

EPPING FOREST LOCAL COUNCILS' LIAISON COMMITTEE

NOTICE OF MEETING

Place: Council Chamber, Civic Offices, High Street, Epping **Date:** Wednesday, 11th June, 2008

Room: Council Chamber **Time:** 7.30 pm

Democratic Services Officer: Adrian Hendry (tel: 01992 564246)
Email: ahendry@eppingforestdc.gov.uk

Members:

District Council Representatives:

Councillors J Knapman (Chairman), R Morgan, B Sandler, Mrs M Sartin and Mrs P Smith

Local Council Representatives:

Clerks and Chairmen/Members of Parish and Town Councils

County Council Representatives:

Members for the following divisions:

North Weald and Nazeing:	Councillor A Jackson
Loughton Central:	Councillor C Pond
Ongar and Rural:	Councillor G McEwen
Epping and Theydon Bois:	Councillor T Spencer
Buckhurst Hill and Loughton South:	Councillor C Finn
Chigwell and Loughton Broadway:	Councillor M Tomkins
Waltham Abbey:	Councillor Mrs E Webster

**PLEASE NOTE THE START TIME OF THE MEETING.
COFFEE/TEA WILL BE AVAILABLE FOR MEMBERS OF THE COMMITTEE FROM 7.00
P.M IN THE MEMBERS ROOM**

1. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN

Decision Required:

- (1) To confirm the appointment of District Councillor John Knapman as the Chairman of the Committee for the Civic year;
- (2) To appoint a Vice Chairman of the Committee for the Civic Year.

2. APOLOGIES FOR ABSENCE

3. PRESENTATION ON RURAL HOUSING SCHEMES (Pages 3 - 4)

To receive a presentation from Hastoe Association on Rural Housing Schemes, (explanatory note attached).

4. HIGHWAYS ISSUES

(Essex County Council). Councillor Norman Hume, the Cabinet Member for Highways and Transportation and Tony Ciaburro, the Service Director for Highways and Transportation and, will be attending this meeting to discuss local highway related issues.

5. EAST OF ENGLAND PLAN - FINAL APPROVAL (ON 12 MAY 2008)

To receive a report from Planning Services on the final approved East of England Plan.

6. UPDATE ON GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT

To receive an update on the latest position on the Travellers and Gypsy sites proposed for the District.

7. ISSUES RAISED BY LOCAL COUNCILS

None raised.

8. ANY OTHER BUSINESS

9. DATES OF FUTURE MEETINGS

Meetings of the Committee are scheduled for the following dates this year:

5 November 2008

4 March 2009

Using the “Planning Exceptions Policy” for Rural Housing Schemes – Presentation by Hastoe Housing Association and the Council’s Director of Housing

1. Within its Housing Strategy and Local Plan, the District Council has recognised the need for small affordable housing schemes to be provided in rural areas, to meet the local housing needs of people living or working in a village (or surrounding area), or people with a local connection (perhaps a former long-standing resident).

2. The Local Plan allows such development in rural areas, on land that would not normally receive planning permission for residential housing (e.g. Green Belt land), and allows the granting of planning permission as an exception to the District Council’s normal planning policies. Sites still need to be suitable for housing in other respects, and need to be either within the villager envelope or just outside. All of the properties need to be provided as affordable housing in perpetuity (either for rent and/or shared ownership). Because the site can only be developed for housing as an affordable scheme to meet a local need, the land value is much lower than for normal housing developments.

3. There have been three successful schemes developed in the Epping Forest District to date under this policy (in Willingale, Fyfield and Matching Tye), and a further two are in the pre-development stage.

4. For a rural housing scheme to come to fruition, it needs the support and co-operation of the Parish Council, the District Council, the Housing Corporation and a housing association. There are a number of steps that need to be taken - that are not required for larger urban developments - including the undertaking of a village housing needs survey.

5. Hastoe Housing Association is the Council’s “Preferred Housing Association Partner” to undertake such rural schemes in the District, and has successfully completed the most recent two rural schemes, and is currently working on a further two.

6. The District Council’s Director of Housing, Alan Hall, and two representatives from Hastoe Housing Association, John Lefever and Ulrike Maccariello, will be in attendance at the meeting to explain how parish councils can work with the District Council and Hastoe HA to bring an affordable housing scheme to fruition for local people in their village.

7. Alan Hall will explain the Council’s role, including the relevant planning and housing policies and how applicants are selected. John Lefever and Ulrike Maccariello will explain the housing association’s role, including: site identification, site values, funding arrangements, undertaking the village survey, the development process and the role of the parish council.

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