

Local Plan Developer Forum

26 February 2018

2PM

- Welcome & Introductions
- Notes of last meeting

EFDC Local Plan Update

- **Regulation 19** – 1,000 responses received, analysis underway
- **Statements of Common Ground** – Council will be looking to agree statements of common ground with promoters of strategic sites prior to Examination
- **Programme Officer** – Louise St. John-Howe has been appointed
- **Timescales for next stages:**
 - Submission: March 2018
 - Examination: Autumn 2018

EFDC Local Plan Update

- Epping Forest SAC mitigation strategy under development
- Following existing MoU – working with Natural England and Epping Forest Conservators
- Key to ensuring that planned development can commence
- Air quality and visitor pressure
- Visitor survey produced & air quality monitoring to be undertaken
- Contributions will be required within catchment area (to be defined)

EFDC Local Plan Update

- **Transport assessment work continuing**
- **Green Belt background paper being finalised**
- **Infrastructure Delivery Plan – further work on pooling and delivery of infrastructure**

Essex County Council Update

Quality Review Panel

- New panel is being set up for Epping Forest District to be managed by Frame Projects
- Will provide impartial advice in relation to development schemes and proposals – will be a material planning consideration by the Council in determining planning applications
- Schemes of more than 50 homes or 5,000 sq metres or complex/contentious schemes to be informed by review
- Terms of reference will be placed on the website when finalised

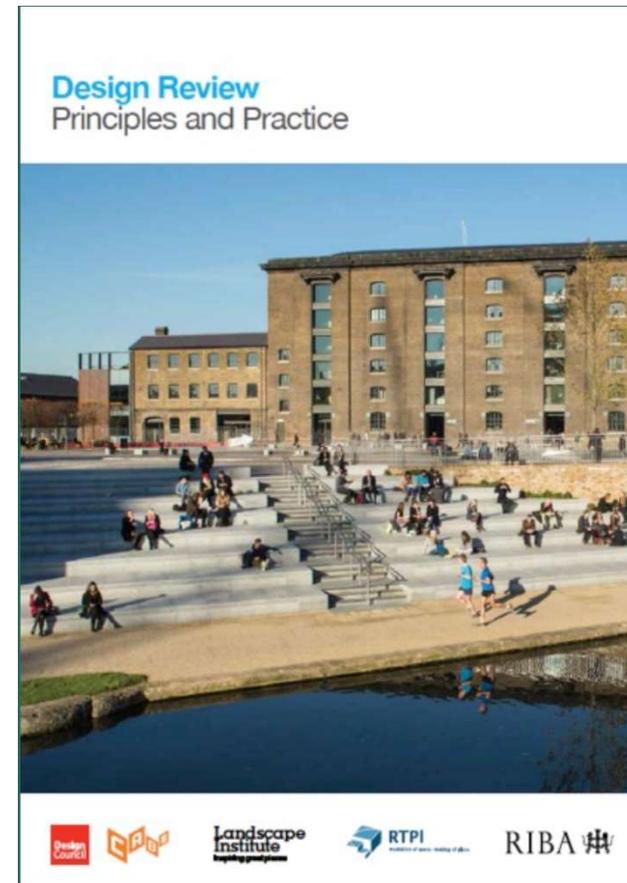
Quality Review Panel

- Chaired by Peter Maxwell, Director of Design at the London Legacy Development Corporation
 - Member of two other Design Panels: HS2 and Barking & Dagenham
- A small panel will (usually about 5 people) will be drawn from the wider membership of 18 Members in total covering multiple disciplines:
 - Urban design
 - Planning
 - Landscape architecture
 - Transport
 - Public realm
 - Social Infrastructure
 - Sustainability
 - Architecture
 - Heritage
 - Development delivery

Quality Review Panel

Principles of Design Review:

1. Independent
2. Expert
3. Multidisciplinary
4. Accountable
5. Transparent
6. Proportionate
7. Timely
8. Advisory
9. Objective
10. Accessible



epping forest district

planning our future

local plan

Quality Review Panel

Quality Review Panel – review process

- In advance of reviews
 - agenda providing briefing on scheme(s)
 - potential conflicts of interest identified
- At the review
 - site visit
 - briefing by planning officers on planning context
 - client introduction
 - design team presentation and questions
 - discussion and summing up by chair
- After the review
 - report drafted by Frame Projects, approved by chair

Quality Review Panel

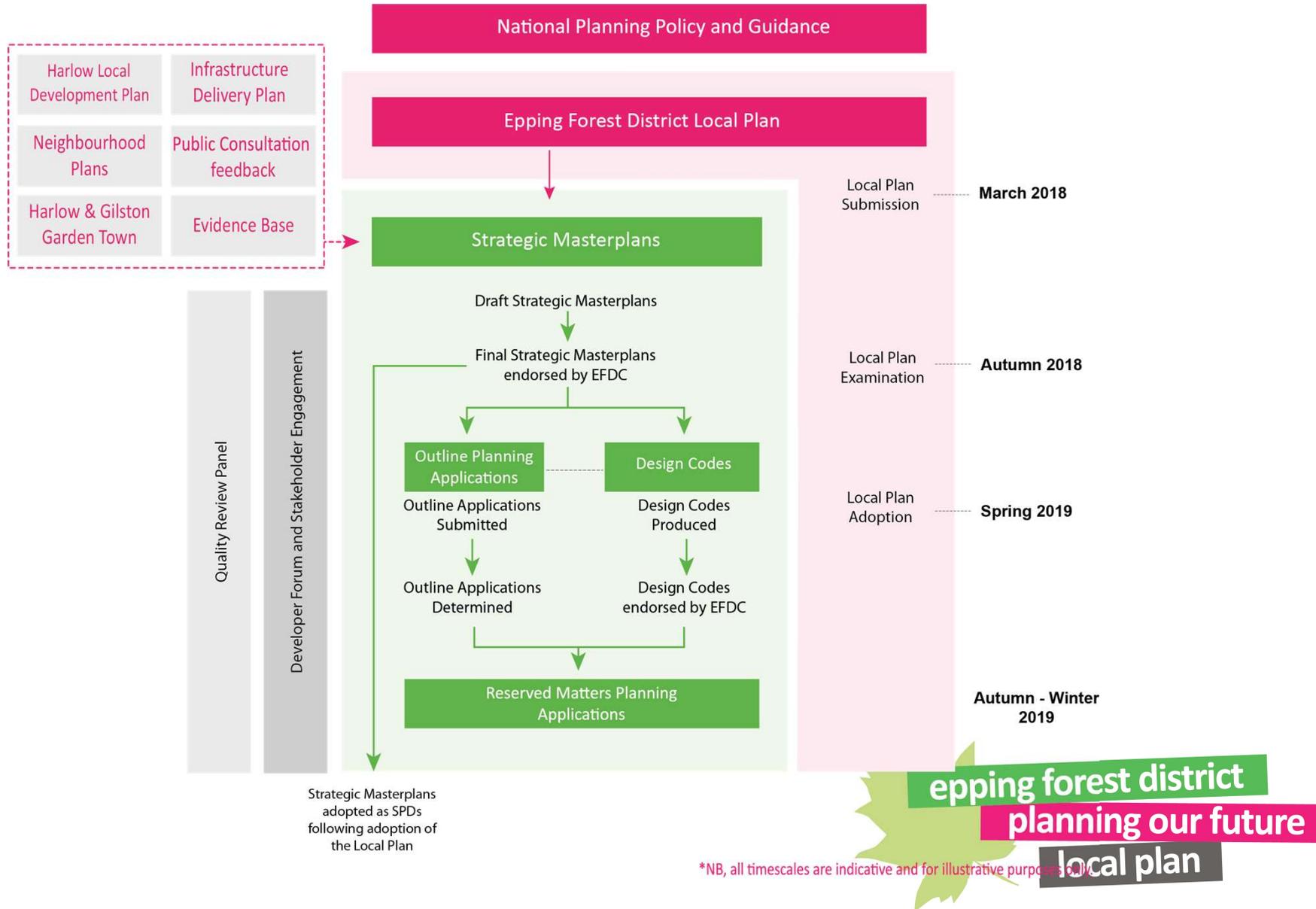
Types of review

- **Formal Review: Chair + four panel members**
 - For major development proposals, one or more 'formal review' meeting is likely to be needed at a pre-application stage.
 - First Formal Review - £5,500 + VAT per scheme
 - Second formal review - £4,000 + VAT per scheme
- **Chair's review: Chair + one panel member**
 - This type of review could be suitable for assessing planning application schemes which have already been to a formal review at pre-application stage, depending on the issues to be addressed
 - £2,500 + VAT per scheme
- **Surgery review: Chair + one panel member**
 - This type of review might be used for the discharge of planning conditions, where required
 - £1,300 + VAT per scheme

Implementation

- **Policy SP3 – Place Shaping**
- **Provides parameters for:**
 - Strategic Masterplans
 - Design Codes
 - Concept Frameworks
 - Quality Review Panel
 - Planning Performance Agreements
- **Appendix 6 of Local Plan provides site specific requirements for all allocated sites**

PPAs/Strategic Masterplans



Implementation

- **EFDC Cabinet resolved to approve formation of new ‘implementation team’**
- **Will take forward implementation of Local Plan – close working with Planning Policy, Development Management and Council teams**
- **New posts to include:**
 - **Manager**
 - **Planners**
 - **Urban Designer**
 - **S106 / CIL Officer**
 - **Countryside Officer**
 - **Land Drainage Engineer**



Implementation

- **Strategic Masterplans for:**
 - South Epping
 - Waltham Abbey North
 - North Weald Bassett
 - North Weald Airfield
 - Limes Farm
 - Jessel Green
- **Concept Frameworks for:**
 - West Ongar
 - South Nazeing

Implementation

- Meetings being arranged to discuss initiation of Strategic Masterplans with relevant promoters / landowners
- Production of Masterplans to be phased – initial prioritisation for North Weald and South Epping (largest and most complex)
- Meetings to discuss other areas to be programmed
- Planning Performance Agreements to be put in place

Strategic Masterplanning

- **Framework discussed and informal consultation undertaken with Developer Forum – Spring 2017. Agreed EFDC Cabinet June 2017**
- **Key stages and principles established in Local Plan, and to be reflected in PPAs**
- **Masterplans to be capable of adoption of SPDs in due course**
- **Planning applications to be in general conformity with Strategic Masterplan / Concept Framework endorsed by EFDC**
- **Community engagement and consultation key to production of Masterplan – to be coordinated with EFDC**



Strategic Masterplanning

- Important to avoid ‘consultation fatigue’ and confusion on schemes emerging
- Process for Masterplanning based on overall framework approach – but bespoke for each area.

Planning Performance Agreements

- Intention to pursue PPAs for larger / more complex sites
- PPA Framework discussed through Developer Forum – Spring 2017, and approved by EFDC Cabinet June 2017 following informal consultation
- PPA template being developed – applied to Garden Town sites first, and being rolled out across other areas for discussion
- To be shared following area specific meetings for comment and agreement
- ECC officer time to be incorporated where possible

Planning Performance Agreements

- Intention to pursue PPAs for larger / more complex sites
- PPAs provide project management tool to provide dedicated resources throughout the pre-application and determination stages
- Fees on cost-recovery basis
- PPA Framework discussed through Developer Forum – Spring 2017, and approved by EFDC Cabinet June 2017 following informal consultation
- Front-loading and collaborative working

Planning Performance Agreements

- PPA template being developed – applied to Garden Town sites first, and being rolled out across other areas for discussion
- To be shared following area specific meetings for comment and agreement
- ECC officer time to be incorporated where possible
- PPAs will be bespoke depending on site context and circumstances, but template provides consistent starting point
- Charges will reflect complexity of scheme and nature / scale of required input

Planning Performance Agreements

- **Template includes:**
 - Project teams and governance arrangements
 - Vision and objectives
 - Community, member and stakeholder engagement
 - Processes, project programme and key milestones

Next Steps

- **Sites within Strategic Masterplan / Concept Framework areas** – to be engaged via EFDC initiated meetings
- PPAs to be discussed and agreed to cover processes required
- **Other allocated sites** – EFDC to consider timings for pre-application discussions in light of trajectory and site context
- PPAs may be beneficial for large / more complex sites

Discussion and Questions

AOB