



# Frequently Asked Questions to accompany Consultation on Main Modifications to the emerging Local Plan

## What is a Local Plan?

A Local Plan is a 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.

Our Local Plan will help shape future development in Epping Forest District up to 2033 and sets out the level and distribution of planned growth, including new homes and employment land. This includes the requirement to provide 11,400 new homes and to support the creation of over 10,000 new jobs over the Plan period (2011-2033). The Local Plan includes policies which will be used to assess planning applications as they come forward, to ensure that new development is sustainable, well designed and provides for the future needs of the District. Once finalised and adopted, the Local Plan will become the statutory (legal) Development Plan for the Epping Forest District.

## Why do we need a Local Plan?

Local Plans are at the heart of the planning system. Having a Local Plan is a necessary part of creating 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 needed.

## What consultation has already taken place?

The Council is at an advanced stage in the Plan-making process and consultation has been undertaken at a number of stages since 2010. Consultation on the Draft Local Plan took place between 31 October and 12 December 2016. Around 3,400 responses were received. All of the responses were analysed in detail by the Council and the findings published in the Draft Local Plan Consultation Report. The issues raised were considered and were taken into account in producing the Local Plan Submission Version 2017.

Following this, the Regulation 19 Publication period for the Local Plan Submission Version 2017, ran from 18 December 2017 to 29 January 2018. This stage enabled any interested persons to make representations about the soundness and legal compliance of the Plan and whether it has been prepared in accordance with the Duty to Co-operate under section 33A of the 2004 Act.

Following the close of the Regulation 19 publication period, the Council collated and coded the representations, recording which part of the Plan they were commenting and other key information such as site reference or evidence base document if referred to. This process sorted the responses in preparation for submission to the Planning Inspectorate in the format required for the Examination.

## What has happened during the Plan Examination?

The Epping Forest District Local Plan Submission Version 2017 was submitted for Examination in September 2018 and an Inspector was appointed to consider the Regulation 19 responses which were invited in response to key matters of soundness and legal compliance. Oral hearing sessions then took place between February 2019 and June 2019. Initial advice was issued by the Inspector on 2 August 2019 and since then, the Council has undertaken further work to address the actions identified. This has led to the production of a number of proposed changes to the Local Plan Submission Version 2017 (known as the Schedule of Main Modifications) and additional supporting documents associated with the Main Modifications.

## What is being consulted on now?

Following the Examination Hearing Sessions for the emerging Local Plan, a number of changes are required, known as Main Modifications, to the Epping Forest District Local Plan Submission Version (2017) to address issues of soundness and/or legal compliance identified by the Inspector. The Council is now consulting on the Schedule of Main Modifications and supporting documents associated with the Main Modifications:

- Schedule of Main Modifications to Epping Forest District Local Plan Submission Version 2017, July 2021 (ED130)
- Index of Mapping in Epping Forest District Local Plan Submission Version 2017 subject to Main Modification, July 2021 (ED131D)
- Mapping in Epping Forest District Local Plan Submission Version 2017 subject to Main Modification, July 2021 (split across three documents):
  - o Revisions to mapping Part One of the Plan (1) (ED131A)
  - o Revisions to mapping Part One of the Plan (2) (ED131B)
  - o Revisions to mapping Part Two of the Plan (ED131C)
- Supporting documents:

The following documents have been prepared to support the proposed Main Modifications to the Plan. Representations concerning their content will be accepted to the extent that they are relevant to inform your comments on the Main Modifications. However, you should avoid lengthy comments on the evidence/background documents themselves.

  - A. Council's response to Actions outlined in Inspector's post examination hearing advice (Examination document reference number ED98), July 2021 (ED133)
  - B. Sustainability Appraisal Report Addendum, June 2021 (ED128/ EB210)
  - C. 2021 Habitats Regulations Assessment, June 2021 (ED129A-B/EB211A-B)
  - D. Epping Forest Interim Air Pollution Mitigation Strategy, December 2020 (ED126/ EB212)
  - E. EFDC response to Inspector's Post Hearing Action 5 & supplementary questions of 16 June 2021, July 2021 (ED127)
  - F. Epping Forest District Council Green Infrastructure Strategy (ED124A-G/ EB159A-G)
  - G. Harlow and Gilston Garden Town Latton Priory Access Strategy Assessment Report, July 2020 (ED121A-C/EB1420A-C)
  - H. Revised Appendix 2 to the Epping Forest District Council Open Space Strategy (EB703), July 2021 (ED125/EB703A)
  - I. IDP: Part B Infrastructure Delivery Schedule 2020 Update (ED117/EB1118)
  - J. EFDC Consolidated and Updated Viability Evidence 2020 (ED116/ EB1117)
  - K. Statement of Common Ground Addendum East of Harlow, September 2020 (ED122A-B)

- L. South Epping Masterplan Area Capacity Analysis (Sites EPP.R1 and EPP.R2), March 2020 (ED120/ EB1421)
- M. In addition to the above there are a number of Examination Documents, which include Homework Notes produced by the Council as a result of actions identified by the Inspector at the hearing sessions as well correspondence between the Council and the Inspector following hearings. These Examination Documents can all be accessed [here](#) on the Local Plan website.

## **What are the Main Modifications (MMs)?**

The Main Modifications are the changes that the Planning Inspector considers are necessary to make the Local Plan Submission Version (2017) 'sound' in accordance with national policy.

## **Why are we holding the consultation now?**

The Main Modifications to the Local Plan Submission Version (2017) are being published for consultation as a statutory part of the Local Plan Examination process. Any responses submitted through the consultation will be forwarded to the Inspector to assist in her deliberations of the Plan.

## **How long will the consultation be for?**

The consultation will run for ten weeks from noon on Thursday 15<sup>th</sup> July 2021 to 5pm on Thursday 23<sup>rd</sup> September 2021.

## **What additional documents are being published?**

The Council is also taking the opportunity to publish a Schedule of Additional Modifications to the policies and supporting text of the Local Plan which include minor updates and clarification. These Additional Modifications do not impact the intent or interpretation of the Plan and are not required for soundness. They have been prepared by the Council and they do not form part of the Inspector's examination of the Plan. The Schedule of Additional Modifications is made available for information purposes only and does not form part of the consultation and no representations should be made on it.

## How can I make a representation?

Representations can be provided to the Council:

### Online

- The quickest and easiest way to make your representations are via the online response form at [www.efdclocalplan.org](http://www.efdclocalplan.org)

### Email

- If it is not possible to use the online response form, representations can be made using the downloadable version of the response form which can be completed and sent to [MMCons@eppingforestdc.gov.uk](mailto:MMCons@eppingforestdc.gov.uk)

### Post

- Using the downloadable version of the response form which can be completed and sent to the postal address below

MM Consultation 2021  
Planning Policy  
Epping Forest District Council  
Civic Offices  
323 High Street  
Epping  
CM16 4BZ

A Guidance Note is available which should be read prior to completing your representation.

## Can I respond on behalf of a group i.e. a community or specific interest group?

Yes - where you are part of a group with a common view, you can submit a single representation form rather than a large number of individuals needing to send separate representations which repeat the same points. Within a representation made on behalf of a group you should make it clear how many people it is representing and how it has been authorised.

## Do I need to re-submit my previous comments?

No. There is no need to resubmit any previous comments or representations you have made during the Local Plan process. This is an on-going Examination, and all previous comments are still relevant and have been taken into consideration. The Inspector is only seeking comments on the Main Modifications to the Local Plan Submission Version and any responses should relate directly to these Main Modifications.

## Where can I find out more about the Local Plan?

The quickest and easiest way to access the Local Plan Submission Version, supporting documents and information on the Plan Examination process is via the Local Plan website [www.efdclocalplan.org](http://www.efdclocalplan.org). You can also call the Council's Planning Policy Team on 01992 564517 (10am to 4pm, Monday to Friday) or email [MMCons@eppingforestdc.gov.uk](mailto:MMCons@eppingforestdc.gov.uk).

Hard copies of the LPSV (2017) and the MM Schedule will be available at libraries throughout the District and these materials, plus supporting documents and hardcopy forms will be available by appointment at the Civic Offices in Epping. To arrange an appointment, call 01992 564517.

## What happens if I miss the deadline?

Representations (responses) on the Main Modifications and supporting documents must be made within the consultation period. Late responses will not be considered.

## Do I have to give my personal information when making a comment?

It is a requirement of the Local Plan process that responses can only be deemed legitimate (in Planning terms this is “duly made”) if they are received in a written format (i.e. online, by email, or by post) with a name and address supplied. Comments made verbally or anonymously cannot be accepted.

It is also important to appreciate that the Council is obliged to make all duly-made representations available for public inspection, so your response (including contact name) will be made public. However, personal information, such as email addresses and phone numbers, will be removed (redacted) from the response before it is published.

## How do I keep up-to-date with the Local Plan process?

If you do not wish to submit representations on the Main Modifications, but would like to receive updates, please contact the Council by email at [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk), and your details will be added to our consultee database.

## What happens next?

Following the consultation, the Council will forward all representations to the Planning Inspector for her consideration. Once the Inspector has considered the responses, including the evidence presented throughout the Examination, she will determine whether the Local Plan is ‘sound’ and produce a written report outlining her final recommendations. Following receipt of the Inspector’s report, the Plan can be formally adopted by the Council if it makes the Main Modifications that the Inspector recommends.

## Can I get a copy of the document in an alternative format?

If you need copies of any of the documents in large print, braille or in another language, please contact us on **01992 564517** (between 10am and 4pm on weekdays, or leave a message outside these hours) or email [MMCons@eppingforestdc.gov.uk](mailto:MMCons@eppingforestdc.gov.uk).