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## PLANNING POLICY SUB-COMMITTEE: 17 NOVEMBER 2017

### 1 NEW LOCAL PLAN ISSUES AND OPTIONS DOCUMENT: LOCAL DEVELOPMENT SCHEME 2017-2021

- 1.1 This item of business was referred by the Planning Policy Sub-Committee on 17 November 2017 to Council with a recommendation to adopt the revised Local Development Scheme.
- 1.2 An extract of the key elements of the report of the Assistant Director, Planning & Regeneration Services to the Planning Policy Sub-Committee is attached at Appendix 1, together with a copy of the revised Local Development Scheme, at Appendix A.

Members emphasised the importance of all vital evidence being considered as widely as possible and that any contentious issues, e.g., infrastructure, being properly considered, and that this could result in going beyond 2021. officers emphasised that the intention was that there should be a robust plan in place by the examination stage that would cover all such issues.

### 2 RECOMMENDATION

- 2.1 It is proposed that Council **RESOLVES** that the revised Local Development Scheme, as attached at Appendix A, be adopted. (ADP&RS)

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**Appendix 1**

**NEW LOCAL PLAN ISSUES AND OPTIONS DOCUMENT:  
LOCAL DEVELOPMENT SCHEME 2017-2021**

**1 PURPOSE OF REPORT**

- 1.1 The Council is required to prepare and keep up-to-date its timetable for preparing its local planning policy documents. The most recent Local Development Scheme (LDS) was adopted by the Council on 18 October 2016. There has been a slippage in the timetable for the new Local Plan, and the LDS has therefore been reviewed to ensure that it is up-to-date to accompany the publication of the Council's Issues and Options Document.

**2 SALIENT INFORMATION**

- 2.1 The preparation of the LDS is a statutory requirement. It sets out a timetable for local planning policy production and enables residents, infrastructure providers, neighbouring Councils and other interested parties to keep track of our progress. The most recent LDS sets out the revised timetable for the preparation of the new Local Plan and Community Infrastructure Levy (CIL) Charging Schedule between 2017 and 2021.
- 2.2 The Council is committed to an early review of the Core Strategy, which was adopted in 2011, which will take the form of a new Local Plan in line with relevant planning legislation, national policy and guidance. This review commenced with a Call for Sites which was formally open between June 2015 and March 2016. Since 2015 a number of key evidence base documents at the local level have been prepared/commissioned to support the preparation of the new Local Plan, on topics such as environmental capacity, transport, and housing and employment land needs and availability. Other technical sub-regional studies have been jointly commissioned to determine housing, economic development and retail needs across South Essex.
- 2.3 Officers have, in addition to preparing and overseeing the development of technical studies, been actively engaging with local communities to seek their views on what should be included in the first stage of the new Local Plan, the Issues and Options Document. Interactive workshops were held at the parish level in summer/autumn 2016, which were supplemented by a survey to gather locally-specific information on what local communities want from their plan in the future.
- 2.4 The Issues and Options Document was anticipated to be published for consultation in spring 2017, as set out in the LDS adopted in October 2017; however, due to a number of factors including resourcing issues and slippage in the preparation of some technical studies and community engagement, there has been an overall slippage in this timetable. As set out in the draft

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revised LDS (appendix A), it is now anticipated that if the Issues and Options Document is published for consultation in winter 2017/spring 2018, subject to Full Council approval, it could be adopted in 2021. However, as a Local Planning Authority, we need to be mindful of planned consultation on changes to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) expected in early 2018 and the potential implications for plan-making at the local level. This follows the publication and consultation of the Government's Housing White Paper<sup>1</sup> in February 2017 and 'Planning for the Right Homes in the Right Places'<sup>2</sup> in September 2017.

- 2.5 Inevitably this slippage has had an impact on the overall timescales for the preparation of the new Local Plan, and the CIL. This is reflected in the revised draft LDS taking account of the additional technical studies that would need to be prepared to support each stage of plan preparation. The Local Plan is expected to be delivered and adopted by Full Council by early/mid 2021 (dependent on the Planning Inspectorate).

### **3 RISK IMPLICATIONS**

- 3.1 The Department for Communities and Local Government (DCLG) is taking a keener interest in the progress of Local Planning Authorities in preparing their Local Plans since the publication of the NPPF in 2012. Furthermore, DCLG is likely to use the Council's published LDS as a tool to monitor future performance, given the Government's intention to speed up the planning process through the measures indicated within the Housing White Paper and 'Planning for the Right Homes in the Right Places'.
- 3.2 The need for the LDS is a statutory requirement for the Council. It is important that the LDS is updated to reflect current progress on the preparation of the new Local Plan and that any monitoring undertaken by DCLG is based on the Council's current position.

### **4 RESOURCE IMPLICATIONS**

- 4.1 The approval of the revised draft LDS provides a framework for how the Local Planning Authority will prepare the Council's new Local Plan and CIL. The anticipated costs of managing the service are to be met from investments in the existing budget provision.

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[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

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[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/644955/Planning\\_for\\_Homes\\_consultation\\_document.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644955/Planning_for_Homes_consultation_document.pdf)

- 4.2 Enabling a robust local planning framework will facilitate delivery of sustainable growth in the district. The planning system directly contributes income to the Council through Section 106 agreements, CIL (with the intention to bring this forward alongside the new Local Plan) and the New Homes Bonus to enable infrastructure and service delivery District wide.

## **5 LEGAL IMPLICATIONS**

- 5.1 Under section 15 of the Planning and Compulsory Purchase Act 2004, as amended, the Council is required to prepare and maintain the LDS. This report sets out the documents that are to be prepared as planning policy documents for the Council.

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