

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

What is a Local Plan?

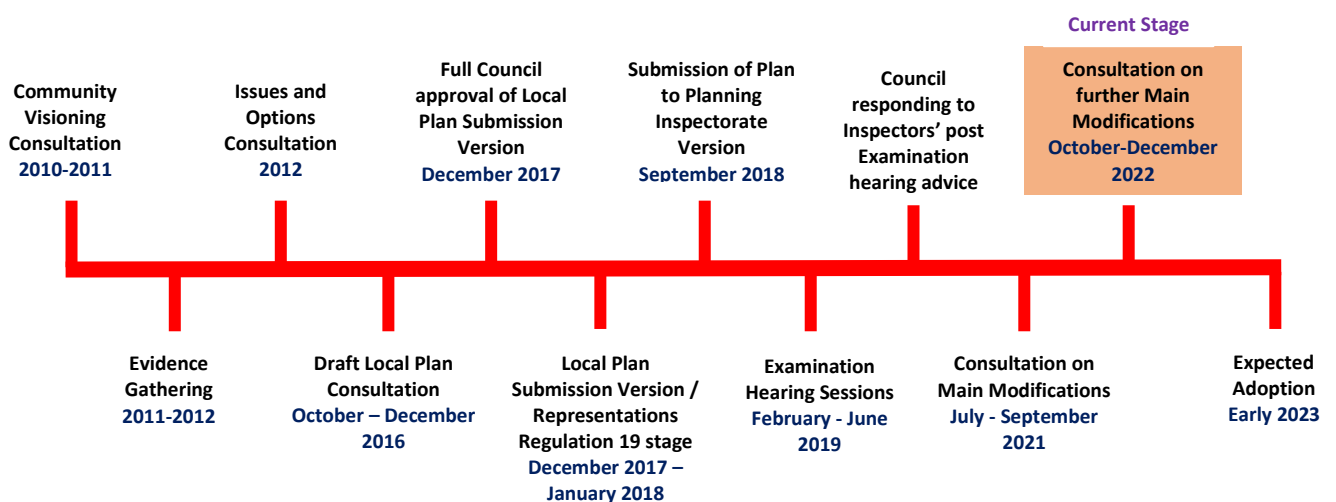
A Local Plan is a District-wide plan which identifies the vision and aspirations for the future of an area, planning policies, and allocations identifying the sites or areas which can be developed and those which should be protected.

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 a very 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 the Council then undertook further work to address the actions identified. This 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. These Main Modifications were the subject of a consultation between July 2021 and September 2021.

What is being consulted on now?

Following a review by the Examining Inspector of the representations received in regard to the Main Modifications consultation further Main Modifications are now proposed to the Epping Forest District Local Plan Submission Version (2017). These further Main Modifications are necessary to address issues of soundness identified by the Inspector. The Council is now consulting on the further Main Modifications as well as supporting documents associated with these further Main Modifications:

- Schedule of Main Modifications to Epping Forest District Local Plan Submission Version 2017 for the further Main Modifications Consultation October 2022 (ED145)
- Council note on further Main Modifications to Mapping, October 2022 (ED146)
- Mapping in Epping Forest District Local Plan Submission Version 2017 subject to Main Modification, October 2022 (split across three documents):
 - o Revisions to mapping Part One of the Plan (1) October 2022 (ED147A) (updated

- version of ED131A)
 - Revisions to mapping Part One of the Plan (2) October 2022 (ED147B) (updated version of ED131B)
 - Revisions to mapping Part Two of the Plan October 2022 (ED147C) (updated version of ED131C)
- Supporting documents:

The following documents have been prepared to support the proposed further 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 note to Epping Forest District Council (Examination Document reference number ED141), October 2022 (ED144-ED144A)
 - B. Sustainability Appraisal Report Addendum, October 2022 (ED148/ EB214)
 - C. 2022 Habitats Regulations Assessment, October 2022 (ED149-ED149A/EB215A-B)

What are the further Main Modifications (further MMs)?

The further 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. The Schedule of Main Modifications clearly distinguishes between the Main Modifications consulted upon in 2021 (in black text) and the proposed further Main Modifications which are the subject to consultation (in red text). The majority of the further Main Modifications relate to the actions that the Inspector outlined to the Council in June 2022 (ED141) and to the Council's response to these actions (ED144-ED144A), which is a supporting document to the consultation, is a helpful source of reference.

Why are we holding the consultation now?

The further 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 his deliberations of the Plan.

How long will the consultation be for?

The consultation will run for six weeks from noon on Friday 28th October 2022 to 5pm on Friday 9th December 2022.

What additional documents are being published?

The Council is also taking the opportunity to update and republish 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

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

Post

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

FMM Consultation 2022
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. It should be stressed that this stage of consultation is limited to the further Main Modifications. Representations are only invited on the further Main Modifications denoted by red text in the Schedule of Main Modifications. Consultees should not re-submit previous representations or make representations on Main Modifications that have not changed, and any such responses will not be considered by the Inspector. This is an on-going Examination, and all previous comments have been taken into consideration.

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.

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.

Hard copies of the LPSV (2017) and the Schedule of Main Modifications (including further Main Modifications) will be available at libraries throughout the District and these materials, plus supporting documents and hardcopy forms will be available at the Civic Offices in Epping.

What happens if I miss the deadline?

Representations (responses) on the further Main Modifications and supporting documents must be made within the consultation period. All responses must be received by the Council by 5.00pm on Friday 9th December. 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 would like to receive updates, please contact the Council by email at 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 his consideration. Once the Inspector has considered the responses, including the evidence presented throughout the Examination, he will determine whether the Local Plan is 'sound' and produce a written report outlining his final recommendations. Following receipt of the Inspector's report, the Plan can be formally adopted by the Council if it makes the all the Main Modifications that the Inspector recommends.

I am having difficulty accessing the consultation documents, what can I do?

Any accessibility queries should be raised with the Council's Planning Policy Team on 01992 564517 (10am to 4pm, Monday to Friday) or email MMCons@eppingforestdc.gov.uk