

# **Epping Forest District Council Local Development Scheme Adopted July 2014**

The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare and maintain a local development scheme setting out the development plan documents it intends to prepare together with details and a timetable for their preparation. This document seeks to provide that information.

The Council's first local development scheme was published in March 2005, and was reviewed in October 2007. This scheme proposed a number of development plan documents: a core strategy DPD, land allocations DPD and two action area plans. The most recent Local Development Scheme was adopted in July 2013: this proposed to produce a single document – the Epping Forest Local Plan. The timetable for this has changed and the scheme set out below supersedes the 2013 local development scheme.

## **The present policy position**

The Government published the National Planning Policy Framework in March 2012 which replaced a significant amount of detailed national policy. The current Local Plan was adopted in January 1998. Alterations to that Plan were adopted on 10 July 2006 and have superseded or changed some of the policies in the adopted 1998 Local Plan. The remaining policies in the Local Plan will be used in conjunction with the Local Plan Alterations as the local planning policies for this District and given weight in accordance with the degree to which the policies are deemed to be compliant with the National Planning Policy Framework. Those policies rated as compliant, generally compliant or partially compliant will continue to be used until the adoption of the new Local Plan supersedes them.

The Council is progressing with the preparation of a single district wide local plan. This new Local Plan for the area therefore will determine the amount and distribution of development and policies related to development but must be in general conformity with national policy.

Planning for minerals and waste will continue to be undertaken by Essex County Council, and it will produce its own Local Development Scheme for the future production and review of a Minerals Development Framework and a Waste Development Framework. Epping Forest District Council will continue to be a consultee during production of these.

## **Preparing the new Local Plan**

1. Following the analysis of responses to the Community Choices consultation which took place between 30 July and 15 October 2012, the Council agreed to prepare a district-wide local plan for submission to the Secretary of State by October 2015. The Local Plan will provide a framework for the future development of the district and include strategic vision and policies for the

period up to 2031, site allocations and development management policies. The current projected timetable is set out in the table below.

2. There will be opportunities for community engagement in the content of the plan on a 'continuous' basis but for practical purposes the next key stage will be the consultation on the Preferred Options which is scheduled to take place between May to July 2015 for a period of 8 weeks. Following consideration of the consultation responses the Council will prepare the plan for submission. Prior to the submission of the plan for examination by an independent inspector, all interested parties will be invited to make representations relating to the soundness of the plan. This is scheduled to take place for 6 weeks (in accordance with the regulations) between March and April 2016 with the submission of the Plan for examination scheduled for October 2016.
3. The consultation documents will be accompanied by draft Proposals Maps, prepared to the appropriate level of detail for each stage, and which will be kept up to date as the plan is developed and amended. Sustainability Appraisals and Reports will be published simultaneously as part of these consultation exercises.
4. In preparing the new Local Plan, the Council will need to satisfy the 'duty to co-operate' requirements of the Localism Act 2011 which mean that Councils need to co-operate on relevant cross boundary planning matters. This applies particularly to Harlow District Council where provision may be sought in this district for some of Harlow's future housing provision. Epping Forest District Council adjoins another nine local planning authorities – East Herts and Broxbourne in Hertfordshire; Uttlesford, Chelmsford and Brentwood in Essex; and the London Boroughs of Havering, Redbridge, Waltham Forest and Enfield. Preparation of the local plan will also involve co-operation with Hertfordshire and Essex County Councils, the Greater London Authority, Lee Valley Regional Park Authority, the City of London Corporation and all appropriate statutory undertakers and other Government agencies.
5. The Council will also be considering the introduction of a Community Infrastructure Levy (CIL) in the district. This is the mechanism that Councils will use to collect and pool contributions from developers toward the infrastructure needs of the district. The Council will be considering this concurrently with the local plan. If the Council decides to implement a CIL charge in the district, consultation will be undertaken on the proposed charging schedule in accordance with the appropriate regulations and subject to a separate examination.
6. The adopted Proposals Map will be revised as and when new local development documents, or their revisions, are themselves adopted.
7. This revised Local Development Scheme will come into effect on 21 July 2014. It will continue to be reviewed on a regular basis. The reviews will be reported to Members and published on the Council's website, to ensure (i) that progress with the preparation of the local plan is closely monitored and managed; and (ii) the local community and other interested parties are kept fully informed.

| <b>Local Plan</b>  |  |
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| Role and Subject   | Determines the amount and location of development for the district together with some release of Green Belt land for this purpose. Sets out the spatial vision, objectives and strategy, all development sites and development management policies for the development of the district and a framework for development management for the period up to 2031. |
| Which "saved" policies from the 1998/2006 Local Plan will it replace?  | All  |
| Geographical coverage  | District wide  |
| Status   | Development Plan Document  |
| Conformity   | Consistent with national planning policy   |
| <b>Timetable</b>   |  |
| Evidence gathering & background work for Issues & Options preparation and public consultation including initial sustainability appraisal | October 2011 – September 2012<br>Consultation on the issues & options 'Community Choices' took place between 30 July 2012 and 15 October 2012  |
| Further evidence collection, draft plan preparation and sustainability appraisal   | October 2012 – May 2015  |
| Consultation on Preferred Options (8 weeks)  | May – July 2015  |
| Preparation of Submission Plan and Sustainability appraisal  | September-February 2016  |
| Pre-submission publication and representations on soundness (6 weeks) Regulation 19  | March-April 2016   |
| Submission to Planning Inspectorate for Examination Regulation 22  | October 2016   |
| Examination in public Regulation 24  | Subject to discussion with the Planning  |

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|   | Inspectorate and timetabling – likely to be early 2017   |
| Receipt of report Regulation 25   | May 2017   |
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| Expected Adoption & Publication (including proposals map) Regulation 26 | September 2017   |
| <b>Production</b>   |  |
| Lead department   | Planning Policy (Neighbourhoods Directorate)   |
| Management  | The Portfolio Holder (and the relevant Scrutiny Panel and Cabinet as necessary) will consider drafts. Full Council will approve final draft documents prior to submission. |
| Resources   | Planning Policy Team with consultative input from Development Management Team Corporate Support, Environment and Street Scene, Finance and ICT, and Housing                |
| Community and Stakeholder Involvement                                   | In accordance with the Statement of Community Involvement  |