

Keeping you informed

A further Public Meeting : 13 September 2017



Welcome

- **What we aim to do this evening**

- Clarify where we are in the Local Plan process, and what is still to come
- Share as much information as we have and make clear where it comes from
- Avoid speculation
- Explain why SDC and WTC both need your views at this stage
- Encourage you to give your views to both Councils

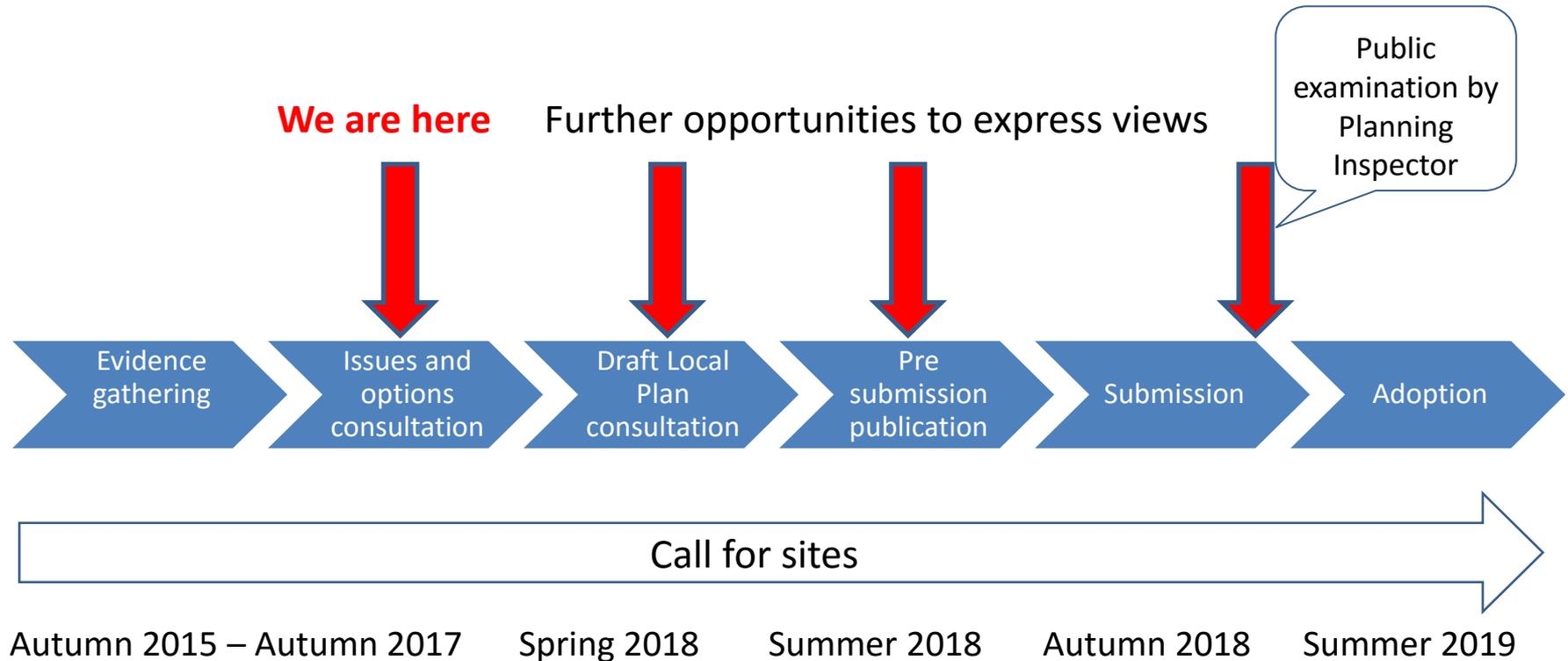


'Agenda'

- Where we are in 'the process'
- Information we have now
- Reasons for current surveys
- WTC's 'view'
- Further information to come (and when)
- Why your view is important
- Questions



Where are we now?



Source: SDC website.



At this stage....

- **We are dealing with concepts: there is limited detail, SDC states:-**

‘We are consulting on the high-level strategy for the future development of the District, rather than consulting on the future of individual sites, which will take place in early 2018’

Source: SDC Issues and Options



for example.....

‘Neither the precise quantum, nor the specific location, of the Green Belt land to be released has yet been established. Three early options were canvassed with local people at an exhibition 18-20 May. These and other options will be studied further and consulted upon in the coming months as the rest of the evidence base for the proposals is compiled and the masterplan for the proposals is prepared. The aim is to complete this work in time for inclusion of the proposals as a ‘preferred option’ in the next Regulation 18 consultation stage.

Source: Which Way Westerham: Squerryes Estate Submission for Inclusion The Proposals and Exceptional Circumstances (Main report para 1.11)



Why are we being asked our views now?..

‘National planning policy sets clear expectations as to how a Local Plan must be developed in order to be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities.’

‘SDC’s Statement of Community Involvement: The community will be involved throughout the different stages of production for each document prior to adoption....

*Source: Peter Fleming, SDC Leader: Westerham Public Meeting
24 May 2017: SDC Statement of Community Involvement*



Why twice?..

SDC's consultation

- is wide ranging and covers all the issues identified in this first phase of work (5 objectives, 13 questions)
- Results not available until end Nov/beginning Dec.

WTC needs

- to focus on the exceptional circumstances put forward by Which Way Westerham proposal
- to understand views on the concept
- to have results sooner
- to be able to represent its constituents

Source: SDC & WTC consultation documents



Just a reminder.....

- **WTC's policy:**

- Is and has always been to preserve the Green Belt. It has thus always opposed applications to develop in the Green Belt.

- **SDC have said:**

- The new Local Plan will be clear that the Green Belt will continue to be protected.
- In order to do so, **new housing will need to be accommodated, at higher densities, within existing settlement boundaries** (or under the existing rural exceptions sites policy) other than in the following cases:
 - Where the development will result in the sustainable re-use of brownfield land in the Green Belt
 - Where a convincing '**exceptional circumstances**' case can be made in accordance with national policy

Source: SDC website Local Plan 20015-2035. WTC published policy



From the current information: Potential impact on Westerham

New housing at higher densities *and*

'Exceptional Circumstances'

Which Way Westerham

'An idea promoted by the Squerryes Estate to provide 600 homes in new neighbourhoods, together with a relief road to divert the A25 around the town centre with environmental and landscape improvements, new green public open spaces, community facilities and extensions to Common Land.'

This area is in the Green Belt.

Source: SDC Issues and Options consultation



Housing need

Sevenoaks District housing need

- 12,400 new homes between 2015 & 2035
(Objectively Assessed Need calculated using a Government formula)
- *'This is not a target'* (achievability depends on available land)

What does Westerham need?

- **'Upper Darent Corridor'** (includes Brasted, Sundridge Chevening,)
- **474 is the estimated number of households who were considered to be in housing need – SDC Housing Needs Analysis May 2017** *(Westerham specific figures not yet available)*

Source: SDC Issues and Options; SDC Planning Department
SDC Housing Needs Analysis May 2017



Already in the pipeline

76: completions and permissions

(where construction is already underway or planning permission has been granted)

32 : maximising supply

(assuming new housing at higher densities)

48: brownfield

(where already developed land has been put forward for housing)

Based on current situation – can change

Source:SDC Issues and Options;



Exceptional Circumstances

The Proposal

- 600 market and affordable dwellings
- Relief road to divert A25 around town...
- Significant environmental improvements...
- Extensions to town's Common Land

Source: Squerryes Estate: The Proposals and Exceptional Circumstances Submission : Executive Summary



Exceptional Circumstances

Squerryes case

- Gap between housing need & supply of land
- Westerham sustainable location for further housing
- Land required is suitable, available
- Environmental, social & economic gains
- Strengthen underserved purpose of Green Belt
- Improvements in remaining Green Belt
- Relief road – only solution to reduction in NO2
- Diversion of A25 enables town centre improvement
- Extension of Common land (permanent protection from development)
- New readily recognisable Green Belt boundary
- All four parts viable and deliverable

Source: *Squerryes Estate: The Proposals and Exceptional Circumstances Submission : Executive Summary*



Covers Farm

A related but separate project.....

Related: a relief road cannot join the A25 to the west until the restoration of Covers Farm sandpit is complete.

Separate:

- **KCC** must agree the conditions under which Covers Farm sandpit is restored
- The timescales are different:
 - Scoping application to KCC made: KCC have asked for additional information
 - A planning application **for the restoration** must subsequently be made
 - Thereafter a **planning application for a relief road** would have to be made **to SDC**

Source: KCC ; SDC



What next?

Which Way Westerham

- Must prepare its masterplan (see handout) if it is to be included in the Local Plan
- It will consult with Westerham on it (estimated December 2017)
- It will be submitted to SDC who will test and examine it in accordance with national policy
- It may then be included in the draft Local Plan (estimated Spring 2018)
- SDC will consult with residents on the Draft Local Plan

Source: Squerryes Estate



What next?

Covers Farm restoration

- Squerryes must submit the information requested by KCC (see handout) estimated December 2017
- It will consult separately on this project
- It must then make a formal planning application to KCC **for the restoration** (estimated January 2018)
- Assuming permission granted, (estimated Spring/Summer 2018) work on restoration could potentially start Spring 2019
- A separate planning application would need to be made to SDC for a relief road

SDC are aware of the interdependency between the relief road and WWW.



What next?

- **SDC will**

- complete its Issues and Options consultation (Nov/Dec 2017)
- Assess sites submitted for development since August 2016
- Prepare the remaining evidence
- Draw up the first draft of the Local Plan – scheduled for Spring 2018 which will:
 - *‘ identify the sites that can contribute to delivering an agreed strategy in a sustainable way. This where the evidence (including the SHELAA, Green Belt Assessment, Strategic Flood Risk Assessment, Landscape Character Assessment and a range of other studies) will need to be taken together to inform draft policy that can deliver sustainable development up to 2035.*
- Consult on the draft Plan (Summer 2019)

- **WTC will**

- Continue to ‘keep you informed’
- Arrange further Public meetings when needed
- Continue to represent your views



Will my view count?

- **Your Council** needs to know the views of its residents and businesses so that it can represent them.
- **SDC must take into account** any representation made, and will need to set out how the main issues raised have been taken into account.
- The results are not binding on SDC but they cannot be ignored

Source: Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 . Also cited by Peter Fleming at Westerham Public Meeting 25 May 2017



So please....

Find out more and

Make your view known!



Questions raised with WTC so far

- Where are the houses going to be? What are the environmental improvements? Where are the new green public open spaces, community facilities and extensions to Common Land?
- Why are we being asked to give our views now?
- Why does SDC's Issues and Options consultations make no reference to Covers Farm?
- Why are there no plans for the infrastructure needed for a new development? School? Surgery? Transport?

Source: Westerham residents



Questions raised with WTC so far

- Weren't the sites where the new development might be thought to be unsuitable for development by SDC?
- Where will people who live in any development work?
- Are the results of the consultations binding?
- Isn't pollution dropping already and won't it drop more in the next 15-20 years?
- What is WTC's position?
- When do we get more detail/what are next steps

Source: Westerham residents

