

# Local Plan Tracker | Essex

November 2019

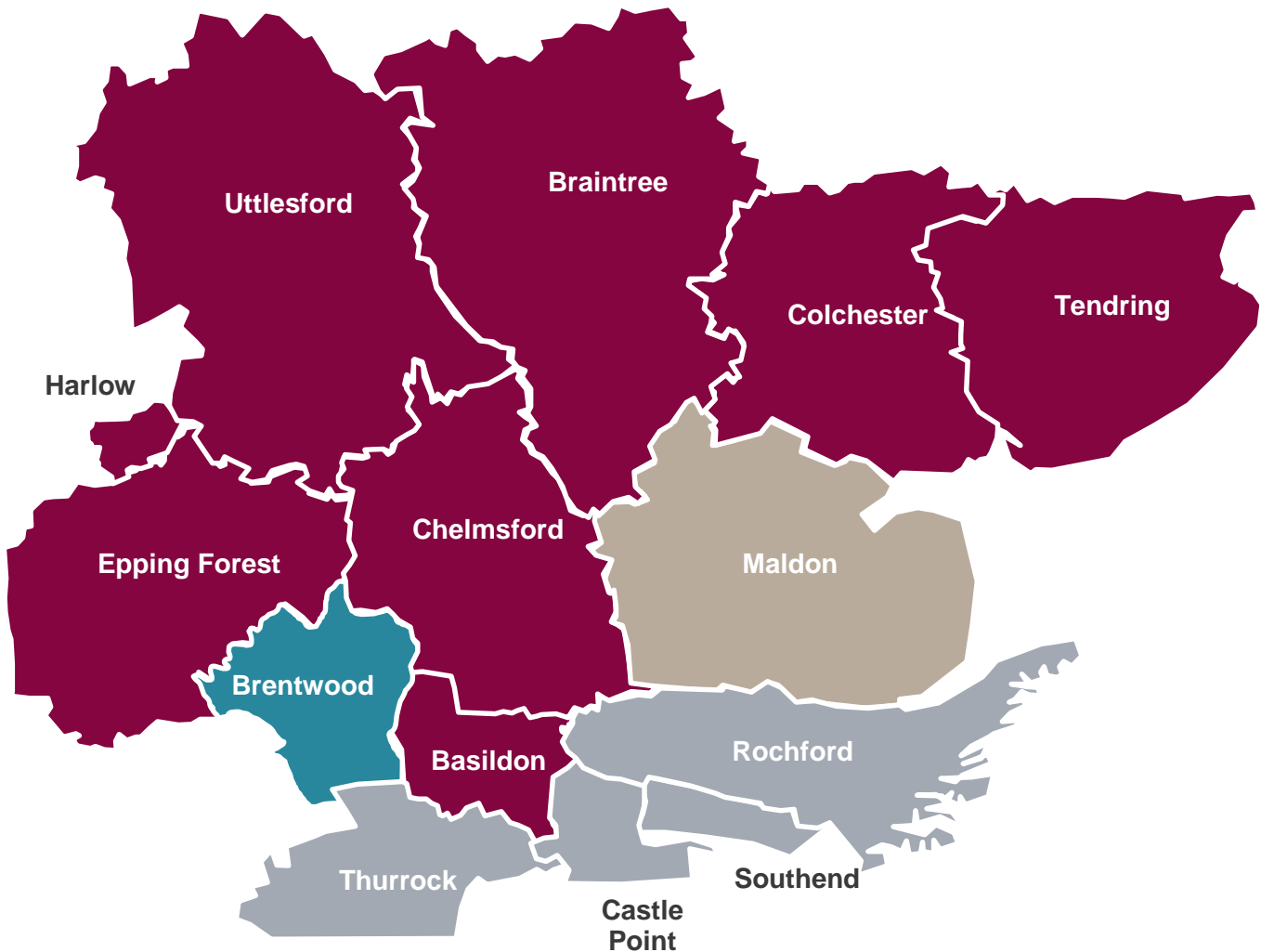
Regulation 18 – Public consultation

Regulation 19 – Publication of submission local plan

Regulation 22 – Submitted to Secretary of state

Regulation 24 – Examination

Approved / adopted



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**LOCAL AUTHORITY    CURRENT POSITION**

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**Basildon**

- The new Local Plan was submitted for examination on 28 March 2019 – Inspector Paul Griffiths has been appointed by the Secretary of State to examine the plan.
- Examination hearing sessions have yet to be timetabled.
- DEFRA have written to Basildon Borough Council and Essex County Council regarding air quality concerns at A127 junctions within the Borough. Air quality and transport work is being undertaken, with Basildon Borough Council having written to the Planning Inspectorate Service to request a delay to the start of the examination on 28 June 2019.
- The Planning Inspectorate responded to Basildon Borough Council via email on 5 July 2019, indicating they are content with deferring the EiP to allow for additional works to be undertaken. The Council have since responded with a letter to the Inspectorate dated 24 July 2019, setting out the matters and additional works the Council is considering in relation to the implications of the Defra Direction.
- It is now anticipated that hearing sessions will not commence early 2020.
- The submitted Local Plan acknowledges that it does not meet housing need in full.
- In addition to the Council's own Local Plan, Basildon Borough Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is addressed further within this update under separate heading.

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**Braintree**

- The new Local Plan will comprise two parts: Section 1 being prepared jointly with Colchester and Tendring (the North Essex Authorities) and addressing strategic issues such as total housing requirements and garden communities; and Section 2 being prepared by the individual authority and including site-specific allocations.
- The North Essex Authorities' Section 1 Local Plan is addressed further within this update under separate heading.
- The delays and uncertainty surrounding the Section 1 Local Plan have resulted in substantial delays to the examination of Section 2. The Council anticipates its Section 2 examination hearings taking place in spring / summer 2020, with adoption late 2020 / early 2021. This will be dependent on the outcome of the Section 1 examination.

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**Brentwood**

- Consultation on the Pre-Submission (Regulation 19) Local Plan concluded on 19 March 2019, but the Local Plan has yet to be submitted for examination.
- The Council is currently consulting on an Addendum of Focussed Changes to the Pre-Submission Local Plan, which entails reduction to the number of dwellings to be provided at four proposed allocations, with an increase in the number of dwellings proposed at Dunton Hills Garden Village before the end of the plan period in order to compensate. This consultation runs until 26 November 2019.
- Submission of the Local Plan is now not anticipated until the end of 2019 / early 2020.
- In addition to the Council's own Local Plan, Brentwood Borough Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is addressed further within this update under separate heading.

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**Castle Point**

- The current adopted Local Plan is considerably out-of-date, and turns 21 years old this month.
- The Council is in the process of preparing a new Local Plan.
- Following concerns of direct Government intervention, on 22 October 2019, the Council agreed a Pre-Submission version of its new Local Plan for public consultation.
- Details of the consultation have yet to be published.
- In addition to the Council's own Local Plan, Castle Point Borough Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is discussed further within this update under separate heading.

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**Chelmsford**

- The Draft Local Plan was submitted to the Secretary of State for Examination on the 29 June 2018.
- Examination hearing sessions ran from 20 November until 13 December 2018.
- The Inspector's Post Hearing Advice Note dated 8 February 2019 indicated the Local Plan will be found sound subject to modifications.
- Public consultation on Main Modifications ran until 19 September 2019.
- Adoption of the Local Plan is anticipated to be adopted in January 2020.

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**Colchester**

- The new Local Plan will comprise two parts: Section 1 being prepared jointly with Braintree and Tendring (the North Essex Authorities) and addressing strategic issues such as total housing requirements and garden communities; and Section 2 being prepared by the individual authority and including site-specific allocations.
- The North Essex Authorities' Section 1 Local Plan is addressed further within this update under separate heading.
- The Council anticipated examination of its Section 2 Local Plan taking place spring / summer 2020, though this was dependent on receipt of the Inspector's report on Section 1 by late 2019 / early 2020. Given the delays to the Section 1 Local Plan, and likely timescales for its examination, the Section 2 Local Plan is now likely to be further delayed.

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**Epping Forest**

- The Examination hearing sessions ran until 12 June 2019. A host of issues relating to soundness and legal compliance were raised as part of the Examination.
- The Inspector issued her post-hearing advice note to the Council on 2 August 2019. This set out a number of actions for the Council if the Local Plan can be made to be sound, including a number of modifications. Such actions included to seek alternative sites to meet the housing requirements, firstly within the Council's preferred strategic growth options. If no such sites can be found, the Inspector has requested the Council explore amendments to the spatial strategy. Actions and modifications requested by the Inspector are likely to entail significant additional work for the Council.
- The Council has issued a response (dated 11 October 2019) to the Inspector's post-hearing advice note. This set out a proposed timetable to seek to address concerns with the Local Plan, which culminated in the SA / HRA of the main modifications in May 2020. However, the suggested timetable is considered optimistic and in any case does not account for the further consultation that would be required on main modifications before the Inspector issues her final report.
- The Council's response of 11 October 2019 also appeared silent on a number of the actions the Inspector considered necessary to ensure the Local Plan can be made capable of being found sound.
- It is presently unclear whether the Inspector is satisfied the Council's response has assured her that the Council will be addressing the necessary actions she identified, but a formal response from the Inspector is anticipated to be issued shortly.

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**Harlow**

- The Harlow Local Development Plan (2018) was submitted to the Secretary of State for Independent Examination on 19 October 2018.
- Examination hearing sessions took place between 28 March – 4 April 2019.
- The examination has yet to conclude. On 9 April 2019, the Inspector wrote to the Council to confirm that it was necessary to await the conclusions of Natural England in respect of the Habitats Regulation Assessment, with concerns relating to ensuring the Local Plan will not have an adverse impact on the integrity of the Epping Forest Special Area of Conservation.
- Officers confirm that the Inspector is preparing recommended main modifications, and it is likely these will be sent to the Council mid / late November 2019, upon which they will be published for consultation for 6 weeks.



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**Maldon**

- Local Development Plan approved on 25 July 2017.
- No indications as of yet as to timescales for its review.

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**Rochford**

- Local Plan Preferred Options Consultation is anticipated to take place in early 2020.
- Green Belt assessment work, which will consider the contribution potential development sites make to the Green Belt, is due to be published in December 2019.
- In addition to the Council's own Local Plan, Rochford District Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is addressed further within this update under separate heading.

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**Southend**

- Consultation on Local Plan Issues and Options ran from 5 February until 2 April 2019.
- Three options for meeting the Borough's development needs were presented, including the option of a cross-boundary new settlement prepared in conjunction with a neighbouring authority.
- The Council is scheduled to publish a 'Preferred Approach Document' in spring / summer 2020; the Pre-Submission in spring 2021; with submission for examination in late 2021.
- In addition to the Council's own Local Plan, Southend-on-Sea Borough Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is addressed further within this update under separate heading.

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**Tendring**

- The new Local Plan will comprise two parts: Section 1 being prepared jointly with Braintree and Colchester (the North Essex Authorities) and addressing strategic issues such as total housing requirements and garden communities; and Section 2 being prepared by the individual authority and including site-specific allocations.
- The delays and uncertainty surrounding the Section 1 Local Plan have resulted in substantial delays to the examination of Section 2. It is currently anticipated that the Section 2 Local Plan for Tendring District will be examined summer / autumn 2020, though this is dependent on the outcome of Section 1.

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**Thurrock**

- Public Consultation on the Issues and Options 2 took place between 12 December 2018 and Friday 8 March 2019.
- The next iteration of the Local Plan, anticipated to set out the Council's preferred strategy, is now scheduled for 2021, as confirmed at Planning Committee dated 6 June 2019. This represents a significant delay in the Local Plan Review process, given the previous date for this stage was June 2020.
- The Council is considering use of Planning Performance Agreements with Local Plan site promoters.
- In addition to the Council's own Local Plan, Thurrock Council is working with other authorities within South Essex to produce a Joint Strategic Plan. This is addressed further within this update under separate heading.

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**Uttlesford**

- The new Local Plan was submitted for examination on 18 January 2019.
- Subsequently, and prior to the start of examination hearing sessions, the Council changed administration and is now controlled by Residents for Uttlesford.
- Residents for Uttlesford had registered objections to the submitted Local Plan and were listed to appear at examination hearing sessions on legal compliance and soundness.
- The Local Plan Inspectors wrote to the Council on 11 June 2019, requesting confirmation of the Council's position on the submitted Local Plan in light of the change in administration.
- The Council responded to the Inspector on 27 June 2019, stating that it had agreed to submit the Local Plan for examination, that only a decision by Full Council could change this, that the Council has not changed its position, and that the Council will consider the Local Plan once the examination has concluded on receipt of the Inspector's report.
- The hearing sessions are taking place in two stages: Stage 1 covers legal and procedural matters as well as issues such as the overall spatial strategy and development requirements; and Stage 2 considers specific allocations and development management policies.
- Stage 1 hearing sessions took place between 2 and 18 July 2019.
- Following Stage 1 hearing sessions, a number of actions for the Council have been identified, including those relating to the need to make main modifications to the submitted Local Plan.
- The Local Plan examination will move on to Stage 2 once, and if, the Inspectors are satisfied the Local Plan is legally compliant and capable of being found sound on the matters considered at Stage 1.

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**North Essex**

- Braintree, Colchester and Tendring Councils (the North Essex Authorities) are preparing new Local Plans which comprise two parts. The first part (Section 1) is a joint Local Plan which addresses strategic issues across the three Boroughs / Districts, and is being prepared jointly by the three authorities.
- The Section 1 Local Plan examination was suspended following the Inspector's comments on soundness of evidence regarding the North Essex Garden Communities, set out within his post-hearing letter of 8 June 2018.
- The examination has been paused while the NEAs undertake additional work to support the Local Plan.
- Additional work prepared by the NEAs, including additional Sustainability Appraisal, evidence base documents, and the suggested amendments to the Section 1 Local Plan, between 16 August and 30 September 2019.
- Following consultation, the NEAs wrote to the Inspector on 8 October 2019 suggesting a structure for the additional hearing sessions and hearing sessions topics. These suggested topics were focussed on garden communities and the evidence base to support them.
- On 21 October 2019, the Inspector responded to the Council's letter of 8 October and suggested that, in addition to topics proposed by the Council for the additional hearing sessions, he also anticipated discussion on whether or not there has been a meaningful change in the housing situation since June 2018, with regard to the implications of Unattributable Population Change for housing need in Tendring.
- The Inspector also set out likely timescales for the additional hearing sessions, as follows (noting that it may be subject to change):
  - 11 November 2019 – Publish MIQs, hearings timetable & Inspector's guidance note
  - 2 December 2019 – Deadline for hearing statements
  - 16 December 2019 – Deadline for responses to hearing statements
  - 14 January 2020 – Hearings open

**South Essex**

- In 2018 the Association of South Essex Local Authorities (ASELA) was established, comprising Basildon Borough Council, Brentwood Borough Council, Castle Point Borough Council, Rochford District Council, Southend-on-Sea Borough Council, and Thurrock Borough Council.
- A Statement of Common Ground (SoCG) has been signed by the authorities, committing them to the preparation of a Joint Strategic Plan (JSP) for South Essex.
- The SoCG also states that the authorities are exploring whether the development of new garden communities could offer a strategic solution to growth.
- The SoCG states that Local Plans for authorities will still be prepared, but will need to be reviewed at key stages to ensure alignment. As such, it is expected that the JSP will significantly influence preparation of individual South Essex authorities' Local Plans.
- Work on the JSP has identified several 'Strategic Areas of Opportunity', which are considered to have potential to accommodate growth.
- As part of work on potential strategic growth options, the South East Essex Strategic Growth Locations Assessment has been prepared, which explores opportunity in Southend, Rochford and Castle Point Borough. This study does not set or suggest policy, but did identify an area to the north of Southend within Rochford District as having potential to accommodate a major strategic development of 6,000 – 8,000 dwellings.
- Initial consultation on the JSP was expected in Spring 2019, but now not anticipated until early 2020. It is understood that this consultation will set out issues and options, including broad spatial options.
- The JSP was scheduled for adoption in autumn 2020, but this is considered to be unfeasible now, given delays. Indeed, even adoption before the end of 2021 now appears challenging.

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