

Westerham Town Council

Annual Town Meeting 2018



A G E N D A

1. Apologies for Absence
2. Minutes of the Meeting held on 10th May 2017 and Chairman's Report 2017 – 2018
3. Kent County Cllr Nick Chard:
My first year as your County Councillor
KCC role in restoration of Covers Farm and any proposed relief road
4. Sevenoaks District Cllrs Diana Esler and Kevin Maskell:
Local Plan Role and Process
5. Cllr Alan Wesley:
Local Plan from the Town Council perspective
6. Questions?



Chairman's Report

- **2018 - 2019 Precept £205,575**
- **Community Infrastructure Levy (CIL)
£157,411**
- **Spending the CIL**
- **Implementing priority projects**



Implementing the Projects

- **Parking**
- **Toilets**
- **Darent Bridge**
- **Bollards around the Town**
- **Crockham Hill Playground**
- **Planning Design Statement**
- **Improving Green Spaces**



Youth Antisocial Behaviour and Vandalism

Community Safety Partnership (CSP) are hosting a Community Market Place, come and walk round stalls and talk to SDC, Wardens, Police and Crime Prevention Panel about local concerns

Wednesday 23rd May 2018

7.30 – 9 pm

Westerham Hall



Nick Chard

Kent County Councillor

**My first year as your County Councillor
KCC role in restoration of Covers Farm
and any proposed relief road**



- Thank you
- 402/401
- Member Fund
- Roads
- Emails
- Collaboration
- Planning



- Which Way Westerham
- Covers Farm
- Bypass/Relief road
- Residential



The provision of a relief road/bypass for Westerham could be acceptable, in principle, by Kent County Council if such a road would lead to a reduction in traffic impact on local roads. We note the initial feasibility work done to date which includes traffic surveys, speed surveys and junction modelling, however there is still more work to be done. The proposed relief road/bypass cannot be considered in isolation as it is inextricably linked with the restoration of Covers Farm and the proposal to build some 600 residential properties.

In the absence of a comprehensive and detailed outline submission, Kent County Council cannot give their support for such a relief road/bypass in Westerham.



**Diana Esler and Kevin Maskell
Sevenoaks District Councillors**

**Local Plan:
Role and Process**

In Defence of The Green Belt

Council Policy

No building in the Green Belt

Councillor Role

Ensure planners' assessment processes are robust and take all factors into consideration when making recommendations for sites and plans

Factors

- **That data provided by both sides of the argument are rigorous**
- **Assessment processes are robust**
- **The Validity of the plan and proposals**

Timetable

- **PAC (Planning Advisory Committee) – to consider Draft Plan for consultation – 19 June**
- **Cabinet – to agree Draft Plan for consultation – 12 July**
- **Draft Local Plan consultation – Summer 2018**
- **Pre-submission Publication – Winter 2018**
- **Submission – Spring 2019**
- **Adoption – Autumn 2019**

Referendum/ Voting

District Planners Position

It does not:

Provide a definitive factor in the assessment process

It does :

- Provide an indication of local views for particular plans
- Shows the Planning Inspectors that a full consultation with local people has taken place and that they have understood the FINAL plans

Councillors (All Councils)

- Indicates the extent to which local people are against or for the plans at the Town level
- Indicates to Councillors/MP outside the Town the extent to which local people support or otherwise the plans.

Cllr Alan Wesley

**Local Plan from Town
Council Perspective**



Current policy

- **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



Exceptional Circumstances

Which Way Westerham - the Proposal

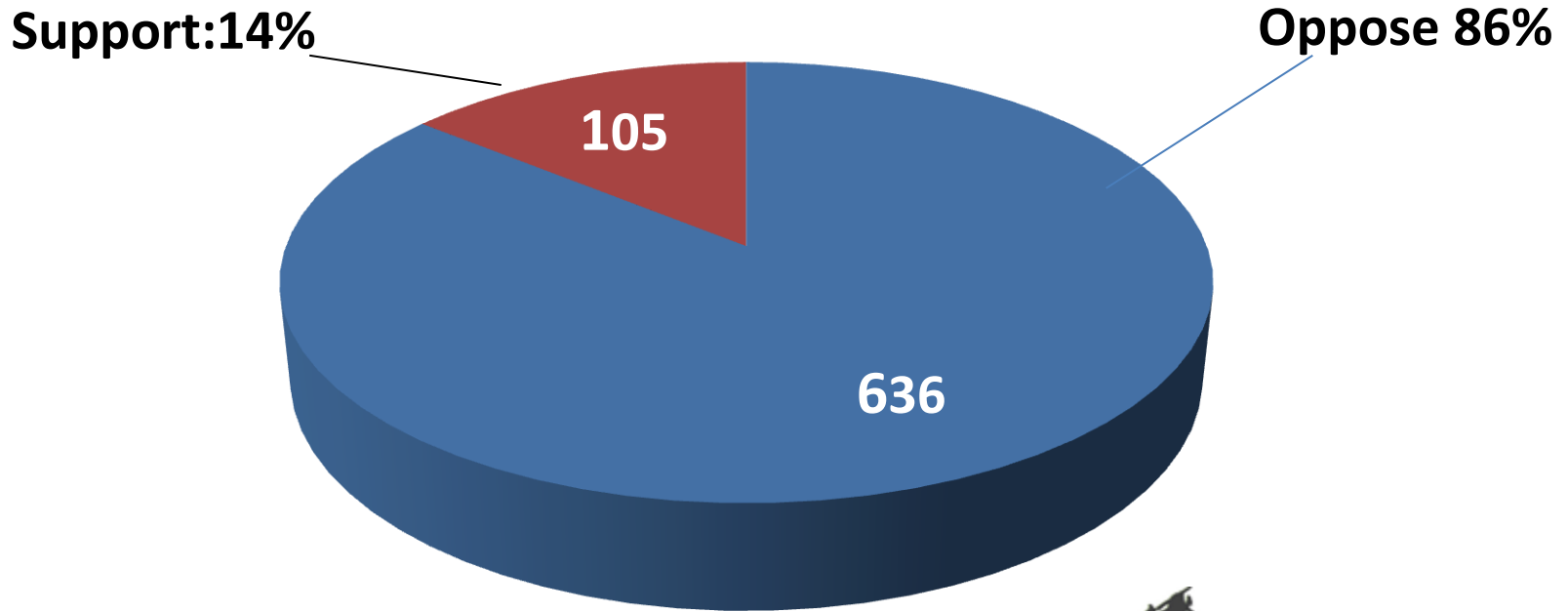
- Relief road to divert the A25 around the town centre to improve air quality
- 360 market and 240 affordable,
- New employment space to support the growth of local businesses
- Improved facilities for our local GP practice and the Churchill School.
- New recreational facilities for the town, targeted especially at young people
- New Common Land in the Green Belt,
- Improved flood protection for the town.
- Extensive landscape restoration and biodiversity enrichment works
- New measures to reduce noise and air pollution from the M25.

Source: www.whichwaywesterham.co.uk



Westerham's Decision

Do you support the Which Way Westerham concept?



Base size: 741 Westerham & Crockham Hill
(37% of Westerham's 2,016 households).

Source: Westerham Town Council vote October 2017

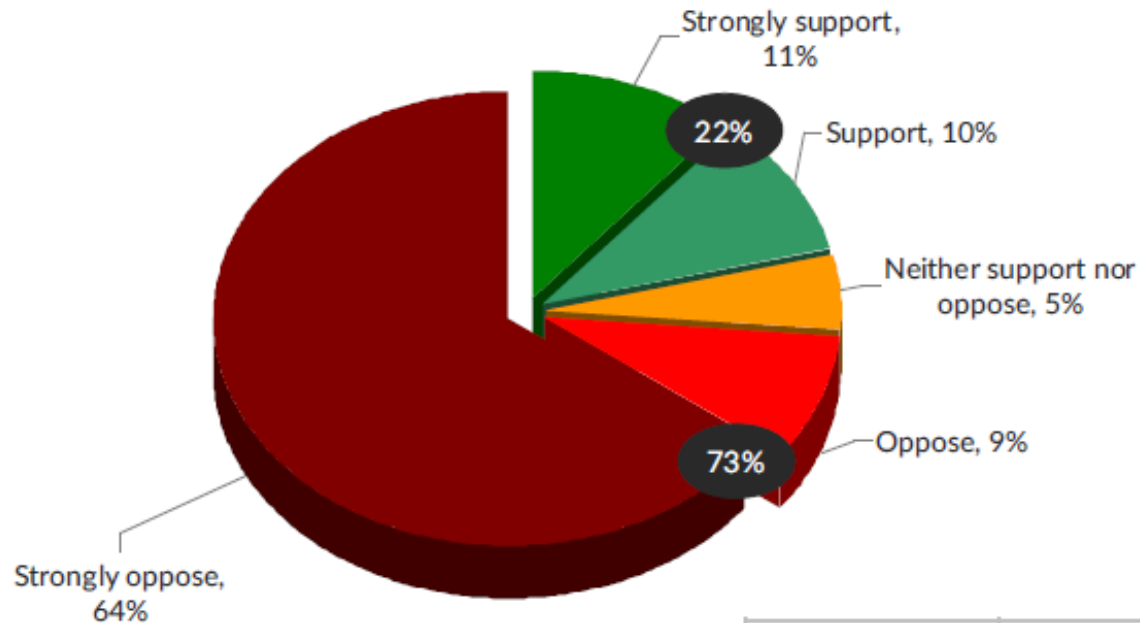


SDC Survey Results

Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

'Which Way Westerham' – Based on Westerham and Crockham Hill ward responses only



Base size answering scale	Not answered / No opinion
875	41

Base: Various for each question (Not relevant & not answered excluded – original base size 916)

Concerns and Questions

- **Data, Sources, Validity**
- **SHELAA and Sustainability**
- **Greenbelt**
- **Exceptional Circumstances**
- **Air Quality**
- **Parking**



Relief Road

- **Dependent on restoration of Covers Sandpit**
- **Pre-Application**
- **Planning Permission**
- **Infill Quantities and Need**
- **Route and A25 Junction**
- **Timescale**
- **Financing and Liabilities**
- **Greenbelt Issues for SDC**



DPD and Moorhouse

- **Alignment of Interests**
 - **Titsey and Squerryes**
- **Planning Application?**



So what would Westerham like?

- **Westerham Design Statement**
- **CIL payments for WTC community spend?**
- **Limited housing?**
- **Covers Farm as country park?**

What do our Neighbours think?

- **Infill Transport Impact?**
- **Effect on neighbours to North, East and West?**
- **Biggin Hill Development?**
- **Parking?**



Professional Support

- **Planning Policy**
- **Development Delivery**
- **Transport**
- **KCC & Covers Farm Restoration:
Independent assessment of the
evidence?**

Questions

- **Panel Answers**
- **Microphone**
- **Please give Name**



Meeting closed

What Westerham Wants: Public Meeting

More 'Keeping you Informed'
More Votes as needed

Thank you for coming
Thanks to Stakeholders

