Wealden Local Plan

Duty to Cooperate
Background Paper - Appendix SO

Submission Document

January 2019
How to Contact Us

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

You may also visit the offices Monday to Friday, to view other Local Plan documents.

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WEALDEN DISTRICT COUNCIL

Wealden Local Plan Duty to Co operate

Tuesday 28th July 2015 - 2.00 p.m. to 3.30 p.m.

Sevenoaks District Council offices, Sevenoaks

Notes from meeting

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Present:

WDC

SDC

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

WDC confirmed that this meeting was confidential.

SDC outlined the Local Plan position for Sevenoaks. The Core Strategy was adopted in 2011 and the Allocations and Development Management Plan was adopted in 2015. They are currently reviewing the Core Strategy.

Strategic Housing Market Assessment (SHMA)

WDC confirmed that WDC had received a final draft of the SHMA and outlined the initial findings and authorities that fall within Wealden’s housing market area (HMA). Sevenoaks does not fall within the HMA identified.

WDC outlined the range of objectively assessed housing currently identified in the SHMA between 2013 to 2033. The demographic option is 680 dwellings per annum and the economic option is 735 per annum. Taking into account the Core Strategy allocations the range based on these option are 6,115 dwellings to 7,615 dwellings. In addition to this MB confirmed that initial estimations indicated that the current housing shortfall of other adjoining authorities (Lewes, Rother, Eastbourne, and Tunbridge Wells) is approximately 12,000 dwellings. It was acknowledged that this estimate is based on plans with different timescales anticipated for the Wealden Local
Plan. As part of the duty to cooperate meetings this figure will be investigated, as it is based on assumptions made by WDC.

SDC outlined that SDC had undertaken a joint SHMA with Tunbridge Wells. The housing market area includes Sevenoaks, Tunbridge Wells and the Tonbridge part of Tonbridge & Malling. SDC Core Strategy sets out a target of 165 dwellings per annum and they are delivering approx. 180-200 per annum. Confidentially the SHMA outlines the OAHN at 620 per annum. They are going to brief their members tomorrow.

SDC confirmed they will undertake a green belt review but they are unlikely to meet the need identified. The regeneration of Swanley is an option to take forward.

**Spatial development options**

WDC produced a map showing the most recent preferred option for growth (development focused in the south of the District away from the Ashdown Forest). The biggest constraint in the District is the Ashdown Forest. MB confirmed there are currently waste water capacity constraints in the south of the District however these are likely to be resolved in the medium to long term.

WDC are in the process of commissioning consultants to undertake traffic modelling work to asses the impact of traffic movements across the whole district and the impact this has on nitrogen deposition on Ashdown Forest SAC. This may include Sevenoaks however MB confirmed that it is unlikely, due to the location of Sevenoaks in relation to Wealden District Towns, that it will have any impact. WDC will keep SDC informed when the results come out and if there is any impact on them.

**Non residential development**

It was agreed the main cross boundary infrastructure issue is the Ashdown Forest and WDC outlined the current position with regard to SANGe and SAMMs and the Judicial Review Process. New guidance is being prepared as a result of the Judicial Review and this will be available on Wealden’s website in the next week. For all development within approximately 15km of the Ashdown Forest a screening will have to take place to assess recreational pressure on the forest. 15km from the forest may include parts of Sevenoaks but the guidance only focusses on Wealden and not other authorities that may be affected.

MB confirmed that another visitor survey would be undertaken on the Ashdown Forest as part of the evidence base for the new local plan. WDC will let SevenoaksDC know when the results are known in case there are any impacts for them.
Other

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

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

It was agreed that meetings between both authorities would take place on a biannual basis to input into the Local Plan process.
Thank you for attending today's workshop which we hope you found useful.

As discussed, if you have any comments on the draft methodology or land parcels, please could you let us know by the end of next Monday (5th September). Please could you copy [redacted] and [redacted] from Arup into any comments (email addresses above).

Kind regards

Sevenoaks BC

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

www.sevenoaks.gov.uk

Good morning,

Following my email on Thursday 18th, please find attached the agenda and papers for the meeting.

Please note that the methodology and land parcels are both drafts that are for discussion at the meeting. Accordingly, please do not circulate these drafts more widely.

http://archivemanager.wealden.gov.uk/emap.html#message/b3bd7599-94be-9c8b-9bb0-05f4a71e441e/18/12/2018 09:41:28
A sandwich lunch will be provided after the meeting. Please let me know if you have any dietary requirements.

Likewise, if you are planning on attending the meeting, but have not informed us, please do so by way of reply to this email.

We look forward to seeing you on Tuesday 30th at 10am, at the Sevenoaks District Council offices.

Should you have any further questions, please do not hesitate to contact me.

Kind regards,

[Redacted]

Sevenoaks BC

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

Online: www.sevenoaks.gov.uk

The Community Infrastructure Levy (CIL) is now being charged in Sevenoaks District - for further information visit www.sevenoaks.gov.uk/cil
Sevenoaks DC - Landscape Character Assessment - Invitation to Stakeholder Workshop

Sent: 31 August 2016 16:15
Historic England, Kent Wildlife Trust, Heritage Consultants (Kent CC), TMBC, Gravesham, TWBC, Tandridge BC, Dartford BC, Bexley BC

From: Planning Policy

To: Sevenoaks BC

CC: Sevenoaks BC

Dear all,

Sevenoaks District Council has recently commissioned Land Use Consultants (LUC) to update the Landscape Character Assessment as a basis for a follow-on Landscape Sensitivity Study. Both studies will be used as an evidence base to help inform the Council’s emerging Local Plan.

We would like to invite you to a stakeholder workshop to input to the Landscape Character Assessment update and discuss the next steps for the landscape sensitivity study. As a key stakeholder we would welcome your input into this discussion.

The workshop is being held on Thursday 29th September starting at 10.00am in the Council Chamber at Sevenoaks District Council, Argyle Road, Sevenoaks, TN13 1HG. It will last approximately 1.5 hours.

An agenda will be circulated nearer the time. In the meantime I would be grateful if you could confirm your attendance by way of reply. If you are unable to be present yourself we would be happy for a representative of your organisation to attend instead.

We look forward to hearing from you.

Kind regards,

Sevenoaks DC

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG
Tel: [redacted] Email: [redacted]
Online: www.sevenoaks.gov.uk
Reminder Landscape Sensitivity Study

Sent: 4 November 2016 12:41

From: Tunbridge Wells BC

To: Sevenoaks, WDC, Mid Historic England, Kent CC, TMBC, Natural England

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

3 Attachments

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

Dear Colleagues

Landscape Sensitivity Presentation 15 November 2016

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

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

Please contact me if you want any further information.

Regrets

Tunbridge Wells BC

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

BOROUGH COUNCIL CONSULTATION: YOUR LANDSCAPE – YOUR VIEW

http://archivemanager.westden.gov.uk/app.html?message=907eb45a-24fb-e8b80-e728-f52191ae1e9d[18/12/2018 09:01:26]
Archive Manager

Upload images of your favourite landscape and win £50. We want to know what you think about the landscapes of the Borough - Go to Your View http://arcg.is/2csjibRy to find out more and to Your View to
Dear

LANDSCAPE SENSITIVITY STUDY FOR ROYAL TUNBRIDGE WELLS AND ADJOINING SETTLEMENTS

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

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

Agenda:
• Local Plan update
• Overview of Landscape and Ecological Studies
• Presentation on landscape sensitivity study
• Mini work shop on landscape sensitivity
• Feedback and Q&A
• Next steps

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

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

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

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

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

Tunbridge Wells BC
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<thead>
<tr>
<th>Meeting – Sevenoaks District Council and Wealden District Council</th>
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<tbody>
<tr>
<td><strong>15th March 2017, 2pm</strong></td>
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1 **Duty to Co-operate**

The authorities share a boundary to the south of Sevenoaks District.

2 **Wealden DC Local Plan update**
   - Currently undertaking committee sign-off of draft submission plan
   - Hope to undertake Reg 19 consultation May/June 2017
   - Hope to submit by end of 2017 / examination in 2018
   - Housing OAN 950pa. Planning for 800pa. 150pa. shortfall. Likely to be sending DTC letters shortly regarding shortfall and potential of neighbouring authorities to assist.
   - Unlikely to be able to assist SDC with any shortfall due to the above and Eastbourne being in a similarly constrained situation
   - Have drafted a policy in the Plan in terms of what would trigger an early review
   - Ashdown Forest – air quality monitoring / ecological assessments – impact of nitrogen deposition – harm. Justification for the lower housing provision. Visitor survey results – plan drafted with 7km inner and 10km outer zone

3 **Sevenoaks DC Local Plan Update**
   - Awaiting open space study results and GTAA
   - New Local Plan to cover 2015-35
   - OAN 12,400. Current Core Strategy housing requirement 3,300. 93% Green Belt and 60% AONB. Unlikely to be able to meet full OAN. Currently looking at density, brownfield land and green belt review (and DTC discussions)

4 **Potential areas for co-operation**
   - Housing White Paper – both progressing with Local Plans, but awareness that may need to reflect emerging proposals
   - Ashdown Forest – WDC has draft policies in Plan but do not limit local variation/flexibility in other LPAs
   - Statement of Common Ground / Protocol – likely to be exchange of letters in near future re (in)ability to accommodate OAN.
|   | Future meetings – 6 monthly meetings have been previously agreed, to take place in Crowborough. Alternate production of minutes. Next meeting – August 2017. Date TBC. |   |
Good Morning,

Thank you for your response to the Dtc meeting on the 15th March, I’m sure the meeting will be very beneficial for us all.

As part of the GTAA you should also have received a questionnaire sent out by the consultants. Some authorities have already replied but it would be really useful if we could have a response from every Dtc partner to inform the study.

This is the link to the survey: http://app.keysurvey.co.uk/f/1108223/158a/

If you have any questions about the GTAA please do not hesitate to contact me.

Thanks

Sevenoaks District Council | Argyle Road | Sevenoaks | TN13 1HG

Online: www.sevenoaks.gov.uk
(Part-Time: Wednesday - Friday)
Local Authorities: TWBC, Medway, TMBC, Ashford BC, Canterbury, Maidstone, Swale, Gravesham, Dartford, Bromley, Bexley, Tandridge, Thanet, Shepway, Kent CC, Dover, Sevenoaks

Sent: 01 February 2017 14:28

Subject: Sevenoaks Gypsy and Traveller Accommodation Assessment Duty to Co-operate Briefing

Good Afternoon,

We have appointed consultants Arc4 to undertake a new Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA will identify the current and future accommodation needs of the traveller communities in the District. It will update and replace the previous GTAA and provide the evidence base to support the consideration of planning applications and the emerging Local Plan.

The update will seek to:

- update the baseline data on the number, type and occupancy of plots, taking into account any changes in site capacity, vacancy and turnover of residents;
- consider the implications of the new definition of Gypsies and Travellers introduced in the 2015 Planning Policy for Travellers Sites (PPTS);
- present a clear and robust analysis of current and future accommodation needs;
- provide a clear and robust understanding of the permanent, transit and other accommodation needs of Gypsies and Travellers and Travelling Showpeople;
- provide general guidance on the local housing needs of Gypsies and Travellers and Travelling Showpeople; and
- provide any appropriate recommendations on any subsequent site identification and delivery.

We would like to invite you to a Duty to Co-operate briefing on the findings of the assessment on Wednesday 15th March at 10am at Sevenoaks District Council Offices. There will be a presentation from the consultants followed by an opportunity to discuss the findings.

Can you please let me know if you are able to attend by Thursday 9th March?

If you have any questions about the assessment please do not hesitate to contact me.

Thanks

Sevenoaks DC
Hi [Redacted] — that makes sense as we don’t yet have a new housing target (although we will later this year), the 698 pa figure from government is still subject to consultation and our Core Strategy figure clearly needs to be updated.

Kind regards

Sevenoaks DC

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 2035 which is contained in the table in the statement of common ground taken from your Strategic Housing Market Assessment 2015.

We have used your objectively assessed housing number of 620 dwellings per annum from your 2015 SHMA and multiplied this by 14 years (the Wealden Local Plan period) to allocate 8680 to Sevenoaks 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

http://archivemanager.wealden.gov.uk/app.html#message/ena426e4-4f42-f529-1743-0d3f712891d1[17/12/2018 16:48:24]
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,
Good Afternoon

Please see attached Sevenoaks District Councils response to Wealden District Councils Local Plan (Regulation 19) publication. Apologies that this is a day late, we hope that you are still able to consider this as part of your consultation.

If we can be of any further assistance, please do not hesitate to contact us.

Kind regards

Planning Policy

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

Online: www.sevenoaks.gov.uk

Hi WDC

I'm aware your consultation finishes on 8th October and we're aiming to send back a brief response.

Our recent Reg. 18 (Draft Local Plan) consultation finished on 10 September, and it may be that I missed it, but I'm not sure that we had a response from Wealden? In relation to DTC, it would be useful, if possible, to have a short response, just outlining that we've had regular meetings, including the Ashdown Forest working group meetings, and will continue to liaise etc.

http://planningconsult.sevenoaks.gov.uk/consult.ti/dlp2018

Do let me know if you have any queries

Many thanks

Sevenoaks DC

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG
Dear Sirs, WDC

RE: SEVENOAKS DISTRICT COUNCIL RESPONSE TO WEALDEN DISTRICT COUNCIL’S LOCAL PLAN (REGULATION 19) PUBLICATION

Sevenoaks District Council (SDC) welcomes the opportunity to comment on Wealden District Council’s (WDC) Local Plan Regulation 19 publication. Please note that this is an officer level response. SDC and WDC share a number of key constraints and issues including proximity to the internationally-designated Ashdown Forest. SDC would like to make the following comments:

Duty to Cooperate

As an adjoining Local Planning Authority, it is important that SDC and WDC work together to address strategic, cross boundary issues such as housing, infrastructure, employment, transport etc. to ensure that development can be enabled over the respective plan period. In this case, we note that WDC’s Local Plan will cover the period to 2028.

SDC is producing a new Local Plan, which will cover the period 2015-2035. We undertook an Issues and Options (Regulation 18) consultation last summer and a further Regulation 18 Draft Local Plan consultation between 16th July and 10th September 2018, and will continue working with all our neighbouring authorities under the Duty to Co-operate.

Recent Local Plan examinations have placed significant emphasis on Duty to Co-operate, and how successful an exercise it has been when preparing the Local Plan. Therefore, SDC welcomes the ongoing, useful Duty to Co-operate discussions with WDC, as well as wider discussions with WDC, to address key cross boundary issues, specific to the local level as well as the sub-regional level. SDC has a number of working groups with its neighbouring authorities under Duty to Co-operate (i.e. West Kent, North Kent, London Districts, Ashdown Forest Officer working groups etc.) and these wider meetings are working well.
Meeting the District’s Housing Need

SDC is generally supportive of WDC’s approach to addressing the housing need, and we will engage with your forthcoming examination with interest, not least due to the parallels between the neighbouring authorities.

The Sevenoaks District Local Plan is still in development but within our Draft Local Plan (Reg. 18) document we have set out our preferred development strategy. This preferred strategy involves higher densities within existing settlements, delivering growth on suitable ‘brownfield’ Green Belt land and where ‘Exceptional Circumstances’ cases may exist (i.e. proposals that come forward on greenfield sites with proposed infrastructure and community benefits that meet an evidenced local need).

The Regulation 18 Plan outlines sites for approximately 13,400 new homes, including 12 potential ‘exceptional circumstances’ sites in the Green Belt which are still subject to testing. The OAN for SDC is 12,400 and the government ‘Local Housing Need’ figure is 13,690 (for the period 2015-35).

Growth in Sevenoaks is constrained by the high level of Green Belt and AONB within the District. As it may not be possible to meet our own OAN in full within the District, SDC will continue to engage with neighbouring authorities within the identified housing market area, under Duty to Co-operate, as well as our wider neighbours for further discussions on how this issue can be resolved.

Ashdown Forest

Both authorities are active members of the Ashdown Forest office steering group and have had regular meetings, including through the Ashdown Forest working group meetings, and will continue to liaise. SDC and WDC have also developed a joint evidence base in relation to Ashdown Forest Visitor survey.

We have produced an HRA to support our recent Draft Local Plan (Reg 18) consultation - which can be found at: [http://planningconsult.sevenoaks.gov.uk/gf2.ti/f/936738/39068741.1/PDF-/Habitats_Regulations_Assessment_of_the_Sevenoaks_District_Local_Plan_20152035.pdf](http://planningconsult.sevenoaks.gov.uk/gf2.ti/f/936738/39068741.1/PDF-/Habitats_Regulations_Assessment_of_the_Sevenoaks_District_Local_Plan_20152035.pdf)

This reaches a different conclusion to the Wealden HRA.

Our SDC HRA (prepared by AECOM) concluded that there are no likely significant effects upon the Ashdown Forest SAC and SPA as a result of increased atmospheric pollution resulting from the Sevenoaks District Local Plan. It also concluded that there are no likely significant effects upon Ashdown Forest SAC and SPA as a result of increased recreational pressure resulting from the Sevenoaks District Local Plan.

Conclusion

In summary, Sevenoaks District Council will continue to positively engage with Wealden District Council under the Duty to Co-operate, as both local planning authorities progress their Local Plans towards examination.

Sevenoaks DC
Debit/credit card payments for planning applications, pre-application enquiries and Appeals can be made online at our website, https://myaccount.sevenoaks.gov.uk/planning-payment/. For all other Planning payment queries please telephone us on 01732 227000 or email planning.information@sevenoaks.gov.uk Our office hours are Monday - Thursday 08:45 -17:00 and Friday 08:45 - 16:45

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