

Epping Forest District Council Local Development Scheme 2025

1. The Epping Forest District Council Local Development Scheme Plan Review – March 2025

Epping Forest District Council is required to prepare a Local Development Scheme (LDS) under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publicly and kept up to date so that the local community and interested parties can keep track of progress.

Updates from the previous Local Development Scheme

The Epping Forest District Local Plan (EFDLP) was adopted on 6th March 2023. This LDS is the first update since the adoption of the Local Plan. The LDS has been prepared in response to the government’s requirement that all local planning authorities publish an updated LDS by 6 March 2025.

The LDS that sets out the programme for undertaking a review of the of EFDLP, in accordance with the legal requirements contained in Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012¹. This requires local planning authorities to review an adopted local plan every five years. The review must be completed within five years following the date of the adoption of the relevant local plan. The purpose of the review is to assess whether any of the policies of the adopted local plan need updating. The deadline for the completion of the EFDLP review in order for the Council to comply with its statutory duty is 6 March 2028.

Notwithstanding the above Policy D7 Part E of the EFDLP sets out that:

Where appropriate, the Council will commence an earlier review of the Local Plan to address significant changes in circumstances. The Council will promptly commence a review of the Local 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
- the Council cannot demonstrate a five-year supply of deliverable housing land against the requirements established through the Local Plan and Housing Implementation Strategy.

The most up-to-date information available in relation to both annual housing delivery and the Council’s five-year supply of deliverable housing land indicates that neither ‘trigger’ in this regard has been reached. The timetable set out below therefore reflects the five-year review period as required by Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Council is also progressing the preparation of a Community Infrastructure Levy (CIL) for Epping Forest District. The timetable for the adoption of the CIL is set out below.

Role and Subject	The Local Plan was adopted in March 2023. It provides the overall spatial planning vision for the district and a framework to guide future development in the area for the period up to 2033. This is reflected by a series of planning objectives and supported by a range of strategic and non-strategic policies which are given spatial expression in the Policies Map.
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¹ <https://www.legislation.gov.uk/uksi/2012/767/regulation/10A>

	The review of the Local Plan will consider which policies may require updating following an analysis of monitoring data, and consideration of any technical evidence that is required to inform the review. The Council proposes to follow the approach to undertaking the review that is set out in the Planning Advisory Service’s Local Plan Route Mapper and Toolkit ² .
Which “saved” policies will it replace?	If amended policies are required, they will replace policies within the Epping Forest District Local Development Plan adopted in March 2023.
Geographical coverage	District wide*
Status	Development Plan Document
Conformity	Consistent with national planning policy and planning practice guidance
* subject to any changes to the planning and administrative geography that may arise as a result of the government’s devolution proposals.	

Local Development Scheme 2025 - Timetable	
Review of Epping Forest District Local Plan adopted 6 March 2023 to include consideration of the following in accordance with Policy D7 Part D as follows: The Council will have particular regard to the following factors when reviewing policies within the Local Plan and determining whether or not relevant policies require updating: <ul style="list-style-type: none"> • 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); • transport modal shift and the take up of ultra low emission vehicles; • appeals performance; • significant local, regional or national economic changes; and • progress in plan-making activities by other local authorities. 	Completion by 6 March 2028.
Additional evidence gathering and background work (with a focus on those parts of the Local Plan which require updating as identified through the Local Plan Review).	April 2028 – March 2029
Finalise updates to relevant policies in the adopted Local Plan, informed by a Sustainability	April - June 2029

² <https://www.local.gov.uk/pas/plans/nppf-2021-local-plan-route-mapper-toolkit-reviewing-and-updating-local-plan-policies>

Appraisal and Habitats Regulations Assessment.	
Consultation on draft updated local plan under Regulation 18 (a minimum of 6 weeks)	July – September 2029 (period provides additional time to reflect the summer holiday period).
Review comments received and prepare Regulation 19 Local Plan Submission Version.	October - December 2029
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	January – February 2030
Submission to Planning Inspectorate for Examination Regulation 22	March 2030
Examination in Public Regulation 24	Summer 2030
Receipt of Report Regulation 25	Autumn 2030
Expected Adoption & Publication (including policies map) of changes Regulation 26	Winter 2030
Production	
Lead department	Planning Policy (Planning Services)
Management	The Portfolio Holder (and the relevant Scrutiny Panel and Cabinet as necessary) will consider drafts. Full Council will approve final draft documents for consultation and prior to submission to Government for Independent Examination.
Resources	Planning Policy Team with input where appropriate from other Council services including Development Management Team, Corporate Support, Economic Development, Environment, Country Care, Finance, and Housing. Other key stakeholders/statutory bodies will also be engaged as and when appropriate/necessary.
Community and Stakeholder Involvement	In accordance with the Council’s adopted Statement of Community Involvement

2. Community Infrastructure Levy Charging Schedule	
Purpose	<p>The Community Infrastructure Levy (the ‘levy’) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.</p> <p>The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.</p>
Which “saved” policies will it replace?	Not applicable
Geographical coverage	District wide subject to the outcomes of the viability evidence
Status	Levy charge which has similar process to Development Plan Documents
Conformity	CIL Regulations 2010 (as amended), the National Planning Policy Framework and planning practice Guidance
Timetable	
Produce CIL Viability Assessment	January 2025
Draft Charging Schedule public consultation	March / April 2025
Review technical consultation responses	April / May 2025
Submission of CIL Charging Schedule	Summer 2025
Examination	Winter 2025
Adoption	Early 2026