

## Meeting Note

### EFDC Developer Forum 10<sup>th</sup> September 2018 Committee Room 1 & 2 14:00 – 16:00

#### Attendees:

Ione Braddick	EFDC	Jim Padfield	Padfield South Of Epping
Nick Smithson	EFDC	Toni Nicholls	Leaside Leisure Ltd
Alison Blom-Cooper	EFDC	R Spearman	Landowner
Emily Taylor	EFDC	Sally Newton	Landowner
Bliss O'Dea	EFDC	Stuart Clarke	Parklands Nursery Roydon
Trudie Baker	EFDC	Paul Wisbey	Wisbey Goosell
David Sprunt	ECC	Chris Woodin	Landowner
Graham Courtney	EFDC	Peter Heaney	Landowner
David Coleman	EFDC	Ryan Jones	RMJ Services
Victoria Cutmore	Scott Properties	Richard Kelly	Croudace Homes
William Ward	CPPLC	Liam O'Malley	Sherrygreen Homes
David Phillips	Stutt & Parker	Stewart Rowe	The Planning and Design Bureau Ltd
Rachel Bryan	Swords	Sam Bampton	City and Country
Jack Lilliott	Stonebond Properties Ltd	Danny Simmonds	RPS
Richard Clews	Strutt and Parker	Jane Orobar	JaneOrobar Associates
William Wood	CPPLC	Lindsay Trevillian	Phase 2 Planning and Development

1.	<b>Welcome and Introductions</b> DC introduced all EFDC and ECC staff to Attendees.	
2.	<b>Review of Notes from Last Meeting (26<sup>th</sup> February 2018)</b> DC Briefly ran through notes from the last Developer Forum and explained that notes will be uploaded on the website in future, once the page has been set up.	DC to arrange after meeting.

<p><b>3.</b></p>	<p><b>Update on EFDC Local Plan Progress</b></p> <p>ABC explained that EFDC Local Plan Regulation 19 stage was completed at the end of January and all representation received from this are now on our council website. EFDC was ready to submit before the end of March but CK Properties Ltd made an application for Judicial Review. As a result the Court served an injunction on the Council which stops the Plan being submitted for examination before the end of the legal proceedings. At the end of June the judge dismissed the claim on all four grounds, and subsequently refused permission to appeal to the High Court. However, the claimants have now sought leave to appeal to the Court of Appeal. The Council is now waiting for the application to be determined.</p> <p>EFDC is ready to submit plan as soon as possible (as soon as the injunction has been lifted). In the meantime, ABC explained that work continues to produce Strategic Masterplans and Concept Frameworks.</p> <p>ABC stated that if the plan is submitted by the end of January 2019 the Local Plan will be examined under the 2012 National Planning Policy Framework, and will therefore not be affected by the introduction of the new standardised methodology for the calculation of objectively assessed housing needs.</p>	
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<p><b>4.</b></p>	<p><b>Infrastructure Delivery Plan</b></p> <p>DC briefly updated on the Infrastructure Delivery Plan which has been published alongside original plan produced by Arup. DC explained that this is broken down by settlement level but has not been broken down by individual sites. EFDC is currently undertaking work to further define which requirements will be for specific sites.</p> <p>DC also explained that the Topic paper is currently being worked on and will be published shortly. The Topic Paper will provide a high level approach to inform the apportionment of future infrastructure contributions.</p> <p>EFDC informed the group that we are working with Essex County Council as the Education Authority to confirm which sites will need to provide for new education facilities and how this will be funded. Legally Local Authority can only get funding from a maximum of five sites towards any one infrastructure project which requires work to be undertaken now to provide clarity on future pooling arrangements. Highways mitigation measures will also be considered. DC stated to the group that EFDC can only ask for a certain amount from developers to fund the schools, as ultimately the infrastructure requirements cannot render any developments to become unviable.</p> <p>DS discussed the modelling of the area updated on the spreadsheet model which has been produced to look at all junctions across the district. DS explained that they are getting close to finalising the end of this piece of work. DS / DC emphasised that the further work being undertaken will not require changes to be made to the Local Plan growth strategy. Rather, the work provides further detail on mitigation measures required, and how these will mitigate the impacts of planned growth. This follows existing modelling undertaken and reports published as part of the Local Plan evidence base.</p>	
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<p>5.</p>	<p><b>Strategic Masterplan/Concept Framework Briefing Notes</b></p> <p>NS explained that the Implementation team have been working on a Strategic Master Planning Briefing Note. This compiles all information into one neat easy to use document and has a minimum set of standards which should be met, including for engagement with members, the local community and stakeholders. The Briefing Note will be shared shortly on the EFDC website.</p> <p>NS explained briefly all points through note and how the process goes from start to finish. NS emphasised that the Briefing Note is not intended to add further complication or complexity to the process, or to be prescriptive, but rather ensure that there is a degree of consistency between the masterplan processes, and to ensure that the expectations of EFDC are clear. The process to produce Concept Frameworks is broadly a similar, although simplified. NS explained a separate note will be published shortly.</p>	<p>EFDC to publish and circulate briefing notes subject to endorsement by Cabinet on 18<sup>th</sup> October</p>
<p>6.</p>	<p><b>Quality Review Panel Update</b></p> <p>IB briefly spoke through the Quality Review Panel process and explained that it was established in April 2018 by EFDC. The QRP is managed by Frame Projects. The Council expects all schemes for 50 or more units to be considered by the QRP, together with other large or complex / contentious small schemes. Further details are provided at <a href="http://www.efdclocalplan.org/local-plan/planning-policy/quality-review-panel/">http://www.efdclocalplan.org/local-plan/planning-policy/quality-review-panel/</a>. IB Explained that the QRP may be engaged more than once for certain sites, depending upon the circumstances of the proposals. The Panel is Made up of 18 built environment experts and they provide partial independent advice.</p> <p>To date 6 QRP have taken place. Meetings tend to be held monthly. IB emphasised the importance of early engagement with the panel</p> <p>IB / ABC emphasised that the QRP should be used early in the development of proposals where appropriate, and that it will add benefit to the process by identifying issues early on which can then be addressed. The introduction of the QRP follows the guidance set out in national planning policy, and contributes to the approach that the Council is taking in seeking to front-load the planning process and ensure high quality design.</p>	<p>IB to provide QRP Terms of Reference (see hyperlink).</p>

<p><b>7.</b></p>	<p><b>Development Management Forum Update</b></p> <p>ABC explained that the Development Management Forum provides a mechanism to enable early discussions with local communities on emerging proposals (at pre-app stage). The idea is to facilitate the discussion so that members of public and Parish Councils are made aware earlier on in the process of the scheme's being proposed. It is a way of finding out at the beginning if there are any problems and questions the public have before scheme has been finalised and submitted.</p> <p>ABC stated that a record of the meeting would be reported back to the QRP Panel. Two DM Forum meetings have been held so far. The meeting is held close to where the development is being proposed. The DM Forum is chaired by the Council, but the Council takes an impartial role in introducing the meeting and facilitating questions and answers from the local community.</p> <p>ABC explained that the DM Forum should be utilised prior to the QRP at pre-app stage. The QRP can then be made aware of any feedback or queries raised by the local community.</p> <p>The DM Forum is unlikely to be used during the production of Strategic Masterplans. These processes will have their own bespoke approaches to community and stakeholder engagement which will be agreed with the Council.</p>	
<p><b>8.</b></p>	<p><b>Epping Forest SAC Mitigation Strategy</b></p> <p>DC discussed that this is impacting on proposals coming forward. DC explained that recreational pressure such as dog walking is causing damage and roads going through forest have caused air quality harm to the forest. They are currently investigating source of the pressure and this is being considered in all sites.</p> <p>The Visitor survey has been produced and published on the EFDC website (<a href="http://www.efdclocalplan.org/wp-content/uploads/2018/08/EB715-Epping-Forest-Visitor-Survey-Footprint-Ecology.pdf">http://www.efdclocalplan.org/wp-content/uploads/2018/08/EB715-Epping-Forest-Visitor-Survey-Footprint-Ecology.pdf</a>) and DC advised to go in and have a look at this. Visitor survey has identified an outer Zone of Influence of 6.2 kilometres and an inner Zone of 3.1 km. The interim mitigation strategy is currently being developed to include a variety of different projects ranging from improvements to paths, public transport and the provision of Suitable Alternative Natural Greenspace (SANGS). A summary note which sets out the current position for planning applications prior to the agreement of the interim mitigation strategy is available on the EFDC website (<a href="http://www.efdclocalplan.org/wp-content/uploads/2018/07/Planning-Applications-affected-by-Epping-Forest-Special-Area-of-Conserva..._.pdf">http://www.efdclocalplan.org/wp-content/uploads/2018/07/Planning-Applications-affected-by-Epping-Forest-Special-Area-of-Conserva..._.pdf</a>).</p> <p>DC informed the group that the provision of SANGS will need to be considered through the production of Masterplans, particularly at South Epping and North Weald. The Draft Interim Mitigation Strategy will be considered for endorsement by EFDC Cabinet in October.</p>	<p>DC to circulate if people would like a copy (see hyperlink).</p>
<p><b>9.</b></p>	<p><b>Local Plan Implementation Update</b></p> <p>Masterplans are progressing but progress has been delayed by the judicial review.</p>	

<p><b>10.</b></p>	<p>DC explained that EFDC would prefer developers to take PPA route for larger schemes, and for smaller schemes to engage with the Council as early as possible for a pre-application enquiry. This will help the Council to move forward efficiently with the implementation of the local plan.</p> <p>DC stated that the Council is open to discussion regarding the PPA process and when applications should be submitted for individual sites.</p> <p>DC reiterated that proposals should be informed by engagement with the DM Forum and QRP at the earliest possible opportunity.</p> <p><b>Questions and Discussion</b></p> <p>ABC explained that the Council will be seeking to agree Statements of Common Ground for sites identified for allocation in the Local Plan in order to demonstrate the delivery of those sites at the Local Plan independent examination.</p>	
<p><b>11.</b></p>	<p><b>AOB</b></p> <p>DC explained that he would be sending the slides around to attendees and invitees who could not attend for more information.</p>	<p>BO/DC to send slides to attendees.</p>