

Meeting Note

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



Attendees:

Nigel Richardson	EFDC
David Coleman	EFDC
Tai T Tsui	EFDC
Lydia Grainger	EFDC
Nicky Liniham	Fortismere
Bliss O'Dea	EFDC
Mike Newton	Boyer Planning
Ian Macsween	Hallam Land Management
Charlotte Robinson	CEG
Vanessa Rowell	Boyer Planning
Brodile Hill	CEG
Ryan Jones	RMJ Services
Lynsey Rigg	ARP
Geoff Armstrong	ARP
Paige Harris	Persimmon Homes Essex
S+E Marsh	Tudor House
Toby Haselwood	Manor Oak Homes
Gaby Medforth	David Lock Associates
C Newton	Newtons Farm
Jamie Braha	Landvest

Rachel Bryan	Sworders
Martin Eldred	Booker Hart
Nine M.Sairn	English Architectural
N Hutchings	Cala Homes
H Yan	CPPLC
Sarah Watkins	CPPLC
Andy Butcher	Strutt & Parker
Chris Wooden	Landowner
Richard Kelly	Croudace Homes
Mark Behrndt	H.B.F
Ben Thomas	Savills
Victoria Cutmore	Scott Properties
Rebecca Cox	Sworders
Emily Disken	Montagu Evans
William Main	Manor Oak Homes
Liam O'Malley	Sherrygreen Homes
Liz Connell	Countryside
Sam Bampton	City & Country
Paul Wisbey	Wisbey Goodsell
Hayden Payne	Martin Grant Homes

<p>1. Introduction</p> <ul style="list-style-type: none"> NR introduced the group and apologised for the later start. <p>2. Notes of Last Meeting</p> <ul style="list-style-type: none"> NR asked the attendees if they was all happy with the meeting notes from the previous Developer Forum 10th September which everyone agreed that they was. DC added that the notes would be on EFDC website by the end of January and this is due to the website being updated. Group confirmed slides were sent and received in September. The Epping Forest Mitigation Strategy link was confirmed to be in the previous meeting notes and this will take you straight to the document. <p>3. Local Plan</p> <p>a) Local Plan Examination</p> <ul style="list-style-type: none"> NR confirmed with the group that they should have now had some correspondence from programme officer Louise, EFDC have received the Matters, Issues and Questions and this will be available to view on EFDC website. The website will have the full guidance notes from the Inspector which DC advised to thoroughly read through. If you would like to participate in a draft hearing statement this needs to be sent to Louise by the 21st December. The Hearing dates have been set for February, March and May. Statements do have a Word limit of 3000 characters and any more will not read. The hearing will be taking place in EFDC offices however a webcast facility will be available in case you cannot get to EFDC. <p>b) Statement of Common Ground</p> <ul style="list-style-type: none"> LG explained that the Strategic Garden Town Sights and Homes England statement of common ground are being drafted currently and as soon as they have been approved for use they will start to be sent out for signing. A few Meetings have already taken place with some of the strategic sites already and they have been briefed on the statement 		<p>Action</p> <p>Concept Framework to be circulated to the group.</p>
--	--	---

	<ul style="list-style-type: none"> The expectations which are being used currently is to deliver the housing appendix. 3.9 years, which covers from when the Planning application is submitted until the Development starts. EFDC have acknowledged that delivery rates have to be improved which will mean the density for sites will have to be increased. Developers would like to know the differences between the allocated sites in the Garden Town. EFDC have received advice on the Housing Implementation Strategy, DC stated he is aware of the risks that it can cause however, this is the only realistic option for a Local Plan that has gone through examination late. TT stated that when the Submission version of the Local Plan was published in 2017 the approach was slightly different however due to new modelling data and considering the local plan submission. The Council can now only supply the 4.2 trajectory. A separate document will be sent in relation to the evidence base however the topic paper will cover this. Due to the district being 94% green belt the step trajectory is difficult for us however with support from applicants on this it should work smoothly. In summary DC explained that EFDC would like applicant's comments on their individual sites by the cut-off date 7th January 2019 as ideally we would like to turn this around rather quickly. 	<p>Action</p> <p>Appendix 2 of the topic paper needs to be changed as Latton Priory and Harlow Figures are muddled.</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, this is also ancient woodland and has many other attributes. The Forest is a massive resource to residents, Londoners and others. There are 1000 Hectors and as this is part of the local authority we are being asked to consider the development and the risk this has on bridle ways, dog walkers and the trees. Also, the damage being caused by air quality. Habitats assessment is needed and depending on the outcome we would need to look at things we could do to manage the habitat in the forest. NL has been working closely with natural England and conservators of Epping Forest. 	

	<ul style="list-style-type: none"> Recreational pressures were determined by a methodology created for the district and this established a 6.2-kilometre disturbance. EFDC have started looking at a mitigation strategy and the survey results are on the council's website. EFDC and conservators have been looking at a few projects involving the forest such as working on pathways, tracks and working with visitors on dog walking elsewhere. This is all discussed in the interim strategy on the council website which Natural England are supporting. A charge for new developments will be in place for the conservation of the forest therefore, we need to look at SANGS on new development to attract recreational use. A summer survey will be done in 2019 as the flag of interest to the Forest could change in the summer months. SANGS could be used not just in the masterplan land but also other areas which some investment can be put into. The intention is that the mitigation strategy will remain fixed for four years so that we don't have a fluctuation in recreational pressure. Natural England have guidance on SANGS which explains the minimum is 8 Hectors per population. Nearly 50% of usage to forest is dog walkers and to try to attract them to SANGS the minimal walk needs to be at least 30 Hectors of land or Have Other Public Pathways being 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 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. An issue with Air Quality is that because we do not have the data output it is causing trouble to confirm planning applications and we have asked Natural England to take into consideration the smaller sites. A review is taking place on the parking standards and opportunities on finding a small fee for Air Quality conservation. The Management team also being set up would be able to check on air quality in the real time and show the daily percentage. A timescale for SANGS are still to be resolved and EFDC will be working on looking at the increasing traffic on air quality. EFDC understands that not all development will cause an increase in traffic. 	<p>Action</p> <p>DC to provide information on the fees of SAC</p>
--	--	---

	<p>Some of the sites being transformed from office to residential is showing a decrease in the air quality.</p> <ul style="list-style-type: none"> The Air Quality does cover the whole district but it will work on how you can demonstrate that a small development in the location will not cause an increase in air quality and we are currently working on a pragmatic approach. 	Action
7.	<p>Date of Next Meeting.</p> <ul style="list-style-type: none"> The Next Meeting date has not yet been organised but EFDC is anticipating spring time and will inform you nearer the time on the update of the SAC. 	
8.	<p>AOB</p> <ul style="list-style-type: none"> The Hubs in the Garden Town will be used for the sustainable transport and Local Authority 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 direct however it would be useful to keep the Council in the loop. 	DC to provide information on the Fees for STC