

Meeting Note

Developer Forum

EFDC

11 February 2020

Committee Room 1 & 2

14:30 – 16:30



**Epping Forest
District Council**

Attendees:

Alison Blom-Cooper EFDC	Karen Hingley Framptons Planning	Ryan Jones RMU Services
Lydia Grainger EFDC	Kevin Coleman Phase 2 Planning	Sarah Kirk Redrow
Ben Smith EFDC	Liborio Frangiamore Landowner	Steven Marsh Landowner
James Rogers EFDC	Lynsey Rigg AR Planning	Tom Helliwell Class Q
Rhian Morgan EFDC	Mike McGarr English Architectural	Victoria Maile Smart Planning
Arron Breedon Clear Architects	Paul Wiseby Wiseby Goodsell	William Wood Countryside Properties
Caroline Legg Smart Planning	Rachel Bryan Sworders	Wendy Hague Harlow District Council
Gaby Medforth David Lock Associates	Rebecca Cox Sworders	John Kelly Taylor Wimpey
Giuseppe Zanre Foxbury LPC	Richard Kelly Croudace Homes	Vivienne Greenough WYG
Graham Cox Kind Build	Richard Maloney DAP Architecture	Andy Butcher Strutt & Parker
Iain Downer Class Q	Robert Barber Pegasus Group	Lewis Halliday Phase 2 Planning
John Padfield Landowner	Rory McGarr English Architecture	Stephen Burt Fairfield

Introduction

- ABC introduced the group

Apologies

- Bassil Aslam – Orchestra Land
- Jamie Braha – Landvest
- Jane Orsborn
- Marcel Hurst – Hurst Associates
- Mark Jackson – Miller Homes
- Niall Healy – Healy Cornelius
- Olivier Spencer – AM Planning

1.	<p>Notes of last meeting</p> <ul style="list-style-type: none"> • Hardcopies of the notes of the previous Developer Forum held on 18 December were provided. These will also be circulated for comments prior to publication on the website • Matters arising – reminder that the Statement of Community Involvement was adopted by the Council in November 2019 and incorporates the principles of engagement on strategic sites, use of Development Management Forum and Quality Review Panel 	
2.	<p>Update on Viability following meeting on 26 November 2019</p> <ul style="list-style-type: none"> • Update given by ABC • Rachel Bryan asked when the finalised Viability Report would be available • ABC advised unknown date yet - EFDC are meeting with Simon Drummond-Hay on 12 February to discuss next steps. 	
3.	<p>Local Plan update</p> <ul style="list-style-type: none"> • ABC provided update and referred to the update note and programme on the website dated 21 January 2020 (ED104 and ED104A). • With respect to outstanding planning applications following advice from Natural England that Council cannot lawfully grant planning permission for new development that would result in a net increase in vehicle movements through the Forest. The Council is working to identify whether there is a robust evidence-based mechanism to allow the granting of planning permission ahead of an adopted Local Plan and is seeking further legal advice 	
4.	<p>Draft Green and Blue Infrastructure Strategy</p> <ul style="list-style-type: none"> • The purpose, vision and objectives of the strategy were explained • Presentation from Ben Smith on the proposed approach for GI in the District • Report to EFDC Cabinet on 26 March 2020 with draft Strategy to agree to go out to 6 week consultation after the May local elections 	
5.	<p>Stewardship</p> <ul style="list-style-type: none"> • Update given by ABC on progress with the study being undertaken for the Harlow and Gilston Garden Town by Arup. The Council will be looking to use this work to inform the appropriate model for long term management and maintenance of community assets in relation to for other sites in the District (please see attached slides). 	
6.	<p>AOB</p> <ul style="list-style-type: none"> • None. 	
7.	<p>Date of next meeting</p> <ul style="list-style-type: none"> • Friday 22 May 2020 – invites will be sent out in the next couple of weeks. 	

