

Meeting Note

Local Plan Developer Forum: Rest of District

8th September 2017

Committee Room 1 14:00 – 16:00



**Epping Forest
District Council**

Attendees:

Jenny Thompson	Thompson Planning Ltd	Steven Marsh	Tudor House
Tom Pike	Anderson Group	Peter Heaney	
Clare Hutchinson	Sworders	Catherine Williams	Savills
Niamh Burke	Carter Jonas	Stuart McAdam	Persimmon Homes
Michael Jenner	Carter Jonas	Jane Orsborn	Boyer Planning
Mark Behrendt	H.B.F		Eldred Family
Richard Spearman	Tudor House/Happy Grow	TM Nicholls	Leaside Leisure Ltd
Gaby Medforth	David Lock Associates	Stephanie Baxter	Uttlesford District Council
Dawn Adams	Catesby Estates Ltd	Mark Lewis	Mirad Property
Murray Smith	Regenta	Dinah Roake	PLEione Consultancy
Stewart Rowe	The Planning & Design Bureau Ltd	John Tarvit	Wates Developments
Liam O'Malley	Sherrygreen Homes	Graham Bloomfield	Pigeon Investment Management
Jonathan Woolmer	TFL	James Shutt	EFDC
Kevin Ellerbeck	ELA Design	Paul Webster	Scott Properties
Richard Clews	Strutt & Parker LLP	Danny Simmonds	RPS Planning & Development Ltd
Kevin Coleman		Andy Butcher	Strutt & Parker LLP
Victoria Oakley	Lands Improvement Holdings	Katie Ignlis	Iceni Projets

<p>1.</p> <p>2.</p> <p>3.</p>	<p>Introduction</p> <p>Notes of Last Meeting</p> <p>The notes of the last meeting were agreed as read.</p> <p>Local Plan update</p> <ul style="list-style-type: none">• Regulation 18 consultation findings - Full report detailing response presented to Cabinet on 11 July 2017• Site selection – work has commenced on the assessment of approximately 168 sites comprising a mix of new or amended residential/traveller sites and employment sites. The methodology for the process has been published on the Council's website, together with the list of sites being assessed;• Transport modelling – work is continuing to be undertaken by Jacobs on behalf of Essex County Council / Epping Forest District Council to model the transportation impacts of the growth planned, and consider how improvements to sustainable transportation and key junctions can help to facilitate growth;• Open Space, Playing Pitch and Indoor Sports Facilities Studies – the three interlinked studies are well progressed, and will help to identify requirements for future development which will inform the Infrastructure Delivery Plan;• Infrastructure Delivery Plan – a significant amount of work has been undertaken and continues to progress in order to identify the infrastructure required to support future growth, together with how this will be funded and delivered. The work is being informed through discussions with infrastructure providers, EFDC / ECC Officers, local councillors (District / Town / Parish), neighbouring local authorities, and landowners / site promoters;• Employment Studies - Joint work to update the employment need within the Functional Economic Market Area and the District to inform the work on site selection;	
--	--	--

<p>4.</p>	<p>Community Led Housing</p> <p>Dinah Roake from Pleione Consulting gave a presentation on alternative models of housing delivery in the Garden Town, focussing specifically on Community-Led Housing.</p> <p>Community-led housing is a broad movement encompassing a range of approaches, including Community Land Trusts (CLTs), cooperatives, cohousing, self-help housing and group self-build, and can involve new build, regeneration or the use of existing buildings.</p> <p>Community led housing is specifically mentioned in the Housing White Paper as a mechanism to help deliver housing. The key principles are to diversify the housing market, to help plan for the right homes in the right places, to help people now (e.g. making rent fairer, providing affordable housing and housing for older and vulnerable people), and to speed the pace of delivery.</p> <p>Key points:</p> <ul style="list-style-type: none"> • The community is integrally involved throughout the process in key decisions – for example: what is provided, where, and for who. They don't necessarily have to initiate the conversation, or build homes themselves. • There is a presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes. • The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity. <p>The following mechanisms to help Community-led housing emerge in the Garden Town area were discussed with the group:</p> <ul style="list-style-type: none"> • Land availability and the potential securing land for CLH on strategic sites • Design codes and Development codes • Housing tenures – new forms to provide affordability in perpetuity, linked to local incomes • Housing groups e.g. older, multi-generational , interest-led – as identified in the SHMA • Preferred partnerships – private sector + CLH 	
<p>5.</p>	<p>Viability Study</p> <p>Work is being undertaken to update the initial work undertaken in 2015, and to consider in greater detail the viability of growth planned taking into account the latest policy requirements;</p>	

6.	PPAs / Strategic Masterplans At the present time the Planning Policy team continues to liaise with all relevant landowners / developers through the Developer Forum only. This ensures a consistent and effective use of limited Council resources. However, during the Autumn the Planning Policy team, together with colleagues from Development Management, will be undertaking meetings with relevant landowners and promoters of strategic sites in order to discuss entering into Planning Performance Agreements, and further consider how relevant Strategic Masterplans will progress.	
7.	Date of next meeting 24th November <i>Post Meeting Edit: This meeting was subsequently postponed following the shortening of the Local Plan timetable</i> Another Other Business None	