

Local Councils' Liaison Committee update on the Main Modifications stage of the Local Plan

08 July 2021

Update

- Update in 4 sections followed by questions:
 - Introduction
 - Main Modifications stage
 - Inspector's Actions
 - Main Modifications consultation process
- We will avoid acronyms with exception of referring to Main Modifications as MMs and abbreviating Local Plan Submission version (2017) LPSV

Introduction

- What is a Local Plan:
 - District-wide Plan which identifies the vision and aspirations for the future of an area, planning policies, and allocations identifying the sites or areas which can be developed and those which should be protected
 - Sets out the level and distribution of planned growth, including new homes and employment land
 - Once adopted it will become the statutory (legal) Development Plan
 - The LPSV (2017) now afforded substantial weight as material planning consideration in the assessment of planning applications and appeals
- Why do we need a Local Plan:
 - We operate within a Plan-led system
 - Creates a robust planning framework to support and manage the future development of the District
 - Without it, the Council would lose the ability to secure and co-ordinate the development and infrastructure

Introduction: Local Plan process

- We are at an advanced stage in the Plan-making process:



- Consultation undertaken at a number of stages since 2010
- Most recently:
 - Consultation on the Draft Local Plan Oct – Dec 2016 generated 3,400 responses which were taken into account in producing the LPSV 2017
 - Regulation 19 Publication period Dec 2017– Jan 2018 enabled representations on soundness, legal compliance and Duty to Co-operate. Representations collated and submitted to Planning Inspectorate
 - Examination process provided the opportunity to input through hearing statements and at hearing sessions

Introduction: Local Plan Examination

- LPSV submitted for Examination Sept 2018 and Inspector appointed
- Examination hearing sessions Feb – June 2019
- Inspector issued her post Examination hearing advice Aug 2019
- Council undertaken further work to address the Inspector's Actions
- This work has led to proposed changes to the LPSV known as Main Modifications (MMs)

Main Modifications stage

- What is the MM Stage about?
 - Inspector has identified that a number of MMs to the LPSV 2017 are required to address issues of soundness and/ or legal compliance.
 - This stage is an opportunity for people to make representations on the changes proposed to the published LPSV 2017, including the supporting documents that have informed these changes.
- What it is not:
 - an opportunity to make representations about parts of the Plan that are not proposed to be modified and such representations will not be considered by the Inspector
 - an opportunity to repeat comments already made on other aspects of the Plan as these are already being considered by the Inspector

Main Modifications stage

- The MMs include:
 - Changes to some of the supporting text and Policies within the Plan
 - Deletion and the amendment to some site allocations
 - Updated Housing Supply data to March 2020
 - Associated changes to mapping
 - Drafting inaccuracies or factual updates
- The MMs do not alter the strategy in the LPSV and do not propose any new residential, traveller or employment site allocations to the LPSV
- Format of MM Schedule – new text denoted by underline and removal of text by strikethrough

Inspector's Actions

- 39 Actions within the Inspector's post Examination hearings advice
- Essential to note that the Inspector's advice also confirmed acceptance of a number of key elements of the Plan e.g. the Plan's housing requirement at 11,400
- Summary response to each of the 39 Actions is one of the consultation documents

Main Modifications consultation process

- Consultation period will be approx.10 weeks
- How the consultation be communicated:
 - Internal communication within the Council
 - Postal + email communication with Consultee Database
 - Council and dedicated Local Plan website
 - Programme of press releases and social media
 - District Member Briefing
 - Developer Forum (Date TBD)
 - Town and Parish Council Briefing (08 July)
 - Planning Policy hotline/dedicated email
- Access to consultation materials
 - Local Plan website at efdclocalplan.org and clearly linked from the Council's website
 - Guidance notes and FAQs
 - Hardcopies at libraries and by appointment at Civic Offices

Main Modifications consultation process

- What information will be available
 - Single MM Schedule document (Note Appendix 6/Part 2 constitutes policy)
 - Revised mapping + mapping index
 - Supporting documents to include:
 - Council's response to Inspector's Actions
 - Sustainability Appraisal Addendum
 - 2021 Habitats Regulations Assessment
 - Epping Forest Interim Air Pollution Mitigation Strategy
 - Green Infrastructure Strategy
 - IDP: Part B Infrastructure Delivery Schedule 2020 Update
 - EFDC Consolidated and Updated Viability Evidence 2020
 - Supporting documents that have informed responses to the Inspector's Actions
 - Other Examination Documents e.g. homework notes/ response to Inspector's questions

Main Modifications consultation process

- Tips on how to navigate information
 - MM stage is about proposed changes to the LPSV – readers can familiarise themselves with the LPSV, then refer to sections of interest in the MM schedule.
 - If someone is keen to understand the key areas where MMs are proposed then useful for them to read the Inspector's post hearings advice (02 August 2019) and the Council's response.
 - If someone is keen to understand all MMs relating to the removal of site allocations from the LPSV/ amendments to site allocations (i.e. site capacity, likely delivery trajectory) see response to Action 9.
 - If someone is keen to understand MMs proposed to a specific policy, site allocation or settlement then helpful to use the search function in the MM Schedule (Ctrl F on a keyboard) to navigate to specific keywords.
 - The Planning Policy Team will be happy to provide further instruction or assistance via the Hotline or the dedicated email address.

Main Modifications consultation process

- How people can provide a representation
 - Online
 - Email
 - Post
 - Responses can be made on behalf of a group – should be clear how many representing and how authorised

- What next after consultation
 - Representations to Inspector
 - Summary Council response per MM
 - Inspector will determine in Plan is ‘sound’
 - Further hearing sessions cannot be ruled out

Questions?