

Meeting Note

**Local Plan Developer Forum
EFDC
18 December 2018
Committee Room 1 & 2
10:00 – 12:00**



Attendees:

Nigel Richardson	EFDC	Rachel Bryan	Sworders
David Coleman	EFDC	Martin Eldred	Booker Hart
Tai T Tsui	EFDC	Nine M.Sairn	English Architectural
Lydia Grainger	EFDC	N Hutchings	Cala Homes
Nicky Liniham	Fortismere	H Yan	CPPLC
Bliss O’Dea	EFDC	Sarah Watkins	CPPLC
Mike Newton	Boyer Planning	Andy Butcher	Strutt & Parker
Ian Macsween	Hallam Land Management	Chris Wooden	Landowner
Charlotte Robinson	CEG	Richard Kelly	Croudace Homes
Vanessa Rowell	Boyer Planning	Mark Behrdndt	H.B.F
Brodile Hill	CEG	Ben Thomas	Savills
Ryan Jones	RMJ Services	Victoria Cutmore	Scott Properties
Lynsey Rigg	ARP	Rebecca Cox	Sworders
Geoff Armstrong	ARP	Emily Disken	Montagu Evans
Paige Harris	Persimmon Homes Essex	William Main	Manor Oak Homes
S+E Marsh	Tudor House	Liam O’Malley	Sherrygreen Homes
Toby Haselwood	Manor Oak Homes	Liz Connell	Countryside
Gaby Medforth	David Lock Associates	Sam Bampton	City & Country
C Newton	Newtons Farm	Paul Wisbey	Wisbey Goodsell
Jamie Braha	Landvest	Hayden Payne	Martin Grant Homes

		<u>Actions</u>
1.	<p>Introduction</p> <ul style="list-style-type: none"> NR introduced the group 	
2.	<p>Notes of Last Meeting</p> <ul style="list-style-type: none"> The notes of the previous Developer Forum held on 10 September 2018 were agreed. The notes would be on EFDC website. The slides had been sent following the meeting. The agreed Interim Epping Forest Mitigation Strategy which went to Cabinet on 18 October 2018 is available on the website. 	Concept Framework to be circulated to the group.
3.	<p>Local Plan</p> <p>a) Local Plan Examination</p> <ul style="list-style-type: none"> NR confirmed that they should have now had some correspondence from programme officer. EFDC have received the Matters, Issues and Questions and these are available to view on EFDC website. The website has the full guidance notes from the Inspector. Draft hearing statements need to be sent to the programme officer for the first tranche of hearings by the 21 December 2018. The Hearing dates have been set for February, March and May. Statements have a Word limit of 3000 characters. The hearing sessions will be taking place in EFDC offices and a a webcast facility will be available. <p>b) Statement of Common Ground</p> <ul style="list-style-type: none"> LG explained that the Strategic Garden Town sites and Statements of Common Ground are being drafted. One of the important reasons for developer meetings is so that EFDC officers can get developers input so that the Statement of Common Ground can be clear and robust, <p>c) LDS and SCI update</p> <ul style="list-style-type: none"> The LDS is currently being updated and EFDC is looking at the SCI to incorporate the masterplan process more. The timetable for LDS and SCI has not yet been set. 	

		<u>Actions</u>
4.	<p>Quality Review Panel and Development Management Forum</p> <ul style="list-style-type: none"> The Quality Review Panel was set up in April 2018. It is a expert panel set up to provide advice to site promoters and the local planning authority. As set out in the Local Plan sites of 50 units or more are expected to go to the QRP. Other smaller or contentious sites may also be reviewed. This is part of the Council's commitment to promote high quality design as set out in Policy DM 9. Frame who manage the Quality Review Panel will liaise with developers to provide the necessary information in advance of the Panel meetings. The Development Management Forum is a crucial part of the masterplanning process as this helps provide information on schemes at early stage to the local community. 	
5.	<p>Housing Implementation Strategy Update: Discussion Paper</p> <ul style="list-style-type: none"> TT explained the topic paper which showed the proposed housing trajectory and the housing land supply. The Council has needed to update this prior to the hearing sessions as a result in the delay in submitting the plan for examination arising from the Judicial Review TT stated that when the Local Plan Submission version was published in 2017 the approach was slightly different, but the Council is now proposing a stepped trajectory. EFDC would like applicant's comments on their individual sites by 7 January 2019 so that it can be submitted as an evidence base document for the hearing sessions. 	<p>Developers to read through topic paper and provide comments.</p> <p>TT to send around presentation clips with the delivery rate charts.</p>
6.	<p>Epping Forest Special Area of Conservation – Mitigation Strategy</p> <ul style="list-style-type: none"> Epping Forest has the highest level of protection in legislation for ecological value. As part of the Council's habitat regulations assessment two pathways have been identified as having an impact on the Forest: recreational pressure and air quality. The Council is working closely with Natural England and the Conservators of Epping Forest to develop the HRA and the mitigation strategy. With respect to the impact on recreational pressure – a visitor survey had been undertaken and is available on the website. A draft mitigation strategy is being prepared including SAMMS measures. 	

	<p>The Council will then take forward measures to propose SANGS to provide alternative greenspace to the Forest.</p> <ul style="list-style-type: none"> • A further visitor survey is planned in 2019 to cover the summer period. • Natural England have guidance on SANGS which explains the minimum is 8 Hectares per 1,000 population. To provide alternative for dog walkers the minimum area is thought to be 30 Hectares or links to public pathways extended for longer walks. • Masterplanning sites will need to play an important role in helping with SANGS. We are factoring in costs not just on the Garden Town but also other sites, for instance if one site needs a SANG whereas the other doesn't, we are looking at how to make sure the cost is being apportioned against both sites. • Air Quality is proving to be incredibly complex, the high court judgement last year advised that we need to assess the local plan in terms of the other local plans which have already taken place and we need to consider projects and work done on air quality. <p>Date of Next Meeting</p> <p>The Next Meeting date has not yet been organised but EFDC is anticipating spring time.</p> <p>AOB</p> <ul style="list-style-type: none"> • The hubs in the Garden Town will be used for the sustainable transport and the GT team are still working on details on what they will look like and how they will be placed but in effect this will be a local centre. • There are some concerns on the sustainable transport corridor, and we are acutely aware of this and have a Garden Town authority working on helping with the masterplan. Any information EFDC have on hand is going into the IDP Work, the fees for this will be refined later. • Information for the examiner needs to be provided from developers/site promoters direct to the Programme Officer, however it would be useful to keep the Council in the loop. 	<p><u>Actions</u></p> <p>DC to provide information on the fees of SAC.</p>
--	---	--