Flood warning and emergency planning  
            |          | 11. Strategic flood risk solutions  
            |          | 12. Flood risk management policy considerations  
            |          | 13. Summary |
### 14. Recommendations

- EBC reporting has not yet been started

<table>
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<tr>
<th>#</th>
<th>Level 2 SFRA</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>Breach locations agreed – eight are to be undertaken</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Re-modelling of the River Uck has been undertaken and flooding grids are being processed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Re-modelling of the River Medway has been undertaken</td>
<td></td>
</tr>
</tbody>
</table>

#### Work programmed for July 2016

- Completion of WDC Level 1 SFRA reporting
- Commencement of EBC Level 1 SFRA reporting
- Processing of River Uck flood model outputs
- Breach modelling
- Progress fluvial modelling using JFLOW.

#### Managing change

Eastbourne Borough Council have asked that flood risk screening is undertaken on neighbourhoods not specific sites. This is a change to the methodology set out in the tender document.

#### Additional work identified not covered in original proposal / letter

One additional breach is now planned at an agreed additional cost of £104.00.
### Budget

<table>
<thead>
<tr>
<th>JBA Activity</th>
<th>Total cost</th>
<th>Total % complete</th>
<th>Total invoiced</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project management and meetings</td>
<td>£ 2,226.40</td>
<td>40</td>
<td>Forecast for August 2016</td>
</tr>
<tr>
<td>Data management and review</td>
<td>£ 1,372.00</td>
<td>100</td>
<td>Forecast for August 2016</td>
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<tr>
<td>Level 1 SFRA</td>
<td>£ 5,316.00</td>
<td>30</td>
<td>Forecast for July 2016</td>
</tr>
<tr>
<td>Level 2 SFRA</td>
<td>£ 12,470.00</td>
<td>10</td>
<td>Forecast for October 2016</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£ 21,384</strong></td>
<td></td>
<td><strong>Total £0.00</strong></td>
</tr>
</tbody>
</table>

### Programme

(PM) is on annual leave 15th July.

Key dates: WDC Level 1 SFRA due for draft completion by end of July 2016

*Full programme overleaf*
Hi [Name]

Eastbourne have confirmed that they would like the original 7 plus their additional breach location to be modelled. This is because their engineer is keen to see both locations modelled as although he accepts that over a long duration the flood extents would be similar for both locations, he would be interested to see the differences over the shorter term.

Eastbourne have also agreed to pay the additional costs for this modelling work of the £104 plus VAT.

I hope this is OK and you can go ahead with the coastal modelling. Please get back to me if you have any queries.

Thanks

[Name]

Planning Policy Officer
Wealden District Council
[Email Address]

From: [Email Address]
Sent: 27 June 2016 14:54
To: [Email Address]
Subject: RE: 201654373 Breach locations

Thanks [Name]

We have had another look at this and we think we could readjust the breach locations to include that suggested by EBC and keep within the seven breaches that we have costed for. In the attached map I have shown the new breach location as a blue star and the breach I have removed as a grey star. I have chosen this one due to its proximity to the existing breach and therefore it is likely that their flood extents will be similar.

However, we have not given ourselves any float in the hours quoted to you to undertake the breach modelling so we wouldn’t manage an additional breach within the agreed price. If you would like us to undertake eight breaches we would be happy to do so but we would need to charge an additional £104.00 (excluding VAT) which accounts for 1 hour of a Senior Modeller and 2 hours of an Assistant Modeller’s time to undertake the work.

[Email Address]
Let me know which option you and Eastbourne would prefer.

Many thanks,

Senior Analyst

From: [wealden.gov.uk]
Sent: 27 June 2016 13:14
To: [jbaconsulting.com]
Subject: RE: 2016s4373 Breach locations

Hi

I had a lovely break thank you. Seems like a very distant memory now though!

He has just got back to me, his engineer was quicker than he thought! They are happy with the locations identified but would like an additional breach location modelled on the beach opposite Ramsay Way, next to the Waste Water Treatment Works. Is this possible?

Thanks

Planning Policy Officer
Wealden District Council
[wealden.gov.uk]

From: [jbaconsulting.com]
Sent: 27 June 2016 13:10
To: [wealden.gov.uk]
Subject: RE: 2016s4373 Breach locations

Hi

Did you have a good break?

Thanks for sending the map over to Eastbourne. I would appreciate getting the opinion of Eastbourne’s coastal engineer and happy to wait until late in the week for this.

We are hoping to progress with this modelling in July so that should work well.

Kind regards,

Senior Analyst

From: [wealden.gov.uk]
Sent: 27 June 2016 13:02
To: [jbaconsulting.com]
Subject: RE: 2016s4373 Breach locations

Hi
Thanks for sending the map through. Whilst I think it is all OK I have sent it to Eastbourne to check over and confirm they are happy too, seeing as it will be them it affects the most. He wants to check it with his coastal engineer who only works part time, and so he won’t be able to give me an answer until the middle of the week. Is this OK with you or does it cause problems?

Thanks

Planning Policy Officer
Wealden District Council
@wealden.gov.uk

From: @jbaconsulting.com
Sent: 22 June 2016 11:10
To: 
Cc: 
Subject: 2016s4373 Breach locations

Hi

One to discuss when you are back but I just wanted to send over to you while it is fresh in my mind.

I have been speaking to my coastal modelling colleagues and together we have identified the four most likely breach locations in addition to the three originally tested. I have plotted these in the attached map for your reference.

The method we used was looking at the condition of the defence, the level of the crest and the breadth of the defence. The breach locations are now fairly evenly spaced across the coastal extent of the study area so this should help with our plan to create ‘zones’ of flood risk from breaching (which will be used by developers to inform if a detailed breach assessment will be required as part of the FRA).

Please can you could take a look over these breach locations and check you are happy with our selection? If so I will give the team the go ahead to get modelling.

Kind regards,

Senior Analyst

JBA Consulting, 8A Castle Street, Wallingford, Oxfordshire, OX10 8DL. Telephone: +441491836688
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JBA Consulting is the trading name of Jeremy Benn Associates Limited, registered in England, company number 03246693, South Barn, Broughton Hall, Skipton, North Yorkshire, BD23 3AE.
RE: 2016s4373 Breach locations

Sent: 29 June 2016 16:35

From: [redacted]
To: [redacted]
CC: [redacted]

1 Attachments
image001.jpg (823 B);

Message

Hi [redacted]

Thanks for getting back to me. I will tell JBA to go ahead with the 8 locations and have noted that you are happy to pay for the additional work. The £104 is excluding VAT.

Thanks

[redacted]

Planning Policy Officer
Wealden District Council
[redacted]@wealden.gov.uk

From: [redacted]@eastbourne.gov.uk
Sent: 29 June 2016 09:06
To: [redacted]
Cc: [redacted]
Subject: RE: 2016s4373 Breach locations

Hi [redacted]

Sorry for the delay in getting back to you. Our Engineer is keen to see both locations modelled as although he accepts that over a long duration the flood extents would be similar for both locations, he would be interested to see the differences over the shorter term. We are happy to pay the extra £104 to allow this additional modelling to take place.

Thanks.

[redacted]
-----Original Message-----
From: [redacted]@hastings.gov.uk
Sent: 6 July 2016 12:27
To: [redacted]@rother.gov.uk; [redacted]@lewes.gov.uk; [redacted]@wealden.gov.uk; [redacted]@southdowns.gov.uk [mail]
CC: [redacted]@eastbourne.gov.uk
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Dear [redacted],

I am happy for this note to be forwarded on.

Thanks

[redacted]

From: [redacted]@eastbourne.gov.uk
Sent: 06 July 2016 08:40
To: [redacted]@wealden.gov.uk; [redacted]@southdowns.gov.uk
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Hi,

Can you please confirm that you’re happy for me to send the amended briefing note to [redacted]?

Many thanks,

[redacted]

From: [redacted]
Sent: 22 June 2016 16:21
To: [redacted]@wealden.gov.uk; [redacted]@southdowns.gov.uk
Cc: [redacted]
Subject: RE: Draft Gypsy and Traveller site criteria matrix
Hi,

[Redacted] has kindly provided some amendments to the note.

Can you please review the attached document and confirm that you're happy for me to forward it to [Redacted] at ESCC?

Many thanks,

[Redacted]

From: [Redacted]
Sent: 17 June 2016 11:34
To: [Redacted]@wealden.gov.uk; [Redacted]
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Hi,

Please see attached.

Feel free to add to/amend.

Kind regards,

[Redacted]

From: [Redacted]
Sent: 17 June 2016 10:56
To: [Redacted]@wealden.gov.uk; [Redacted]
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Hi all,

Due to a lack of resources, we are unable to prepare a report. Therefore I intend to send the criteria matrix to [Redacted] with a brief outline of the work we have undertaken to date based on [Redacted] comments.

Can you please confirm that you're happy with this approach.

I've just left a message for [Redacted] to call me so that I can explain the situation.

Many thanks,

[Redacted]

From: [Redacted]@rother.gov.uk
Sent: 03 June 2016 10:34
To: [Redacted]@wealden.gov.uk; [Redacted]
Subject: RE: Draft Gypsy and Traveller site criteria matrix
Thanks for following this up.

Here is the completed policy matrix incorporating all the comments from each authority regarding their policy. It should form the basis of the overall report, if I’m reading your summary of what is expected of us from LPMs.

I’m happy to comment on a draft report, but unfortunately cannot dedicate any time to drafting it at the moment.

Thanks

[Signature]

BSc (Hons), MA, MRTPI
Principal Planning Officer

Planning Strategy
Rother District Council
Town Hall
Bexhill-on-Sea
East Sussex
TN39 3JX

[Signature]

Email: [rother.gov.uk]
Web: www.rother.gov.uk

From: [Email Address]
Sent: 01 June 2016 11:15
To: [Email Address]; [Email Address]
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Hi,

I raised this at last week’s meeting and it was agreed that we should put a report together on the following:

- what has been done to date (see [comments]);
- details of the relevant policies of all the Districts and Boroughs;
- where there are similarities in the criteria;
- where there are differences and why? e.g. the SDNP.

The report will need to be reported back to the next meeting of the Group on 26th July.

Is anyone willing to lead on this and prepare a draft report?

[Comments]

– have I missed anything? [Comments] will be the EBC representative at the G&T meetings from now on.

Thanks,

[Signature]

From: [Email Address]
Sent: 18 May 2016 10:12
To: [Email Address]; [Email Address]
Subject: RE: Draft Gypsy and Traveller site criteria matrix
Will do. Do you know if it’s an agenda item? If not, can you please request one and I’ll raise the matter at the meeting on Wednesday?

Many thanks,

From: [redacted]@rother.gov.uk
Sent: 18 May 2016 10:12
To: [redacted]@wealden.gov.uk
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Yes I agree. Perhaps you could raise on the group’s behalf next week?

BSc (Hons), MA, MRPI
Principal Planning Officer

Planning Strategy
Rother District Council
Town Hall
Bexhill-on-Sea
East Sussex
TN39 3JX

From: [redacted]@rother.gov.uk
Web: www.rother.gov.uk

Sent: 18 May 2016 09:44
To: [redacted]@wealden.gov.uk
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Thanks

I’m happy with the suggested content for the statement and agree that we need a clearer brief/steer from LPMG.

Kind regards,

From: [redacted]@eastbourne.gov.uk
Sent: 18 May 2016 09:40
To: [redacted]@wealden.gov.uk
Subject: RE: Draft Gypsy and Traveller site criteria matrix

Hi

Thanks for putting the matrix together, the only comment I have on it is that in the Hastings headed column Core Policy 3 (LDC referenced policy) is listed, should it be Policy HS?

I think a supporting statement setting out what we’ve considered and actioned to date is a good idea. I started drafting the below before your email this morning so it may need to be tweaked. I’ve had a look back through notes of our meetings and bulleted what I think could be set out in the statement:
Context/ policy

- Considered implications of local accommodation needs (permanent and transit) position in light of changes in national planning definition of Gypsies and Travellers.
- Pending Legal Challenge to change in definition.
- New Government guidance on GTAAs expected to be released.

Local Transit Needs and Provision

- Explored existing evidence (2015 GTAA and SEP Partial Review supporting documents) for guidance on assessing levels of transit needs in East Sussex and information on potential areas of search for sites.
- Suggested further changes to the UE reporting to ensure better information is collected to accurately report what groups are coming to the county area and using Bridies Tan.
- Considered additional questions to include in UE reporting regarding local (county) transit needs and possibly suitable transit sites.
- Highlighted any known available land that may be worth future consideration if it meets criteria. Made initial inquiries to whether ESCC would consider the possible future management of a further site if a suitable site were found.
- Collated and compared policy criteria of East Sussex local planning authorities to current Government Policy.

In terms of what we want from the LPM, from your email this morning it sounds like there’s been an expectation of our group from the LPM that we weren’t fully aware of. Perhaps we should get a clear steer from them about what they want our group to achieve and by when?

Thanks,

Senior Planning Officer
Strategic Policy

Lewes District Council
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

From: [removed]@rother.gov.uk
Sent: 10 May 2016 16:32
To: [removed]@wealden.gov.uk; [removed]@eastbourne.gov.uk; [removed]
Subject: Draft Gypsy and Traveller site criteria matrix

Dear All,

Following our Gypsy and Traveller meetings, I have compiled a draft version of the matrix comparing adopted/draft policies within our respective Core Strategies relating to site selection criteria for Gypsy, Traveller and Travelling Showpeople sites.

I’ve used the criteria for planning policies as set out within the Planning Policy for Traveller Sites (PPTS) document and added an additional section for other criteria used within the Local Plan policies where they go beyond what is detailed within the national policy. I have attempted to compare the policies which have been sent round by the
Districts/Boroughs with these PPTS criteria and added the additional criteria contained in the policies to that table (hopefully its self-explanatory).

There are some instances where I can't see a good fit between the PPTS criteria and the criteria contained in the specific Gypsy and Traveller policy and therefore I have not shown how the relevant policy fulfils the PPTS requirements. However, I suspect that these are contained within other policies within your Local Plan, so I would appreciate it if you could look it over, and make any amendments which you think are necessary, including any links to other policies within relevant Local Plan, and then send back to me to collate.

I also suspect that we need a short supporting statement/report explaining what we've done as part of the sub-group and what we want from the LPM group? Anyone have any thoughts on this?

Local Plan Managers is scheduled for the 25th May, so ideally we need this all completed by 20th May in order to get it sent out with the agenda.

Please let me know your thoughts.

Many thanks

[Signature]

BSc (Hons), MA, MRTPI
Principal Planning Officer

Planning Strategy
Rother District Council
Town Hall
Bexhill-on-Sea
East Sussex
TN39 3JX

[Email]

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**Summary**

During July the Level 1 and Level 2 SFRA for Wealden and Eastbourne progressed.

Key activities include:
- Completion of draft level 1 SFRA for Wealden
- Commencement of draft level 1 SFRA for Eastbourne (chapters 1 – 9 drafted)
- Progress teleconference with NB and MB (20/07/2016)
- Confirmation from [redacted] that EBC wish to wait for the SHELAA sites to progress the SFRA (expected w/c 29/08/2016)
- Completion of breach modelling
- Completing of fluvial modelling

An invoice for £5,693.00 (excluding VAT) will be raised on issue of the draft Level 1 SFRA for Wealden. This covers production of the SFRA and the breach modelling assessment.

**Project Activities**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td></td>
</tr>
<tr>
<td>200</td>
<td>Data Management and Review</td>
<td>Data collection, review and processing complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Waiting delivery of EBC SHELAA sites</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Waiting an update of flood history in Wealden from ESCC</td>
</tr>
<tr>
<td>300</td>
<td>Level 1 SFRA</td>
<td>First pass of flood risk screening to sites and neighbourhoods complete</td>
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<tr>
<td></td>
<td></td>
<td>WBC reporting progress by chapter:</td>
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<tr>
<td></td>
<td></td>
<td>1. Introduction: Complete</td>
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<tr>
<td></td>
<td></td>
<td>2. The Planning Framework and Flood Risk Policy: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. The Sequential, risk based approach: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Climate change: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5. Sources of information: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6. Understanding flood risk in Wealden: Initial draft to added to after ESCC provide final data</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Flood defences: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8. FRA requirements: Complete</td>
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<tr>
<td></td>
<td></td>
<td>9. Surface water management and SuDS: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10. Flood warning and emergency planning: Complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11. Strategic flood risk solutions: Initial draft to added to after WDC feedback</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12. Flood risk management policy considerations: Complete</td>
</tr>
</tbody>
</table>
| 400 | Level 2 SFRA | Breach assessment complete  
| | | Re-modelling of the River Uck and River Ouse complete  
| | | Re-modelling of the River Medway complete  
| | | Check all modelling information required for re-run of national mapping is complete |

**Work programmed for August 2016**

- Internal review of WDC Level 1 SFRA  
- Drafting of EBC Level 1 SFRA as far as possible with no sites  
- Progress fluvial modelling using JFLOW  
- Commence WDC Level 2 SFRA

**Managing change**

Eastbourne Borough Council have asked that JBA wait until SHELAA data is available to complete the Level 1 SFRA (expected w/c 29/08/2016). The Level 1 SFRA is not on hold as only chapter 11 is dependent on the site information.

**Additional work identified not covered in original proposal / letter**

No additional work identified in this reporting period.
Budget

An invoice for £5,693.00 (excluding VAT) will be raised on issue of the draft Level 1 SFRA for Wealden. This covers production of the SFRA and the breach modelling assessment.

<table>
<thead>
<tr>
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<tr>
<td>Level 1 SFRA</td>
<td>£5,316.00</td>
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<td>£1,989.00</td>
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<tr>
<td>Level 2 SFRA</td>
<td>£12,470.00</td>
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<td>Forecast for October 2016</td>
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<tr>
<td>Breach modelling</td>
<td>£1,578</td>
<td>100</td>
<td>£1,578</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£21,384</strong></td>
<td></td>
<td><strong>Total</strong> £5,693.00</td>
</tr>
</tbody>
</table>

Programme

*) is on annual leave 8-12 August 2016 inclusive.

Key dates: WDC draft Level 1 SFRA will be issued w/c 01/08/2016

*Full programme overleaf*
-----Original Message-----

From: [redacted]@eastbourne.gov.uk
Sent: 8 August 2016 15:56
To: [redacted]@wealden.gov.uk
Subject: RE: Evidence Documents for Local Plan Review

Hi [redacted]

Thanks for this.

The work we'd be looking to commission would be as follows:

- GTAA
- Employment Land Review (Refresh)
- Shopping and Leisure Assessment
- Open Space Needs Assessment (to include sports and recreation facilities)
- Transport Assessment

Many thanks,

[redacted]

From: [redacted]@wealden.gov.uk
Sent: 08 August 2016 15:40
To: [redacted]
Subject: RE: Evidence Documents for Local Plan Review

Hi [redacted]

Please see below the link to the report which summarises our evidence base studies:


As regards the cost, due to FOI and confidentiality issues, unfortunately we would be unable to put this information into an email although I may be able to provide you with some additional information should you call.

[redacted]

Senior Planning Officer
Wealden District Council

@wealden.gov.uk

My regular working days are Monday to Wednesday.

From: Eastbourne@eastbourne.gov.uk
Sent: 29 July 2016 14:47
To: [Redacted]
Subject: Evidence Documents for Local Plan Review

Hi,

We’re starting to think about all the evidence documents that we’ll need to commission in this and the next financial year to inform our Local Plan Review. I need to start thinking about making some bids through Service and Financial planning to fund the work.

Would it be possible to provide details of all the studies you have recently prepared/are currently being prepared and the costs for the various pieces of work?

Many thanks,

[Signature]

Head of Regeneration and Planning Policy
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 415250 Text Relay: 18001 01323 410000
@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbournehomes.org.uk

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Summary
During October, it was decided a Level 2 SFRA for Wealden would not be required as the built development can be accommodated within the non-flood area. Environment Agency comments on the Level 1 SFRA were received on 17/10/2016. These were not major, but did help to clarify their position on climate change. The high central emissions scenario should be used for more vulnerable (i.e. residential) development. (previously the worst-case uplift had been used).

Flood Zone 3b (functional floodplain) has not been defined in Wealden and needs to be clarified before the final Level 1 SFRA can be issued.

During October, comments on the Level 1 SFRA for Eastbourne were received (25/10/2016). Key comments included:
- Coastal Erosion defences have not been discussed
- Additional emphasis on surface water flood risk is needed.

These comments have now been actioned in consultation with Peter Padget at Eastbourne Borough Council.

No invoice will be raised in November 2016.

Project Activities

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td>Continued active management of the project.</td>
</tr>
<tr>
<td>200</td>
<td>Data Management and Review</td>
<td>Data collection, review and processing complete</td>
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<tr>
<td></td>
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<td>• Waiting for ESCC feedback on WDC Level 1 SFRA</td>
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<tr>
<td></td>
<td></td>
<td>• Waiting for WDC feedback on Flood Zone 3b</td>
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<tr>
<td></td>
<td></td>
<td>• Waiting for feedback on Level 2 sites for Eastbourne</td>
</tr>
<tr>
<td>300</td>
<td>Level 1 SFRA</td>
<td>WBC Level 1 reporting – draft issued</td>
</tr>
<tr>
<td></td>
<td></td>
<td>EBC Level 1 reporting – draft issued, client amendments made</td>
</tr>
<tr>
<td>400</td>
<td>Level 2 SFRA</td>
<td>Breach assessment complete</td>
</tr>
<tr>
<td></td>
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<td>Re-modelling of the River Uck and River Ouse complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Re-modelling of the River Medway complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Re-run of national mapping is complete</td>
</tr>
</tbody>
</table>

Work programmed for November 2016
- Complete WDC Level 1 SFRA if comments are received
- Discuss Level 2 SFRA for Eastbourne

Managing change
No Level 2 SFRA will be required for Wealden District Council
Surface Water flood risk should be considered in the Level 2 SFRA for Eastbourne.
Additional work identified not covered in original proposal / letter

In our quotation, we allowed for 25 sites in the Level 2 assessment. Therefore, EBC may wish to recommend 25 of these sites for a Level 2 assessment. If considerably more sites are needed for a Level 2 SFRA then there will be implications on the project cost.

Budget

As no milestones were met during October, no invoice will be raised at the start of November.

As there is no longer a requirement for a Level 2 SFRA for Wealden, the overall cost is reduced by £1,854 covering the production of the Level 2 assessment. There is an opportunity to use the available budget to consider aspects of the Level 1 assessment in more detail if this is preferred by WDC,

<table>
<thead>
<tr>
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<td>Level 1 SFRA</td>
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<tr>
<td>Breach modelling</td>
<td>£1,578</td>
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<td><strong>Total</strong></td>
<td><strong>£ 21,384 (-£1,854)</strong></td>
<td><strong>Total</strong></td>
<td><strong>£0.00</strong></td>
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</table>

Programme

is on annual leave on 18th November 2016.

Key dates: no key dates set during the next reporting period

*Full programme overleaf*
Summary
During September, comments on the Level 1 SFRA for Wealden were received and the required amendments were made. It was identified that the future flood zone 2 from fluvial sources had not been included in the original modelling exercises. Therefore, these were run during September. Following this, the flood risk to sites analysis was revised to include future flood zones under a worst case climate change scenario. WDC are currently considering which sites to progress to the level 2 SFRA and this is programmed to commence in October 2016.

The SHELAA sites for Eastbourne were received on 02/09/2016. This enabled the completion of the draft Level 1 SFRA for Eastbourne that was issued as draft on the 21/09/2016. EBC have confirmed receipt on 29/02/2016.

An invoice for £8,949 will be raised in October. This covers the preparation of the Draft Level 1 SFRA for Eastbourne and the climate change modelling completed.

Project Activities

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td>Continued active management of the project.</td>
</tr>
<tr>
<td>200</td>
<td>Data Management and Review</td>
<td>Data collection, review and processing complete</td>
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<tr>
<td></td>
<td></td>
<td>• Waiting for a list of site for WDC SFRA Level 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Waiting for feedback on the EBC Level 1 SFRA</td>
</tr>
<tr>
<td>300</td>
<td>Level 1 SFRA</td>
<td>WCC level 1 reporting – draft issued</td>
</tr>
<tr>
<td></td>
<td></td>
<td>EBC level 1 reporting – draft issued, client amendments made</td>
</tr>
<tr>
<td>400</td>
<td>Level 2 SFRA</td>
<td>Breach assessment complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Re-modelling of the River Uck and River Ouse complete</td>
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<tr>
<td></td>
<td></td>
<td>Re-modelling of the River Medway complete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Re-run of national mapping is complete</td>
</tr>
</tbody>
</table>

Work programmed for October 2016
- WDC Level 2 SFRA
- Amendments of EBC Level 1 SFRA

Managing change
No change identified in this reporting period.

Additional work identified not covered in original proposal / letter
In our quotation we allowed for 25 sites in the Level 2 assessment. Therefore, WDC may wish to recommend 25 of these sites for a Level 2 assessment. If considerably more sites are needed for a Level 2 SFRA then there will be implications on the project cost.
**Budget**

The issue of the Level 1 SFRA for Eastbourne was an agreed milestone, I have raised an invoice for £8,949.00 this month. As detailed below, this covers the Eastbourne Level 1 SFRA and the climate change modelling to support the Level 2 SFRA.

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<tr>
<th>JBA Activity</th>
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<td>£5,622.00</td>
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<td>£0.00</td>
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<td><strong>Total</strong></td>
<td><strong>£21,384</strong></td>
<td></td>
<td><strong>Total £8,949.00</strong></td>
</tr>
</tbody>
</table>

**Programme**

No annual leave expected during the next reporting period

Key dates: no key dates set during the next reporting period

*Full programme overleaf*
**Wealden Summary**
- Comments on draft Level 1 SFRA received from ESCC on 09/11/2016
- ESCC comments suggested the report was too long and didn’t reflect the local flood risk (surface water and groundwater) well
- WDC and ESCC plan to meet on 02/12/2016 to discuss these comments and agree next steps
- Aside from regular conversations with WDC to discuss progress with ESCC, JBA have not completed any work on this commission during November because a plan had not been agreed
- JBA have provided a quote for £1,050.00 to cover calculation of Flood Zone 3b.
- No invoice will be raised in December as no milestones have been met.

**Eastbourne Summary**
- It was agreed on 16/11/2016 that a Level 2 assessment for Eastbourne would be required
- This will be undertaken on a neighbourhood scale
- The template for this has been discussed with EBC and an initial outline is attached to this report for comment.
- No invoice will be raised in December as no milestones have been met.

**Project Activities**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
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</thead>
<tbody>
<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td>• Progress call with WDC on 07/11/2016</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Progress call with EBC on 16/11/2016</td>
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<tr>
<td>200</td>
<td>Data Management and Review</td>
<td>• A fluvial Flood Zone 3b has not been derived</td>
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<tr>
<td></td>
<td></td>
<td>• Additional modelling maybe required for this, JBA have provided a quote of £1,050 for this</td>
</tr>
<tr>
<td>300</td>
<td>Level 1 SFRA</td>
<td>• Comments have been received from ESCC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• WDC are working with ESCC to plan how these can be implemented</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Any cross over comments will also be implemented to the EBC Level 1 SFRA</td>
</tr>
<tr>
<td>400</td>
<td>Level 2 SFRA</td>
<td>• Not required for WDC</td>
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<tr>
<td></td>
<td></td>
<td>• Template summary sheet and mapping produced for the Eastbourne Park neighbourhood of EBC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Included with the progress report for review and comments</td>
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</table>

**Work programmed for December 2016**
- JBA and WDC plan to catch up during w/c 05/12/2016 to agree a way forward for the Level 1 SFRA
- JBA will address comments on WDC Level 1 SFRA. Date for delivery of final report is dependent on extent of ESCC comments.
- EBC will comment on the draft Level 2 summary sheet template
- JBA will address EBC comments and start to produce summary sheets for each neighbourhood.
Managing change

- Required amendments and agreed approaches have been successfully discussed throughout the reporting period between JBA and WDC or EBC.

Additional work identified not covered in original proposal / letter

- Additional modelling maybe required to inform fluvial Flood Zone 3b, JBA have provided a quote of £1,050 for this.

Budget

<table>
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<th>JBA Activity</th>
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<td><strong>(- £1,854)</strong></td>
<td><strong>Total £0.00</strong></td>
</tr>
</tbody>
</table>

Programme

JBA PM is on annual leave on 20th December 2016 – 2nd January 2017 inclusive.

Key dates: JBA consulting is closed between Christmas and New Year.

*Full programme overleaf*
are available on the Tuesday 10 January at 10am, and would welcome a meeting at Wealden offices.

We have just received our SHMA final report and I intend to send this through to you before the meeting, as this will likely be a topic for conversation.

Happy Christmas and see you in the New Year.

Regards

[Contact Information]

I am writing further to our recent email regarding duty to cooperate. Thank you for responding with your dates of availability. We have now received a draft report from [Contact Information] 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 Eastbourne Borough Council 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. We can also discuss some of the other evidence bases and methodologies to help you progress with your plan. I note that you are free on 10th January in the morning and I was hoping that we meet at 10 am at the Wealden District Council offices?
Kind regards

Head of Planning Policy and Economic Development |
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk

Communities

Environment

Economy

www.wealden.gov.uk
Facebook
@wealdenDC

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Wealden District Council

Scan by Eastbourne Borough Council with Trustwave SEG comprehensive email content security solution.
Wealden Summary

- WDC agreed the 1 in 20-year fluvial return period should be modelled where missing to define the functional floodplain (12/12/2016)
- Functional Floodplain modelling was completed
- Comments regarding representing impact climate change where received from the EA
- No invoice will be raised in January as no milestones have been met.

Eastbourne Summary

- EBC commented on the draft neighbourhood Level 2 assessment, feedback was that the summary report layout and mapping template was good, however, the defended flood risk as Eastbourne Park significantly underestimated what was expected.
- JBA consulted the EA and found that there was a Polegate and Willingdon Levels model which had not been previously supplied by the EA. In addition, the outputs from this model did not meet the requirements of an SFRA and therefore, model re-runs would be required.
- The EA are currently unable to supply JBA with this model because an input file is missing. The EA chased their consultant (CAPITA) on 14/12/2016.
- No invoice will be raised in January as no milestones have been met.

Project Activities

<table>
<thead>
<tr>
<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
</tr>
</thead>
</table>
| 100       | Project Management and Meetings | • WDC agreed additional model runs (12/12/2016) using budget left over due to no level 2 assessment.  
            |                              | • JBA informed EBC of the potential impact to the SFRA from the Polegate and Willingdon model as soon as possible. |
| 200       | Data Management and Review   | • FZ3b data received internally and outputs checked.                      |
| 300       | Level 1 SFRA                 | • Comments discussed with ESCC.                                           
            |                              | • Meeting with ESCC to action commented planned for 11/01/2016           
            |                              | • Climate change mapping comments received from EA                       |
| 400       | Level 2 SFRA                 | • Summary sheet template and interactive mapping is good                 
            |                              | • Defended flood risk to Eastbourne park is underestimated               
            |                              | • Polegate and Willingdon model (2007) identified                       
            |                              | • For the level 2 assessment, flood depth hazard and velocity grids are required for the 1 in 200 and 1 in 1000 year runs. This has only been provided by CAPITA to the EA for the 1 in 100-year run. Therefore, the model will need re-running and these grids processed. 
            |                              | • Flood outlines are available for the 1 in 200 but not the 1 in 1000 year runs. |
Work programmed for January 2017

- JBA and ESCC meeting 11/01/2016 to discuss Level 1 report changes regarding groundwater and surface water flood risk
- JBA action ESCC comments as agreed with WDC
- JBA to update climate change mapping to show FZ3 + each climate change scenario
- Receipt of the EA model for Polegate and Willingdon.
- Scoping of work required to provided outputs necessary for the level 2 assessment.
- JBA to provide ESCC a quote for this additional work for their consideration.

Managing change

- Required amendments and agreed approaches have been successfully discussed throughout the reporting period between JBA and WDC or EBC.

Additional work identified not covered in original proposal / letter

- Additional modelling maybe required to actual flood risk to Eastbourne. A quoted cost will be provided on receipt of the EA model.

Budget

<table>
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<th>JBA Activity</th>
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<th>Total % complete</th>
<th>Total invoiced January 2017</th>
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<td>85</td>
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<tr>
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<td>£1,372.00</td>
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<td><strong>Total</strong></td>
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</tr>
</tbody>
</table>

Programme

There is no JBA leave to be aware of during the next reporting period.

*Full programme overleaf*
Hi Marina,

In advance of our meeting next week, please find attached a draft final report for the Eastbourne SHMA. It suggests an increase in Eastbourne’s OAN to between 555 and 743 dwellings per annum. We are waiting to see the outcome of the White Paper before it is finalised.

Look forward to seeing you next week.

Kind regards,

---

Senior Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

**Eastbourne Borough Council**, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 410000 Text Relay: 18001 01323 410000
*eastbourne.gov.uk* | *www.eastbourne.gov.uk* | *www.eastbournehomes.org.uk*

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---

Always good topic for conversation.

I hope you all have a good Christmas.

Kind regards
Duty to Cooperate Meeting
Wealden District Council and Eastbourne Borough Council
Agenda
9th January 2017 10am
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. Any other potential cross boundary issues
8. Outcomes
9. AOB
-----Original Message-----

From: [redacted]@wealden.gov.uk
Sent: 18 January 2017 15:43
To: [redacted]@eastbourne.gov.uk, [redacted]
CC: [redacted]@wealden.gov.uk
Subject: RE: Wealden open space study

Hi

Good to hear from you. Please find attached as discussed. Please contact me if you have any questions.

Paul

Senior Planning Officer
Wealden District Council

email: [redacted]@wealden.gov.uk

My regular working days are Monday to Wednesday.

-----Follow-up Message-----

From: [redacted]@eastbourne.gov.uk
Sent: 18 January 2017 11:57
To: [redacted]
Cc: [redacted]
Subject: RE: Wealden open space study

Many thanks for your email.

We would really appreciate a copy of the brief and the standards as you suggest.

Many thanks.
I understand from a discussion with Marina that you are interested in details as regards our Wealden open space study which is currently on-going work. I was wondering whether it may be helpful if I was to send you a copy of the brief which we issued as part of the tender process as well as a copy of the standards which our consultants (Ethos Environmental Planning) have recommended.

Please let me know if this would be helpful.

Kind regards,

Senior Planning Officer
Wealden District Council
Wealden Summary

- Flood Zone 3b modelling using the existing JFlow models and hydrology has been completed for the Wealden District.
- WDC, ESCC and JBA met on 11/01/2017 to discuss ESCC comments on the Draft Stage 1 SFRA. At this meeting, it was agreed how these could be addressed in the reporting.
- JBA have now addressed these comments but the report is currently being reviewed by Project Director Alastair Dale before it is issued as final.
- The final level 1 SFRA can be expected by 3rd February 2017.
- An invoice for £2,154 will be issued with the report to cover project management associated with its delivery and the Flood Zone 3b modelling.

Eastbourne Summary

- Progress on the Level 2 assessment is on hold until the Polegate and Willingdon Levels model is supplied from the EA.
- has updated JBA to say the particular model file they were waiting for has now been received.
- However, EA testing of the model has found that the model is unstable, and fails before the peak. The team have suspect that this is an issue with regards to a change in the version of software used.
- JBA have asked the EA to supply the model and a contact in the team attempting to run the model to discuss how best to progress.

Project Activities

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<th>Reference</th>
<th>Activity</th>
<th>Progress</th>
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<tr>
<td>100</td>
<td>Project Management and Meetings</td>
<td>• WDC, ESCC and JBA meeting (11/01/2017).</td>
</tr>
<tr>
<td>200</td>
<td>Data Management and Review</td>
<td>• JBA have been communicating with the EA to try and chase the delivery of the Polegate model.</td>
</tr>
<tr>
<td>300</td>
<td>Level 1 SFRA</td>
<td>• Comment actioned in Wealden Level 1 SFRA.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Internal review partially complete.</td>
</tr>
<tr>
<td>400</td>
<td>Level 2 SFRA</td>
<td>• Progress is delayed at the Polegate model is unstable and hasn’t been supplied by the EA.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Communications with the EA are ongoing to develop a plan to address this.</td>
</tr>
</tbody>
</table>

Work programmed for February 2017

- Issue final WDC Level 1 SFRA
- Access Polegate model and understand uncertainties
- Discuss a plan for getting this critical information with EBC. JBA to provide ESCC a quote for this additional work for their consideration.
- Continue with Level 2 SFRA for Eastbourne

Managing change

- Required amendments and agreed approaches have been successfully discussed throughout the reporting period between JBA and WDC or EBC.
Additional work identified not covered in original proposal / letter

- Additional modelling maybe required to actual flood risk to Eastbourne. A quoted cost will be provided on receipt of the EA model.

Budget

<table>
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<th>JBA Activity</th>
<th>Total cost</th>
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</tr>
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</table>

Programme

There is no JBA leave to be aware of during the next reporting period.

*Full programme overleaf*
Chartered Senior Analyst

From: [redacted]@eastbourne.gov.uk
Sent: 28 March 2017 14:16
To: [redacted]@jbaconsulting.com>
Subject: RE: Eastbourne SFRA

Hi [redacted],

Apologies for the delay in getting back to you on the modelling. Unfortunately we are currently going through a restructure and merge with Lewes District Council, involving re-applying for jobs etc, so everything is very unsettled at the current time. I’m hoping to be able to get back to you with a decision on the modelling soon.

Sorry for any inconvenience, and thanks for your patience!

Kind regards,

Senior Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

Eastbourne Borough Council, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 410000 Text Relay: 18001 01323 410000

@eastbourne.gov.uk | www.eastbourne.gov.uk | www.eastbournehomes.org.uk

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From: [redacted]@jbaconsulting.com]
Sent: 13 March 2017 14:46
To: [redacted]
Subject: RE: Eastbourne SFRA

Hi [redacted],
Please see attached the 1 in 25 year fluvial event for the existing Polegate and Willingdon model which I think would be a sensible flood zone 3b for Eastbourne. There isn’t a 1 in 20 year event available that we would normally use as default for Flood Zone 3b but a 1 in 25 year output would probably be very similar.

Due to the standard of coastal defences, there would be no coastal flood zone 3b in the study area.

Thanks,

Hi 

Thanks for sending the GIS layers through last week. Unfortunately my manager is not around today but I hope to be able to let you know about whether we are happy to go ahead with the update to the model by Wednesday.

We’ve just been looking at the GIS layers in the context of our SHELAA. I wondered if it might be possible to get a layer that differentiates between FZ3a and FZ3b, as the methodology for our SHELAA does not immediately rule out development in FZ3a, whereas it does in FZ3b. I hope this is not too much trouble!

Let me know if this causes any issues. Many thanks.

Kind regards,

Senior Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

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Hi

Thanks very much for sending the GIS layers through.

In terms of the work on the model, I will need to speak to my manager and get back to you. Hopefully will be able to confirm early next week.

Many thanks.

Kind regards,

Senior Strategy & Commissioning Officer (Planning Policy)
Regeneration and Planning Policy

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Hi

Sorry for the delay in my response. Please see the Flood Zones for Eastbourne and Wealden attached.
Good morning.

Please see attached my progress report for work complete in January on the SFRAs for Wealden and Eastbourne. As you will see from the summaries, the headline issues are:

**Wealden Summary**

- WDC, ESCC and JBA met on 11/01/2017 to discuss ESCC comments on the Draft Stage 1 SFRA. At this meeting, it was agreed how these could be addressed in the reporting.
- JBA have now addressed these comments but the report is currently being reviewed by Project Director before it is issued as final.
- The final level 1 SFRA can be expected by 3rd February 2017.

**Eastbourne Summary**

- Progress on the Level 2 assessment is on hold until the Polegate and Willingdon Levels model is supplied from the EA.
- [masked] has updated JBA to say the particular model file they were waiting for has now been received.
- However, EA testing of the model has found that the model is unstable, and fails before the peak. The team have suspect that this is an issue with regards to a change in the version of software used.
- JBA have asked the EA to supply the model and a contact in the team attempting to run the model to discuss how best to progress.

I will raise an invoice for £2,154 to be issued with the final WDC report to cover project management associated with its delivery and the Flood Zone 3b modelling.

Kind regards,

[masked]

Senior Analyst

JBA Consulting, 8A Castle Street, Wallingford, Oxfordshire, OX10 8DL. Telephone: +441491836688


The JBA Group supports the JBA Trust. Follow us on Twitter @JBAConsulting. This email is covered by the JBA Consulting email disclaimer.

JBA Consulting is the trading name of Jeremy Benn Associates Limited, registered in England, company number 03246693, South Barn, Broughton Hall, Skipton, North Yorkshire, BD23 3AE.
Yes, we wish to discuss issues in relation to Eastbourne, but some of those may apply to Lewes DC as well.

Regards

BSc (Hons) MA MRTPI | Senior Planning Policy Officer |
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk

Hi

Thanks for sending through an agenda. I can confirm that it will be myself, along with myself that will be attending.

Also, can I just confirm that we are treating the meeting as a specific Eastbourne meeting, rather than a Eastbourne/Lewes meeting. Thanks.

Look forward to seeing you on Friday.

Kind regards,

Senior Planning Policy Officer
Planning Policy

Lewes District & Eastbourne Borough Councils, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 410000 Text Relay: 18001 01323 410000
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Please find attached an agenda for our meeting on Friday at Wealden DC offices.

We look forward to seeing you on Friday. Can you confirm who will be attending from Eastbourne/Lewes

Regards

(Hons) MA MRTPI | Senior Planning Policy Officer |
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
@wealden.gov.uk | Web. www.wealden.gov.uk

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WEALDEN DISTRICT COUNCIL

Strategic Planning Meeting with Eastbourne Borough Council

Friday 24 November 2017

Wealden District Council Offices, Hailsham

Meeting Room 4

11.00am-12.30pm

** AGENDA **

1. Housing – OAHN and HMA

2. In Combination Assessment re: Pevensey Levels SAC, Ashdown Forest SAC and Lewes Downs SAC

3. Strategic Infrastructure – Including Transport Study and Wastewater Treatment

4. Employment – FEMA and future delivery

5. Statement of Common Ground
Dear [Name],

Further to my previous email we will be undertaking the modelling work this week.

With regard to Eastbourne we will use the 190 p.a. figure as indicated by Matt.

With regard to Lewes in the absence of clarification over the spatial distribution for the housing we will be using Tempro figures in the modelling.

Kind regards,

[Name]  
Senior Planning Policy Officer | Environment and Community Services  
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX  
@wealden.gov.uk | Web.  
www.wealden.gov.uk/planningpolicy
Dear [Name]

Thank you for your email.

We are happy to re look at the figures or alternatively if you would prefer to provide us with them if you could indicate a timeframe you would be able to do so.

Kind regards,

[Name]

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

From: @lewes-eastbourne.gov.uk
Sent: 29 January 2018 16:00
To: @wealden.gov.uk>
Subject: FW: Ashdown Forest Transport Model

Dear [Name]

Please see below response to your query regarding Eastbourne housing assumptions. You will see that we would contradict your proposed modelling figures as over-estimates and provide the reasoning for this and a more realistic figure for you to use in your model.

In regard to your email setting out WDC proposals for Lewes, again there appears to be significant over-estimation and possibly double-counting with the SDNPA. The Lewes Local Plan Part 1 2011 – 2030 sets out planned growth of 6,900. Your proposals for modelling up to 2028 amount to 7,556 and as such we can’t accept this as a suitable figure to model.

You will hopefully appreciate we are in a particularly busy time with our plan preparation and cannot look at the detail of your proposal to clarify your zonal approach in such a short space of time. I suggest using the Plan figures where possible and please take care to avoid double counting with the SDNPA Plan.

Kind regards,

[Name]

Planning Policy Lead
Lewes District and Eastbourne Borough Councils
Hi [Name]

The Core Strategy (adopted 2013) plans for the delivery of 5,022 net additional dwellings between 2006 and 2027. As at 1 Jan 2018, a total of 2,647 units have been delivered since the start of the plan period, which is 162 units short of where delivery should be at this point. The first few years of the plan period over delivered whilst Sovereign Harbour was being completed, but delivery has fallen significantly since then and only once in the last eight years has the 240 target been met. Delivery since Wealden’s base year of 2014 has been 576 units, which is an average of 192 units per year.

The Strategic Housing & Employment Land Availability Assessment (SHELAA) was finalised in September 2017 for the period 2015-2035. The SHELAA assessed 410 sites for residential and employment development, and indicated that there are 148 sites that are deliverable, developable or potentially developable for residential. There is evidence that windfall sites have historically formed a significant part of the housing supply in Eastbourne, and therefore an allowance for future windfall provision equating to 934 dwellings has been included. This means that the capacity of developable sites for Eastbourne as assessed in the SHELAA for the plan period is 3,047 dwellings (152 dwellings per year).

There is an additional 50 sites that have been assessed as suitable but not available/achievable (and therefore not currently developable). These sites could provide an additional 719 units. If the sites assessed as suitable but not available/achievable were included in the capacity, this would indicate a total capacity for Eastbourne of 3,766 dwelling (188 dwellings per year).

Wealden using a figure of 240 units per year in their modelling would represent a significant over-estimation of what is likely to actually be delivered in Eastbourne over their period 2014-2028. Based on the fact that Eastbourne has not been delivering the 240 per year Core Strategy target, the fact that the highest possible capacity identified in the SHELAA would be 188 per year, and delivery since the WDC’s base year averages 192 per unit, it is suggested that it would be appropriate for the WDC’s model to use a figure of 190 dwellings per year, which would be 2,660 dwellings over the 14 year period.

Kind regards,

[Signed]

Senior Planning Policy Officer
Planning Policy

Lewes District & Eastbourne Borough Councils, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
Tel: +44(0)1323 410000 Text Relay: 18001 01323 410000
Hi

Please see the below email from WDC and in particular the second to last paragraph. Do you consider the assumptions to be sound, given the under delivery against the plan figure? Is there a more appropriate assumption given we also have an indication of low likely delivery due to our (as yet unpublished?) SHELAA?

Thanks

---

Dear

Wealden District Council is currently re-running its transport model to help determine impacts upon Ashdown Forest SAC, Pevensey Levels SAC and Lewes Downs SAC in relation to air quality for the forthcoming publication of the Wealden Local Plan due to be published for committees in April. In the spirit of the statement of common ground, that has yet to be finalised, I would like to confirm the housing numbers that we are using for your area.

We have taken the information you have provided for the statement of common ground as a starting point but we have had to adapt this to meet Habitat Regulations Assessment for the Wealden Local Plan. This means that we have had to assume the amount of growth in your area up until 2028 (the end date of the Wealden Local Plan) as opposed to the end date of 2027 which is contained in the table in the statement of common ground taken from your adopted Local Plan.

We have taken from your adopted Local Plan the figure of 240 dwellings per annum and multiplied this by 14 years (the transport model baseline 2014 to the end of the Wealden Local Plan) to allocate 3360 to the middle super output area for Eastbourne in the transport model.

In order to meet our timescales for the Local Plan we need to run the model the next week. I would be grateful if you could let me know close of play Monday if you have any concerns with regards to the numbers that we are proposing to use.

Kind regards,
Please find attached a Local Plan update which you can also find on our Local plan webpages at:

http://www.wealden.gov.uk/Wealden/Residents/Planning and Building Control/Planning Policy/Wealden Local Plan/PPolicy Wealden Local Plan.aspx

Would it be possible for you to pull together an agenda for the meeting so we can deem who it may be necessary to attend, and check their availability.

Many thanks

Kind regards,

Senior Planning Policy Officer
Planning Policy
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Tel: +44(0)1323 410000 | Text Relay: 18001 01323 410509
Email: @wealden.gov.uk | Web: www.wealden.gov.uk

Re: Eastbourne/Wealden Meeting

Dear [Name],

Thank you for your email.

We feel that Member attendance would not be necessary at this stage as we would like to discuss an approach to the Statement of Common Ground at an officer level before we brief Members.

You suggest that you are unable to meet until Local Plan preparation is finalised. Would you be able to confirm when the Proposed Submission version is due to be published, and give an indication as to your subsequent availability so that we can agree a date for a future meeting?

We appreciate that the Statement of Common Ground isn’t a requirement just yet, however with the draft NPPF due out for consultation before Easter, we are keen to get initial discussions underway so as not to delay the preparation of our new Local Plan any further.

Kind regards,

Senior Planning Policy Officer
Planning Policy
Lewes District & Eastbourne Borough Councils, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
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February 2018

Subject: Eastbourne/Wealden Meeting

Further to our telephone conversation I have been in contact with Marina Brigginshaw to discuss the practicalities of a meeting with Eastbourne BC at your offices.

You suggested that you would like to discuss the options available regarding the progress of your Local Plan in relation to the Statement of Common Ground and potential future joint working.

With this in mind we were wondering whether a Portfolio Holder meeting would be more appropriate because of the Political sensitivities related to these discussions.

Additionally we would not be in a position to meet until after we have finalised all of our Local Plan preparation as it is an incredibly busy time period for us in the lead up to our Proposed Submission publication. Therefore February is not going to be possible I’m afraid.

Regards

BSc (Hons) MA MRPI | Senior Planning Policy Officer
Lewes District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
Email: @lewes-eastbourne.gov.uk | Web: www.lewes-eastbourne.gov.uk
Meeting Eastbourne Borough Council and Wealden District Council
10am 24th May 2018
Wealden District Council Offices
Hailsham

Present

Eastbourne Borough Council

Wealden District Council

1) Plan timetables

☐ advised EBC of WDC’s committee dates for the submission of the
   Wealden Local Plan (as below)

Subcommittee – 5th July 2018
PCN – PCS – 6th July 2018
Full Council – 18th July 2018

Representation stage (8 week period) is likely to be Aug/Sept/ beginning of
Oct this year.

☒ expressed concerns with WDC meeting its timescales; MB reassured EBC
   we will be able to meet deadlines and have met with the Secretary of State
   whom is happy time our timetables.

☒ provided an update of EBC plan timetable and advised they anticipate
   Regulation 18 stage at the end of the year. The charging schedule may result
   in a draft plan consultation after EBC May elections.

2) Housing Market Areas/ Housing requirements/ targets

☒ provided an update on EBC’s housing figures advising they have a
   shortfall of 470 per annum as per the Core Strategy. Discussed constraints
   of land supply/flood constraints due to the sea wall on edge of the borough
   area. Advised this is causing difficulties with further housing delivery and
   concerns of flooding have been raised by various environmental agencies.

☒ provided an update on housing figures for WDC as per the previous
   formula of delivering 950 dwellings per annum. Mornings Mill site was
   discussed as this site is on the edge of South Wealden backing onto the EBC
   border - concerns have been on-going regarding this site due to traffic
   concerns/ A27 road concerns. Advised the current figure of built housing

EBC140
is approximately 500 per annum and discussed many sites have permission but are not being built out due to delays with developers.

Informed EBC of our WLP figure housing figure from 2013 -2028 (10 year plan) to be 14,250.

4) Functional Economic Market Area

Infrastructure boundaries to remain the same, discussions regarding East Sussex cross over for schooling and traffic flows between the border of WDC and EBC which has historically always been this way with boundary lines.

Advised WDC are aiming to over supply in economic growth / aiming to not restrain economic development and identify employment sites. The loss of employment sites to housing is having an impact on the Economic Market Area.

5) Employment Land Provision

Proposed allocations along the A22 – B1/B2/B8 to allow growth – this is a significant stretch of land which is aimed to improve the south of Wealden / regeneration focus.

6) Transport – including off line A27

Discussion held into transport issues which will affect the Mornings Mill site development and further transport difficulties into Eastbourne, and between Polegate and Lewes.

WDC consider, in liaison with ESCC, a significant constraint to growth in south Wealden. Higher numbers have been tested requiring significant infrastructure improvements. Beyond 2028 the off line A27 needs to be considered.

ESCC will be completing an offline transport study to consider improvements to the A27 to ease traffic flow.

7) Waste Water

Discussed Stone Cross feeds into EBC waste water treatment and this was a decision of Southern Water. Advised a meeting between EBC and
Southern Water to discuss this further and consider EBC capacity for waste water treatment works.

Action 1: [ ] advised she would contact Southern Water to arrange a meeting with them to discuss waste water links from sites on the borders of the authorities.

Action 2: [ ] advised we will send a list of any further sites which may be developed in Stone Cross over to [ ].

8) Eastbourne Park Flood Storage Catchment area
[ ] advised the study did not test capacity but did study whether the lakes were functioning correctly.

Action 3: [ ] to check Flood Policy in draft WLP to ensure the Eastbourne Flood Storage issue was included.

9) Pevensey Levels
[ ] discussed current situation with the Pevensey Levels and when there is a need for an appropriate assessment. Policy has been written in relation to the Pevensey Levels.

10) AOB
[ ] advised she would like to have a Statement of Common Ground between EBC and EDC and discuss strategic options for a joint plan.

[ ] advised a statement of where we are and how we can move forward on issues such as transport and schooling maybe a better solution than a Statement of Common Ground where statements are made as to whether LPAs agree or disagree. [ ] suggested reinstating scheduled meetings and communications with EBC on these issues.

Further meeting provisionally suggested for July.
H [Name]

As promised attached is a further iteration (v3) that builds upon the first versions and better addresses our concerns, as officers, that we have a more collaborative approach to the plan making for the functional geography. I have set the ball rolling in term of consulting members about the MoU.

If our meeting next year with the Cllrs is going to discuss details of sites and history of comms in terms of evidence studies etc. I wonder whether it may of value if [Name] joins as he will have that consistent depth of knowledge from 2014. If you are happy I will extend the invite.

Please let me know if you’d like to discuss the MoU, alternatively still happy to receive amendments/comments by email too.

Kind regards,

[Name]

---

From: [Name]@wealden.gov.uk
Sent: 19 December 2018 13:53
To: [Name]
Subject: Re: Eatsbourne Memorandum of Understanding

Thank you [Name],

It is helpful that you have identified that officers consider the MoU does not deal with all of your duty to cooperate concerns. I am currently going through meeting notes and emails in relation to input into studies and discussion on sites/ issues with Eastbourne from 2014 when work commenced on the Local Plan. Having said this, I would like to work together to resolve any issues that you may have in relation to particular sites/ elements of the current Plan that you do not consider is covered by the MoU.

Notwithstanding the above, I look forward to receiving a copy of the updated MoU.

Kind regards

[Name]

Sent from my iPhone

On 19 Dec 2018, at 08:59, [Name]@lewes-eastbourne.gov.uk wrote:
Hi

Thank you for your email. I understand the desire to have something tangible agreed before your submission. As officers we are working to prepare the next draft, I have accepted track changes, for ease of new additions, and have prepared some further changes, which are now with [redacted] for further review. As you are aware we are submitting this week and so [redacted] is extremely busy pitching in with Lewes LPP2 submission so I'm not sure quite when I'll get back to you, but before Christmas I hope.

In terms of Members concerns I'm not sure that agreement on future working together (the MoU) entirely overcomes the issues raised in the EBC rep, and perhaps in particular the lack of acknowledgement in the Plan and SA of the impacts on Eastbourne and the fact that we have not been meaningfully involved with the evidence studies. As officers, however, I think this is an important step for future working arrangements and future plan-making and we will continue to work towards an agreeable draft MoU.

I agree a more intimate meeting should provide a better opportunity to discuss the issues.

I'll be in touch, but in the meantime should you wish to discuss anything please don't hesitate to give me a call.

Kind regards,

[Redacted]

From: [redacted]@wealden.gov.uk
Sent: 18 December 2018 10:13
To: [redacted]
Subject: RE: Eastbourne Memorandum of Understanding

Hi [redacted]

I am happy to look at the additional text that you suggest regarding infrastructure.

In terms of timings, I am very aware of the Duty to Cooperate objections raised by Eastbourne Borough Council and I would expect that the Planning Inspector will want this matter to be resolved prior to the examination.

As explained, [redacted] has seen the initial draft and was happy with content, of course she will need to see the further iterations. Therefore I believe that Wealden would be in a position to agree this prior to submission of the Wealden Local Plan (11th January). If Eastbourne Members are not in a position to agree this approach until after the
elections, is there anything that you could propose to overcome Eastbourne’s concern regarding future planning – as raised in your representations?

In terms of the meeting in January, Members and Senior officers would like to better understand Eastbourne’s concerns regarding Duty to Cooperate and discuss the content of the MoU as a resolution to those concerns. In addition to this, the meeting provides a better opportunity to discuss issues with Wealden and Eastbourne Members in a more intimate setting than that provided by the larger ESSPMG meetings.

Kind regards

From: @lewes-eastbourne.gov.uk
Sent: 18 December 2018 09:47
To: 
Subject: RE: Eatsbourne Memorandum of Understanding

Hi

Thanks for the email, I tried to call this morning to discuss. I am available today if you have the time.

Considering the infrastructure impacts further, we would wish to add some additional text around the provision of infrastructure (e.g. public transport, WW, community infrastructure) within Eastbourne and the potential for EBC to input into WDC CIL spending within the functional geography of Eastbourne and South Wealden. We will work on drafting some text to this effect.

My view at this stage is this is not something we can rush the Members into signing; given this MoU is setting the ‘framework’ for future working together and potential for joined up plan making – we are wondering, for longevity, is this something that should ultimately be signed up to post-elections?

I appreciate we are meeting in January with portfolio holders, can you advise what the hopes and aspirations of WDC are for this meeting specifically?

Thanks

From: @wealden.gov.uk
Sent: 14 December 2018 14:25
To: 
Subject: RE: Eatsbourne Memorandum of Understanding

Hi
Further to our conversation, I attached my proposed changes. As discussed my main issue is that WDC will need to meet its own need first before looking to meet unmet need. However, I wanted to make sure that it is clear that we would also be looking at options to meet unmet need for Eastbourne within the functional economic and employment area. I have added in some of the extra cross boundary issues that has been flagged and I have also added in a point about joint studies raised by [redacted].

Similar to you, these are amendments undertaken by me and therefore may not be the final view of Members.

Kind regards

From: @lewes-eastbourne.gov.uk
Sent: 13 December 2018 09:52
To: [redacted]
Subject: RE: Eatsbourne Memorandum of Understanding

Hi [redacted]

Thank you for sending through your points for consideration for an MoU. We agree that it would be a useful way forward to set out matters that require a collaborative approach and to agree how we will work together to achieve this. [redacted] and I have reviewed and discussed the attached and have added our thoughts. I apologise that our comments appear as lots of track changes, I felt it essential that we contribute as fully as possible from the outset and it is easiest to facilitate this internally as track changes.

This has only been reviewed by officers at this stage so does not constitute the view of our Members.

If you would like to discuss I could give you a call tomorrow morning if that would be helpful? Otherwise happy to receive further draft with comments.

Thanks again for instigating this piece of work,

Kind regards,

From: @wealden.gov.uk
Sent: 11 December 2018 11:56
To: [redacted]
Subject: Eatsbourne Memorandum of Understanding

Hi [redacted]
I am sorry to interrupt you when you are busy with the Lewes Local Plan.

As a starting point for a Memorandum of Understanding with Eastbourne Borough Council I have put some points together for consideration based on our conversations, which I attach. I hope that it is self-explanatory, but I expect the employment element may be new. I did say – but haven’t yet been able to discuss with you - we are looking at a potential way to help meet any undersupply in employment you have within our plan period. Hopefully I can elaborate a little more shortly.

I appreciate that because of your submission deadlines you can only really consider this from 24th December onwards, but I would like to work with you over Christmas to see if we can agree an approach. As I explained I will be out of the country between Christmas and New Year but I can be in contact via email. If we need to speak then I can provide my personal mobile number.

Isabel’s PA is going to look for dates when you and [redacted] are free at the beginning of next year, to arrange a meeting with [redacted], myself and [redacted]. I recall you said you will be on leave the first week of January. Can you confirm when you will be back.

I would hope to be able to come to an agreement by the 10th January if possible for our submission.

I am also working on Gypsy and Traveller Provision for the Lewes Local Plan and will get back to on or before the 18th.

Thank you and kind regards

[redacted]

[redacted] BSc (Hons) MA MRTP | Head of Policy and Economic Development | Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

@wealden.gov.uk | Web.

www.wealden.gov.uk
Memorandum of Understanding

Introduction

This paper constitutes a memorandum of understanding between Wealden District Council and Eastbourne Borough Council concerning the future Eastbourne Local Plan and the Wealden Local Plan and the future review of the Plan. The Paper sets out the position of the Councils, as at December 2018, in relation to plan-making, it identifies the cross-boundary issues and matters agreed between the parties.

Wealden District Position

Wealden District Council will be submitting its Wealden Local Plan 2013 to 2028 for examination in January 2018. Wealden District Council acknowledges this is a short term plan and that there will need to be a review of the Local Plan in line with national policy within 5 years and policy WLP 13 of the Wealden Local Plan.

Wealden District Council acknowledges that, by its nature, Eastbourne Borough has limited land supply and that Wealden District surrounds the Borough. With the exception of the South Downs National Park Authority, the only neighbouring Local Planning Authority to Eastbourne Borough is Wealden District. It is also understood that Eastbourne Borough must progress with the review of its current Local Plan.

Eastbourne Borough Council Position

Eastbourne Borough Council has commenced preparation of its new Local Plan, covering the period 2018 to 2038. It is anticipated that the new Local Plan will adopted in 2021. The Local Plan is likely to identify that Eastbourne is unable to meet its housing and employment needs within the Borough. It is also likely that the Eastbourne Local Plan will look to drive a step change in sustainable travel in order to sustainably accommodate more development and address issues relating to air pollution.

Cross Boundary Issues

- Housing, employment and infrastructure provision;
- South Wealden and Eastbourne junction improvements, including the need to consider an off-line A27 for growth in Plan post 2028;
- Public and sustainable transport infrastructure to drive step change;
- Waste Water Treatment Works capacity at Hailsham South and Hailsham North Waste Water Treatment Works and Eastbourne Waste Water Treatment Works;
- The potential impact of growth on the South Downs National Park for South Wealden options post 2018, including the provision of an off-line A27;
- Potential impact and any mitigation requirements on sites with environmental designations including Pevensey Levels SAC, Lewes Downs SAC and Ashdown Forest SPA and SAC;
- Potential impact of growth on air quality issues for human health in the Eastbourne and South Wealden area
- The capacity of Eastbourne Borough flood water storage facility;
- Burial Space provision;
- Community infrastructure; and
- Flood risk.

**Matters Agreed**

In order to ensure that the authorities work together to achieve sustainable development it is agreed that:

1) The two authorities will prepare a Joint Strategic Planning Statement that contains Joint Vision and Objectives for the functional geography and sets out the strategic priorities to be addressed in each authority’s respective plan.
2) Joint evidence studies should be undertaken where possible, and if not possible, there should be consistencies in methodologies as far as possible.
3) The Councils will work together to better understand the localised markets between Eastbourne and South Wealden and to define the functional economic and housing geography of Eastbourne and South Wealden;
4) Eastbourne Borough Council will test the higher growth scenario for Wealden District contained within the Sustainability Appraisal for the Wealden Local Plan (Scenario C\(^1\)), as a development option for appraisal within the Plan period of 2018 to 2038\(^2\);
5) The Councils will work together to help consider/resolve the impacts of Scenario C together with development scenarios within Eastbourne including but not restricted to transport, flood risk, local facilities and retail hierarchy and Pevensey Levels;
6) Eastbourne Borough Council will work collaboratively with Wealden District Council regarding options for meeting housing and employment need and identifying any shortfall arising from Eastbourne Borough;
7) The undersupply from Eastbourne will be considered within the Eastbourne and South Wealden functional area;
8) Wealden District Council is cognisant of the fact that Eastbourne Borough Council does not have other options for neighbouring authorities to meet their undersupply. Wealden District Council and Eastbourne Borough Council with work with neighbouring local authorities to prioritise any spare capacity for undersupply in the Eastbourne and South Wealden functional area for Eastbourne Borough’s undersupply.

\(^1\) 21,279 dwellings with a mainly south Wealden focus
9) Eastbourne Borough Council acknowledges that Wealden District Council is currently considering whether the Proposed Submission Wealden Local Plan can meet some of the undersupply of the Eastbourne Borough's employment floorspace; no outcome yet.

10) Eastbourne Borough Council and Wealden District Council recognise a town centre hierarchy within the functional geography of Eastbourne and South Wealden, of which Eastbourne Town Centre is at the top.

11) The Councils will engage each other in the preparation of Sustainability Appraisal

12) A Joint Infrastructure Delivery Plan is prepared for the functional geography

13) Eastbourne Borough Council has meaningful input into the Wealden District Council CIL Spending mechanism for the functional geography.

Signatures
Memorandum of Understanding

Introduction

This paper constitutes a memorandum of understanding between Wealden District Council and Eastbourne Borough Council concerning the future Eastbourne Local Plan and the Wealden Local Plan and the future review of the Plan. The Paper sets out the position of the Councils, as at December 2018, in relation to plan-making, it identifies the cross-boundary issues and matters agreed between the parties.

Wealden District Position

Wealden District Council will be submitting its Wealden Local Plan 2013 to 2028 for examination in January 2018. Wealden District Council acknowledges this is a short term plan and that there will need to be a review of the Local Plan in line with national policy within 5 years and policy WLP 13 of the Wealden Local Plan. There are a number of strategic matters that will need to be dealt with when considering longer term growth within Wealden District:

- Housing, employment and other needs;
- South Wealden and Eastbourne junction improvements, including the need to consider an off-line A27 for growth in Plan post 2028;
- Waste Water Treatment Works capacity at Hailsham South and Hailsham North Waste Water Treatment Works;
- The potential impact of growth on the South Downs National Park for South Wealden options post 2018, including the provision of an off-line A27;
- Potential impact and any mitigation requirements on sites with environmental designations including Rennieys Loevis SAC, Lewees Down SAC and Ashdown Forest SPA and SAC;
- The need to meet the relevant tests for development sites within the Areas of Outstanding Natural Beauty;
- The capacity of Eastbourne Borough flood water storage facility; and
- Flood risk.

Wealden District Council acknowledges that, by its nature, Eastbourne Borough has limited land supply and that Wealden District surrounds the Borough. With the exception of the South Downs National Park Authority, the only neighbouring Local Planning Authority to Eastbourne Borough is Wealden District. It is also understood that Eastbourne Borough must progress with the review of its current Local Plan.

Eastbourne Borough Council Position

To be provided by Eastbourne Borough Council

Eastbourne Borough Council has commenced preparation of its new Local Plan, covering the period 2018 to 2038. It is anticipated that the new Local
Plan will adopted in 2021. The Local Plan is likely to identify that Eastbourne is unable to meet its housing and employment needs within the Borough. It is also likely that the Eastbourne Local Plan will look to drive a step change in sustainable travel in order to sustainably accommodate more development and address issues relating to air pollution.

**Cross Boundary Issues**

- **Housing, employment and other needs:**
- **South Wealden and Eastbourne junction improvements, including the need to consider an off-line A27 for growth in Plan post 2028:**
- **Waste Water Treatment Works capacity at Hailsham South and Hailsham North Waste Water Treatment Works:**
- **The potential impact of growth on the South Downs National Park for South Wealden options post 2018, including the provision of an off-line A27:**
- **Potential impact and any mitigation requirements on sites with environmental designations including Pevensey Levels SAC, Lewes Downs SAC and Ashdown Forest SPA and SAC:**
- **The need to meet the relevant tests for development sites within the Areas of Outstanding Natural Beauty:**
- **The capacity of Eastbourne Borough flood water storage facility and flood risk:**

**Matters Agreed**

In order to ensure that Eastbourne Borough can progress its Local Plan it is agreed that the authorities work together to achieve sustainable development it is agreed that:

1) Eastbourne Borough Council uses tests the higher growth scenario for Wealden District contained within the Sustainability Appraisal for the Wealden Local Plan (Scenario C¹), as a development option for appraisal within the Plan period of 2018 to 2038²;

2) Wealden District will work with Eastbourne Borough Council in relation to its Local Plan The Councils will work together to help consider/resolve the impacts of Scenario C together with development scenarios within Eastbourne including but not restricted to transport, flood risk, local facilities and retail hierarchy and Pevensey Levels;

3) Wealden District Council will work with Eastbourne Borough Council in relation to its Local Plan The Councils will work together to better understand the localised markets between Eastbourne and South Wealden and to define the functional economic and housing geography of Eastbourne and South Wealden;

¹ 21,279 dwellings with a mainly south Wealden focus
4) Eastbourne Borough Council will work **collaboratively** with Wealden District Council regarding options to consider for meeting its own housing and employment need and identifying any shortfall within the functional geography of Eastbourne and South Wealden;

5) When Wealden District Council reviews its Local Plan it will consider options to meet its own objectively assessed need for housing and employment as well as the undersupply from Eastbourne within the Eastbourne and South Wealden functional area;

6) Eastbourne Borough Council acknowledges that Wealden District will need to consider options for growth outside of South Wealden as well as undersupply from other local authorities in future iterations of the Local Plan; and

7) Eastbourne Borough Council acknowledges that Wealden District Council are currently considering whether the Proposed Submission Wealden Local Plan already meets some/all of the undersupply of the Eastbourne Borough's employment **Floorspace**.

8) Eastbourne Borough Council and Wealden District Council recognise a town centre hierarchy within the functional geography of Eastbourne and South Wealden, of which Eastbourne Town Centre is at the top.
Thank you

It is helpful that you have identified that officers consider the MoU does not deal with all of your duty to cooperate concerns. I am currently going through meeting notes and emails in relation to input into studies and discussion on sites/issues with Eastbourne from 2014 when work commenced on the Local Plan. Having said this, I would like to work together to resolve any issues that you may have in relation to particular sites/elements of the current Plan that you do not consider is covered by the MoU.

Notwithstanding the above, I look forward to receiving a copy of the updated MoU.

Kind regards

On 19 Dec 2018, at 08:59, @lewes-eastbourne.gov.uk> wrote:

Hi,

Thank you for your email. I understand the desire to have something tangible agreed before your submission. As officers we are working to prepare the next draft, I have accepted track changes, for ease of new additions, and have prepared some further changes, which are now with Matt for further review. As you are aware we are submitting this week and so Matt is extremely busy pitching in with Lewes LPP2 submission so I’m not sure quite when I’ll get back to you, but before Christmas I hope.

In terms of Members concerns I’m not sure that agreement on future working together (the MoU) entirely overcomes the issues raised in the EBC rep, and perhaps in particular the lack of acknowledgement in the Plan and SA of the impacts on Eastbourne and the fact that we have not been meaningfully involved with the evidence studies. As officers, however, I think this is an important step for future working arrangements and future plan-making and we will continue to work towards an agreeable draft MoU.

I agree a more intimate meeting should provide a better opportunity to discuss the issues.

I’ll be in touch, but in the meantime should you wish to discuss anything please don’t hesitate to give me a call.
Hi [Name],

I am happy to look at the additional text that you suggest regarding infrastructure.

In terms of timings, I am very aware of the Duty to Cooperate objections raised by Eastbourne Borough Council and I would expect that the Planning Inspector will want this matter to be resolved prior to the examination.

As explained, [Name 2] has seen the initial draft and was happy with content, of course she will need to see the further iterations. Therefore I believe that Wealden would be in a position to agree this prior to submission of the Wealden Local Plan (11th January). If Eastbourne Members are not in a position to agree this approach until after the elections, is there anything that you could propose to overcome Eastbourne’s concern regarding future planning – as raised in your representations?

In terms of the meeting in January, Members and Senior officers would like to better understand Eastbourne’s concerns regarding Duty to Cooperate and discuss the content of the MoU as a resolution to those concerns. In addition to this, the meeting provides a better opportunity to discuss issues with Wealden and Eastbourne Members in a more intimate setting than that provided by the larger ESSPMG meetings.

Kind regards,

[Name]
transport, WW, community infrastructure) within Eastbourne and the
potential for EBC to input into WDC CIL spending within the functional
geography of Eastbourne and South Wealden. We will work on
drafting some text to this effect.

My view at this stage is this is not something we can rush the Members
into signing; given this MoU is setting the ‘framework’ for future working
together and potential for joined up plan making – we are wondering,
for longevity, is this something that should ultimately be signed up to
post-elections?

I appreciate we are meeting in January with portfolio holders, can you
advise what the hopes and aspirations of WDC are for this meeting
specifically?

Thanks

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From: [email protected]
Sent: 14 December 2018 14:25
To: [email protected]
Subject: RE: Eatsbourne Memorandum of Understanding

Hi [name]

Further to our conversation, I attached my proposed changes. As
discussed my main issue is that WDC will need to meet its own need
first before looking to meet unmet need. However, I wanted to make
sure that it is clear that we would also be looking at options to meet
unmet need for Eastbourne within the functional economic and
employment area. I have added in some of the extra cross boundary
issues that has been flagged and I have also added in a point about
joint studies raised by [name].

Similar to you, these are amendments undertaken by me and therefore
may not be the final view of Members.

Kind regards

---

From: [email protected]
Sent: 13 December 2018 09:52
To: [email protected]
Subject: RE: Eatsbourne Memorandum of Understanding

Hi [name]

Thank you for sending through your points for consideration for an
MoU. We agree that it would be a useful way forward to set out
matters that require a collaborative approach and to agree how we will
work together to achieve this. [name] and I have reviewed and
discussed the attached and have added our thoughts. I apologise that our comments appear as lots of track changes, I felt it essential that we contribute as fully as possible from the outset and it is easiest to facilitate this internally as track changes.

This has only been reviewed by officers at this stage so does not constitute the view of our Members.

If you would like to discuss I could give you a call tomorrow morning if that would be helpful? Otherwise happy to receive further draft with comments.

Thanks again for instigating this piece of work,

Kind regards,

[From: [email protected]  
Sent: 11 December 2018 11:56  
To:  
Subject: Eatsbourne Memorandum of Understanding]

Hi [Name]

I am sorry to interrupt you when you are busy with the Lewes Local Plan.

As a starting point for a Memorandum of Understanding with Eastbourne Borough Council I have put some points together for consideration based on our conversations, which I attach. I hope that it is self-explanatory, but I expect the employment element may be new. I did say – but haven’t yet been able to discuss with you - we are looking at a potential way to help meet any undersupply in employment you have within our plan period. Hopefully I can elaborate a little more shortly.

I appreciate that because of your submission deadlines you can only really consider this from 24th December onwards, but I would like to work with you over Christmas to see if we can agree an approach. As I explained I will be out of the country between Christmas and New Year but I can be in contact via email. If we need to speak then I can provide my personal mobile number.

Isabel’s PA is going to look for dates when you and [Name] are free at the beginning of next year, to arrange a meeting with [Name], myself and [Name] I recall you said you will be on leave the first week of January. Can you confirm when you will be back.

I would hope to be able to come to an agreement by the 10th January if possible for our submission.
I am also working on Gypsy and Traveller Provision for the Lewes Local Plan and will get back to on or before the 18th.

Thank you and kind regards

(Hons) MA MRPI | Head of Policy and Economic Development |
Wealden District Council | Council Offices | Vicarage Lane | Hailsham | East Sussex |
| BN27 2AX |
@wealden.gov.uk | Web. |
www.wealden.gov.uk

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. Wealden District Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the General Data Protection Regulation 2016 and the Data Protection Act 2018. We collect and use your personal data in order to provide services you have requested from us or to carry out our legal obligations to you. We will not disclose your personal data to any third parties, unless we need to do so to provide a service to you or we are legally required to do so. We may share your personal data with other Council departments in order to provide the service you have requested and to ensure that the information we hold about you is accurate and up to date. Our Privacy Policy sets out how we collect, use and securely hold your data. If you want more information on how a particular Council service uses your personal data, please view the full Policy and Privacy Notices on our website.
Dear [Name],

**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.

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

[Redacted]

Director & Deputy Chief Executive
Planning, Policy & Environmental Services
Hi

I hope you have had a good break. I am currently in Seville with a cold!

I have been thinking about the new memorandum sent before the Christmas break. I haven't had an opportunity to look at what changes have been made to the last version, but I have noticed what are probably the two main additions (the first and last points of the matters agreed).

In relation to the first point I was considering what would need to be undertaken constitutionally. Owing to the fact you are suggesting a joint vision and objectives as well as strategic priorities, I would say that this would need to be considered by our Local Plan Sub Committee before being agreed by our Full Council. As you will appreciate our Local Plan Sub Committee and Full Council has Membership across the District and therefore would have to make the decision for the functional geography (when it is determined). Notwithstanding this, how do you envisage consultation/engagement as this would form part of the a development plan? Do you have any timescales in mind? I am happy to call on return which I believe for you is 7th January?

In relation to the meaningful input into CIL sound for the functional geography, do you have something in mind. Again we have a constitution to work with.

I was interested in the joint IDP. Depending on what is the functional geography we may have to consider what is the best practical geography (for example some of our transport requirements would probably go beyond the geography but I would not want to discount it. It maybe that we would want the joint IDP to be only the strategic cross boundary infrastructure and leave the smaller non-strategic items.

Anyway I am happy to discuss this further and your thoughts would be appreciated.

Thanks

Sent from my iPad
Hi 

As you are aware before Christmas we met with Rother District Council regarding Pevensey. At the meeting I explained that we are going through the process on receiving responses from our consultants on the Natural England advice regarding Pevensey SAC and Ramsar Site. From the initial information provided to us (on the day of the meeting) we are minded to change our approach in relation to air quality at Pevensey Levels SAC/ Ramsar site from concluding that a adverse effect can not be ruled out to no likely significant effect.

is currently working on this, and it has not been finalised but I wanted to let you know. I am happy to discuss when you are back to work on the 7th or at our meeting on the 9th.

Kind regards

Sent from my iPad
Agenda

Wednesday 9\textsuperscript{th} January 2019

Wealden and Eastbourne Memorandum of Understanding (MoU) and Duty to Cooperate

2pm Hailsham Council Offices

1. Introductions
2. Timetables for Local Plans
3. Background and MoU discussion
4. Tabled MoU (20/12/2018) and discussion
5. Areas of agreement on MoU
6. Timetables for MoU
7. Outstanding Duty to Cooperate Issues
   a. Joint studies
   b. Site specific matters
8. Outcomes to resolve duty to cooperate objections
9. AOB
Tuesday 9th January 2019

Dear [Name],

**Duty to Cooperate**

Thank you for your letter dated 20 December 2018 about the Duty to Cooperate and Eastbourne Borough Council’s response to the Pre-Submission Wealden Local Plan. It is good to see your recent actions in the spirit of cooperation, however we cannot agree to your request for us to withdraw our comments regarding Wealden District Council failing the Duty to Cooperate.

We acknowledge that your recent actions show progress in respect of cooperative working, however it is not clear how these recent actions relate to the Wealden Local Plan production and the Duty to Cooperate and the specific issues we raised concerning this. Our representation stands that Wealden District Council has not engaged productively and on an ongoing basis in developing the strategic policies of the Pre-Submission Wealden Local Plan.

I would though like to take this opportunity to say how encouraged we have been by recent informal conversations between officers regarding future joint working and we look forward to working more closely with Wealden District Council in the future.

Yours Sincerely,

Planning Policy Lead
Hi [name]

I just tried to call to discuss, I’ll try again later today if I get a chance. I’m writing to advise you that I recently sent a letter from EBC in response to her letter regarding Duty to Cooperate.

Unfortunately due to the timing of matters in regard to this letter, the proposed agenda and your Local Plan submission timeline, Officers and Members from EBC will not be attending the proposed meeting in Hailsham tomorrow regarding the MoU. I apologise for the late notice of cancellation of our attendance.

As officers we are yet to take the draft MoU to Local Plan Steering Group (LPSG) and so Members have not seen the draft at all at this stage. As I previously mentioned we intend to take the draft MoU to LPSG at the next opportunity on 29th January.

I have been considering your questions relating to our proposed amendments and have some thoughts to share and so I will reply directly to your email so we can potentially progress our ideas ahead of LPSG.

If you are amenable I think it would be helpful to meet after LPSG to discuss the way forward. The week commencing 4th February is clear for us if convenient to you?

Again my sincere apologies for the late notice regarding tomorrow’s meeting and I look forward to rescheduling the meeting once we have discussed the MoU with Members of LPSG.

Kind regards,

[Name]
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Hi [Name]

Thanks for the email, I look forward to hearing more from you or [Name] on your final position in due course. As I mentioned yesterday [Name] is not well or at work presently so I’ve not caught up with him following your meeting and so I appreciate the update.

Kind regards,

-----Original Message-----
From: [Name]@wealden.gov.uk
Sent: 30 December 2018 15:31
To: [Name]
Cc: [Name]
Subject: Pevensey Levels

Hi [Name]

As you are aware before Christmas we met with Rother District Council regarding Pevensey. At the meeting I explained that we are going through the process on receiving responses from our consultants on the Natural England advice regarding Pevensey SAC and Ramsar Site. From the initial information provided to us (on the day of the meeting) we are minded to change our approach in relation to air quality at Pevensey Levels SAC/ Ramsar site from concluding that a adverse effect can not be ruled out to no likely significant effect.

[Name] is currently working on this, and it has not been finalised but I wanted to let you know. I am happy to discuss when you are back to work on the 7th or at our meeting on the 9th.

Kind regards

Sent from my iPad

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Hi

Thank you. I understand your comment. I have known Ian for a number of years, but haven’t spoken to him recently. I am happy to speak to him at any time.

Kind regards

Director of Planning, Policy and Environmental Services
Wealden District Council

From: @lewes-eastbourne.gov.uk>
Sent: 11 January 2019 13:02
To: @wealden.gov.uk>; @wealden.gov.uk>
Cc: @wealden.gov.uk>; @lewes-eastbourne.gov.uk>; @eastbourne.gov.uk>
Subject: RE: Agenda for 9th January

Dear

Thank you for your email, which I have forwarded to my director to consider. As you will appreciate this is not a decision I have made alone and it is therefore more appropriate that Ian now responds to you on behalf of EBC.

Your sincerely,

From: @wealden.gov.uk]
Sent: 09 January 2019 15:19
To: [REDACTED]
Subject: RE: Agenda for 9th January

Dear [REDACTED]

I know you had a phone discussion with [REDACTED] yesterday, but in view of the
seriousness of your decision to cancel the meeting this afternoon I have decided to reply to you on behalf of WDC. I was very surprised and disappointed to receive the email yesterday afternoon and have taken some time to speak to colleagues and review previous correspondence before replying.

The issue of an MoU, to resolve Duty to Cooperate objections, was raised after the East Sussex Strategic Planning Members Group on 2 November, when we had an informal conversation after the meeting. A meeting with Marina took place on 16th November when the principle of an MoU was discussed. Emails have been exchanged on this matter since 11 December, when Marina sent you a first draft of the MoU. The meeting with yourself and Cllr Dow for 9 January, was also set up on that date.

We have been aware of your need to concentrate on the Lewes Plan and have worked around you on this, including the meeting on 21st December where Pevensey Levels was to be discussed with both Eastbourne and Rother District. Marina has even worked over the Christmas break, including sending you two emails on 30 December, one detailing a significant change of policy for the Pevensey Levels. In response to a question from you in an email exchange on 18 December, Marina told you how important it was to us to agree the MoU before the submission of the WLP. I have said repeatedly that the Council will defend itself on the criticisms made under the DTC for the Local Plan but I have also said that we are redoubling our efforts in this regard to resolve matters before the Plan is submitted. I consider that an Inspector would expect us to do this and resolve matters wherever possible.

In the email exchange with Marina on 19/20 December you said you weren’t sure if the new MoU would get over your members concerns as put forward in your DTC representations in October. This was the first time that this message was conveyed to us. However, you did say the MoU was important for future working. You seemed to be willing to discuss the history of communications and evidence studies etc. at the meeting on 9 January and so asked for [REDACTED] to be invited to the meeting, which we agreed to. Marina and I discussed the MoU in a meeting on Monday 7 January with [REDACTED] our Portfolio Holder, which lasted an hour and a half. We felt we were fully prepared for the meeting today and an agenda was sent later that day which listed the areas we wanted to discuss, which in our view had already been agreed via email, including a further attempt to resolve the WLP DTC issues.

I was very surprised to receive a reply to my letter of 20 December yesterday, in advance of the 9 January meeting. In your reply you say it is not clear how the recent actions undertaken by WDC and listed in my letter relate to the WLP production and the DTC matters raised. That letter appeared to me to be premature, when the meeting today would have been an opportunity to discuss this and attempt to resolve the issues.

It is gratifying to read that you are encouraged by recent informal conversations between officers, but from our point of view it is hugely disappointing that you would cancel a meeting designed to reinforce this and overcome the issues that you have raised before we submit our Plan.

I would like to ask you to reconsider and to agree to hold the meeting with Members before 17 January. At such short notice, our diaries are naturally full, but if you would like to offer us dates, we will make every effort to accommodate you.

Kind regards

EBC169
Director of Policy, Planning and Environmental Services
Wealden District Council
Dear [Name],

Hope you are well.

I’m sorry I missed your call, however, I have a number of key projects at critical points that have required my involvement over the last few days.

I’m sorry we are unable to withdraw the duty to cooperate objection and that the team/Cllr [Name] was unable to meet on the 9th. I realise that you had hoped to discuss the draft MOU and I would confirm we remain committed to developing something that will help future cross boundary plan making.

I note that WDC intends to defend its position on DTC, however, would not want to conflate the issues set out in terms of our objection and the development of new working arrangements which will hopefully ensure future plan making can fully consider the needs of the whole geographic functional area of Eastbourne and South Wealden.

Sorry I cannot add more but the team will be taking the draft MOU to EBC’s Local Plan Steering Group (LPSG) on the 29th January and will feed back after that date. For the avoidance of doubt, this is the first meeting of the EBC LPSG since the draft MOU was circulated (11th December).

Regards
Hi

I tried to phone you on Friday and left a message with your office.

I will try to phone you again now.

Regards

From:
Sent: 14 January 2019 10:13
To: @lewes-eastbourne.gov.uk
Subject: FW: Agenda for 9th January - Duty to Co-operate

Hi

I hope you’re well.

I have just realised I didn’t copy you in to my reply to .

I’m around this afternoon if you want to call. I think it would be good to discuss further.

My number is

Thanks

EBC172, Planning and Environmental Services
Wealden District Council
Hi,

I hope all is well.

I wanted to update you with regards to Pevensey Levels and air quality. As you will be aware we are currently working on the update to the HRA, taking into account the advice from Natural England. The section within the HRA regarding Pevensey Levels SAC and air quality has not been completed, however I can confirm that we will be concluding that there is no adverse effect on the integrity of Pevensey Levels SAC as a result of the development of the Wealden Local Plan alone and in combination. The in combination assessment includes the development information provided to the Council by yourself and in January 2018 for Eastbourne Borough Council.

You may also be aware from DES yesterday that will be submitting the Local Plan for examination on the 18th January. We will share the HRA with you once it is complete on Friday 18th, if not before.

Kind regards

Marina

BSc (Hons) MA MRTPI | Head of Policy and Economic Development |
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