

Meeting Note

Local Plan Developer Forum
Meeting 1 **2nd December 2016**
Council Chamber **14:00 – 16:00**



EFDC Attendees:

Alison Blom-Cooper (ABC)	EFDC
David Coleman (DC)	EFDC
Chloe Salisbury (CS)	Arup

	Action
<p>1. Introduction DC welcomed attendees, and set out the scope and purpose of the meeting.</p>	
<p>2. Draft Local Plan ABC gave an update on the progress of the Draft Local Plan which is currently out for Regulation 18 consultation. A pre-submission draft publication is anticipated in summer 2017, dependent on the outcome of the consultation. Submission for examination is planned for the end of 2017.</p> <p>ABC outlined the content of the Local Plan and how it was produced, including the various evidence base documents, previous consultation responses, North Weald masterplan, liaison with cross-boundary partners, Member engagement and legal review</p> <p>The Plan has been subject to widespread consultation through various media, including staffed and static exhibitions across the District. The Council has also held one-to-one Parish and Town Council meetings. The Council has met with developers for sites that were not proposed for allocation to clarify the site selection process. The Council is also establishing a Developer Forum with the promoters of non-strategic sites proposed for allocation, as well as holding meetings with technical stakeholders.</p>	

		Action
	<p>ABC summarised the District’s housing need number, and how it has been calculated. The traveller accommodation requirement is based on Essex County Council figures which have not yet been published, however interim guidance was sought to establish the current need. This guidance is published online.</p> <p>ABC summarised the strategy for accommodating growth, focussing some development around Harlow, and then spreading the rest over the district, maximising sites within settlements, and limiting release of Green Belt Land.</p> <p>CS outlined the methodology for selecting the proposed allocation sites, which proceeded through a 5 stage process. Sites proposed for residential and traveller sites have been assessed through the process, while strategic Harlow sites and employment sites have been assessed only as far as Stage 2 and further work is required on these. The criteria used at Stage 2 of the Arup assessment and the Aecom assessment of strategic sites were aligned as far as possible. The Site Selection Report and appendices are available online.</p> <p>3. Programme of work to prepare for Regulation 19 Pre-submission Plan</p> <p>Alison outlined the next steps, including: analysis consultation responses, updating the ELR to ascertain current supply and demand, further site selection work, transport modelling, further viability assessment of the draft policies, provisions for CIL (subject to White Paper mid-January), retail, in light of recent developments at Chelmsford and Westfield, open space update and playing pitch strategy, and IDP.</p> <p>It was confirmed that the IDP will provide detail of requirements on a site basis. The Council intends to prepare Statements of common Ground with developers on these requirements.</p> <p>4. Local Plan Developer Forum</p> <p>DC set out the scope and purpose of the Developer Forum. It will provide a basis for the long-term planning of sites identified for allocation, and will run alongside the Local Plan process. Given the number of allocation sites, the Council wish to move away from the need for individual meetings, although there may be need for smaller sub-groups. The Forum will also support the development of Statements of Common Ground.</p>	

	<p>It was questioned whether the Developer Forum is the best place to work through issues where the Council holds different views or aspirations for the development of the sites. Attendees with particular concerns or issues with their allocation were invited to make representations to the Regulation 18 consultation on these matters before the 12th December.</p>	<p>Action</p>
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