

Meeting Note

Local Plan Developer Forum

24th February 2017
Committee Room 1 14:00 – 16:00



**Epping Forest
District Council**

Attendees:

Chris Pattison	Turnberry	Andy Butcher	Strutt and Parker
Andrew Garraway	Turnbury	William Wood	Strutt and Parker
P Milazzo	UK Salads	T M Nicholls	Leaside Leisure Ltd
Kevin Ellerbeck	ELA Design	Andrew Hodgson	Savills
Danny Simmonds	RPS Planning and Development Ltd	Peter Heaney	Pace Interiors Ltd
Rachel Bryan	Sworders	Richard Clews	Strutt and Parker
Clare Hutchinson	Sworders	Rob Scott	
Martin Friend	Vincent and Gorbing	Jessica Mcsweeney	Carter Jones
John Tarvit	Vincent and Gorbing	Daniella Persaud	Savills
Charline Brown	David Lock Associates		Lambert Smith Hampton
Olivier Spencer	AM Planning	James Wood	
Elaine and Steve Marsh		Peter Heawey	
Jane R Orsborn	Prospect Planning	Graham Bridgman	
Richard Seamark	Carter Jonas LLP	Sally Newton	
Simon Butler-Finbow		Paul Wibsey	

		Action
1.	Introduction DC welcomed attendees, and set out the scope and purpose of the meeting.	
2.	Notes of Last Meeting The notes from the previous Developer Forum (2 December 2016) were agreed as an accurate record. Matters arising were addressed through agenda items.	
3.	Terms of Reference (ToR) Following an invitation to provide comments at the previous meeting, ToR have been revised and circulated. AT outlined the amendment made to para 5.8 around publication of meeting minutes. Action: EFDC to circulate final agreed ToR with these notes.	EFDC

		Action
4.	<p>Update on HMA authorities and Garden Town Status Epping Forest District Council (EFDC), Harlow District Council (HDC) and East Herts District Council (EHDC) jointly have received £500,000 funding to progress the Harlow and Gilston Garden Town, which includes the four strategic sites around Harlow within Epping Forest District.</p> <p>The Garden Town partners are seeking to recruit a Programme Director with interviews scheduled shortly. This Developer Forum also provides an opportunity to give suggestions on the skills needed within the team in due course. Short-term priorities include developing a vision based on principles in the original bid, which are aligned with Garden City principles advocated by the Town and Country Planning Association (TCPA), including improving sustainable transport corridors. This work is currently being assisted by ATLAS.</p> <p>Work is commencing across the Functional Economic Market Area (comprising EFDC, HDC, EHDC and Uttlesford District Council) to better understand how the jobs and associated employment land requirement should be distributed across the area. It is envisaged that the authorities will develop a MoU to agree the quantum of jobs and employment land distribution. Additionally, further work will commence looking at wider infrastructure needs across the Harlow and Gilston Garden Town area. This will build on work already included in the Transport and Highways MoU. There are on-going discussions with the Princess Alexandra Hospital regarding its potential relocation; the initial Strategic Outline Case is expected in September 2017. EFDC & EHDC have made provision in their draft Local Plans for the relocated hospital at the two potential locations until a decision is made. Further work is required to explore possible equalisation of infrastructure contributions across the development sites.</p> <p>Harlow District Council intend to publish their Pre-Submission Plan for Reg 19 Consultation shortly. East Herts District Council published their Pre-Submission Plan for Reg 19 Consultation in December, and are currently progressing the Local Plan for submission on 31 March to the inspector. Uttlesford have paused progress on their Local Plan, but aim to publish a Draft Plan for Reg 18 Consultation in summer 2017.</p>	

		Action
5.	<p>Draft Local Plan</p> <p>ABC provided an overview of the Local Plan Regulation 18 consultation on the Draft Local Plan which ended in December 2016. Over 3,000 responses were received which are currently being processed and analysed by consultants and staff within EFDC policy team. An initial findings report based on the results from the consultation questionnaire will be reported to Cabinet on 9th March. This report also sets out a summary analysis of consultation responses from statutory consultees, town and parish councils and adjoining local authorities. More detailed analysis will follow to a subsequent Cabinet meeting. Responses to the Draft Local Plan consultation will be made available on the EFDC website in due course.</p> <p>An update on the evidence base work currently being undertaken was also given, with the detail being available in the attached PowerPoint presentation.</p> <p>Action: EFDC to provide a copy of the PowerPoint presentation to attendees</p> <p>Action: EFDC to provide copies of the key responses from statutory consultees on request.</p> <p>The current LDS programme is being reviewed, and the revised LDS will be presented to Cabinet on 9th March proposing to amend the programme to publish the Regulation 19 Pre-Submission Plan in January/February 2018. It is expected that submission to the Planning Inspectorate will take place in May 2018, with Examination in Autumn 2018.</p> <p>Question raised regarding a cut-off date for new or amended site proposals to be assessed through the Site Selection process, as there was concern that the process could be repeating earlier stages in the process. DC stated that the Council is obliged to consider all sites throughout the process, however following the recent consultation only amended sites or new sites would be assessed. There is a cut-off for inclusion in the site selection work of 31st January 2017.</p> <p>Question raised regarding the time-frame for reporting on re-assessment of sites through the Site Selection process. CS confirmed that an updated methodology will be published prior to recommencement in April 2017. This does not involve significant amendments, but inclusion of clarity on the next steps. There will not be a period of formal consultation on this, as the opportunity for commenting on the methodology was via the Reg 18 consultation. The findings of this will be reported alongside the Reg 19 plan. The Developer Forum is intended as a channel to communicate this progress back to the group.</p> <p>Concern raised that site promoters and landowners require certainty of their site's status in the Plan before investing further funds in masterplanning and other studies. DC stated that the Council cannot provide absolute certainty on any sites at the moment, given the stage of the Plan-making process, but that this will become more certain as the Plan progresses to Reg 19.</p>	<p>EFDC</p> <p>EFDC</p>

		Action
7.	<p>Key Themes for Discussion – Housing White Paper. ABC summarised the key points arising from the HWP as they relate to the EFDC Draft Local Plan. In summary, the HWP is not considered to have any significant impact on the progress of the Local Plan or programme, and it reiterates much of the Council’s strategy for growth. The Council was awaiting a standardised methodology for calculating objectively assessed housing need and confirmation on amendments to the Community Infrastructure Levy Regulations which have been deferred. There is a continued risk of DCLG intervention in plan-making should there be further delay. There is currently no plan to bring forward a joint Local Plan with any neighbouring authorities. A report will be presented to Neighbourhoods Select Committee on 21 March 2017, setting out EFDC’s response to the HWP consultation.</p> <p>Question raised as to whether the HWP’s focus on smaller and less contentious sites mean that they could be treated differently in the Local Plan process. DC stated that the HWP does not suggest this is required and confirmed that the Draft Plan already meets requirements regarding provision of sufficient small sites.</p> <p>Question regarding whether the HWP’s position on Green Belt would require the Council to reconsider its approach. ABC stated that the Council does not believe that any changes to the approach to Green Belt is required at this stage, however this issue will be included in the Council’s response to the Government.</p>	
8.	<p>Discussions and Questions It was queried whether, as a result of the consultation findings, that the OAN or Housing Target figure will be revised. ABC stated that it is a possibility for various reasons including future updates to population projections, consultation responses and when a standardised methodology is published. It is dependent on what transitional arrangements, if any, the Government puts in place, although at this stage no major change is anticipated.</p> <p>A query was raised regarding the reporting of the initial findings from the questionnaire, and whether these findings would be given undue weight in decision making, compared with the more qualitative issues raised through other responses. DC noted this concern, and stated that the Council is undertaking much more detailed analysis of each response and will report on them fairly, having regard to the weight of the arguments presented.</p>	
9.	<p>Date of Next Meeting</p> <p>Friday 19th May 2017, 2pm</p> <p>Friday 8th September 2017, 2pm</p> <p>Friday 24th November 2017, 2pm</p>	

10.	Any Other Business None.	Action
------------	--	--------