

Monitoring and Enforcement

- ~~6.50 Local Plans need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews.~~
- 6.50 Monitoring the implementation of Local Plan policies is required in order to quantify and report progress in delivery. It also enables the Council to monitor the effectiveness of policies on an ongoing basis in order to inform future reviews and updates of the Local Plan.
- 6.51 On occasion there are breaches of planning controls in the District as a result of development being undertaken without the required planning permission or a failure to comply with conditions or limitations on planning permissions. The Council, as Local Planning Authority, has the discretion to take whatever enforcement action is considered necessary in the public interest, when considered expedient to do so having regard to the Development Plan and any other material considerations. This process should be transparent so that people understand what action the Council is likely to take in response to alleged breaches of planning control.

Key Evidence

- Local Enforcement Plan (EFDC, 2013)

Approach

- ~~6.52 The indicators against which policies will be monitored are listed in Appendix 3. This information will be collected as part of the preparation of the Authority's Monitoring Report. Where it would appear through monitoring that targets are not being met, it may be necessary to review the policies within the Local Plan to establish whether they need to be amended in order to secure delivery of the spatial vision. The need to review policies will be identified in the Authority's Monitoring Report.~~
- 6.53 A database will be maintained in relation to planning obligations and unilateral undertakings including details of the development site,

relevant dates for receipt of funds, the purpose of the obligation, level of funding received and the timescale for delivery of the infrastructure.

- 6.54 The Council will keep up to date the Local Enforcement Plan adopted in December 2013 to manage enforcement proactively in a way considered appropriate to the District, and in line with national planning policy. The Local Enforcement Plan sets out how the Council will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take appropriate action as considered necessary.

Policy D 7 Monitoring and Enforcement

- A. The Council will monitor the implementation of the Local Plan policies and infrastructure provision and report the results on an annual basis. It will deal with the enforcement of planning controls in accordance with the Council's Local Enforcement Plan.

Local Plan Review

- 6.55 Local Plans need to be reviewed regularly to assess how well policies and proposals are being implemented and to ensure that they are up to date. Monitoring, together with the consideration of wider changes, provides the objective basis necessary for such reviews.

Approach

- 6.56 In accordance with national planning policy and relevant Regulations, the Council will review policies within this Plan to assess whether or not they need updating at least every five years. The first review will be completed no later than five years from the adoption date of the Plan.
- 6.57 On completion of the review the Council will publish its conclusions, clearly indicating which policies (if any) need to be updated, and the reasons for this decision. If one or more policies do need updating, the Council will simultaneously publish an updated Local Development Scheme setting out the timetable

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for the updates to be produced and submitted for Independent Examination.

- 6.58 When reviewing the policies within the Plan the Council will take into account the latest monitoring reflected within the latest Authority Monitoring Report, in addition to a range of other local and national factors.
- 6.59 Policy D 8 also includes a number of instances where, should relevant circumstances arise, the Council will undertake an earlier review and potential update of relevant Local Plan policies.

- The Council cannot demonstrate a five-year supply of deliverable housing land against the requirements established through the Local Plan and Housing Implementation Strategy; or
- Monitoring indicates that the Council, as competent authority, can no longer conclude that the delivery of planned development will not cause adverse impacts on Epping Forest Special Area of Conservation.

Policy D 8 Local Plan Review

- A. The Council will complete a review of the Local Plan policies and publish its conclusions at least every five years. Conclusions from the first review will be published no later than five years from the adoption date of the Plan.
- B. The Council will have particular regard to the following factors when reviewing policies within the Plan and determining whether or not relevant policies require updating:
- The latest Authority Monitoring Report, including reported progress against the requirements for the planned delivery of development and infrastructure;
 - Conformity of policies with national planning policy;
 - Changes to local circumstances (including a change in Local Housing Need);
 - Appeals performance;
 - Significant local, regional or national economic changes; and
 - Progress in plan-making activities by other local authorities.
- C. Where appropriate, the Council will commence an earlier review of the Plan to address significant changes in circumstances. The Council will promptly commence a review of the Plan and update relevant policies accordingly if:
- the Authority Monitoring Report demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years; or

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