

PLANNING POLICY AND LOCAL PLAN COMMITTEE

29 JUNE 2021

REPORT OF THE ASSISTANT DIRECTOR (STRATEGIC PLANNING AND PLACE)

A.1 – SECTION 2 LOCAL PLAN: MODIFICATIONS STAGE

(Report prepared by Paul Woods and Gary Guiver)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

- a) To report to the Planning Policy and Local Plan Committee the recommendations of the Planning Inspectors as to the ‘modifications’ required for Section 2 of the Council’s new Local Plan to meet the requirement for legal compliance and ‘soundness’; and
- b) To seek the Committee’s agreement to proceed to the next stage of the plan-making process which is to publish the modifications for six weeks public consultation.

EXECUTIVE SUMMARY

Key Points

- The Council has reached another key milestone towards the adoption of a new Local Plan.
- Following virtual examination hearings in February and March 2021, the government-appointed Planning Inspectors for Section 2 of the Local Plan have issued a letter confirming the recommended ‘main modifications’ required to make the plan legally compliant and sound.
- The majority of these modifications reflect, broadly, those already put forward by the Council itself in the run up to the examination hearings and those discussed during the hearing sessions themselves. All are aimed at improving the soundness of the plan, responding to representations received during the previous consultation and ensuring the plan is kept up to date, reflecting the latest evidence.
- There are no radical or unexpected changes of approach being introduced through the proposed modifications and, importantly, the Inspectors are not asking for any additional land to be allocated in the plan for housing.

- The 'main modifications' recommended by the Inspectors must be published for consultation before the Inspectors can write their final report and the Plan can be adopted. It is proposed that consequential changes to the Local Plan maps and 'additional modifications' of a minor/factual nature are also published for consultation.
- Progressing to this next stage of the process makes it possible that the Council could be in a position to formally adopt the new Local Plan, in full, by the end of this year.

Background

In January 2021, the Council formally adopted Section 1 of Local Plan which sets out the overarching strategy for North Essex including policies setting the overall housing and employment requirements and the policies relating to the Tendring Colchester Borders Garden Community.

Section 2 of the Local Plan contains more specific local policies and proposals relevant and applicable only to Tendring. Like Section 1, before Section 2 of the Local Plan can be formally adopted, it must be examined by a government-appointed Inspector whose job it is to check that 1) the plan has been prepared in line with various legal requirements and 2) that the policies and proposals in the plan comply with the 'tests of soundness' contained within the National Planning Policy Framework (NPPF).

Examination hearings for the Section 2 Plan took place in February and March 2021, virtually using Microsoft Teams and the two appointed Inspectors have now written to the Council recommending a series of 'main modifications' that that are considered necessary to ensure Section 2 of the Plan is made 'sound' and for it to thereafter proceed towards formal adoption. The majority of the modifications reflect (broadly) those put forward by the Council as suggestions – many of which were considered and endorsed by Members of the Planning Policy and Local Plan Committee over the last couple of years. Some of the modifications also arose out of the discussions at the examination hearings themselves. None of the modifications are considered by Officers to be radical nor unexpected. Some of the notable modifications being proposed include a full update of the housing figures and protected employment sites, consequential adjustments to the settlement development boundaries to reflect grants of planning permission, deletion of any unnecessary or redundant policies and the simplification of certain policies.

Critically, the Inspectors are not asking for any additional sites to be included in the Local Plan for housing and are agreeing to improvements to the Council's design and climate change policies, broadly in line with the suggestions previously agreed by the Committee.

As part of the statutory process, the 'main modifications' (which the Inspectors consider necessary to make the Local Plan sound) have to be published for six weeks consultation alongside an updated 'Sustainability Appraisal' and 'Habitats Regulation Assessment' for the Section 2 Local Plan (which have been prepared by consultants and are available as background papers to this report).

Modifications to the Local Plan Maps (most of which come as a consequence of main modifications or are otherwise consequential changes resulting from the grant of planning permission or physical changes on the ground) and a series of 'additional modifications' which are minor and factual in nature are also recommended, by your Officers, for consultation alongside the Main Modifications, in the interest of transparency and completeness.

Next steps

The next step is to publish the modifications, updated Sustainability Appraisal, and updated Habitats Regulation Assessment for the Section 2 Plan for 6 weeks public consultation. It is suggested that this consultation runs from mid-July, which will allow the Inspector time to see, and if necessary comment, on the updated Sustainability Appraisal and Habitats Regulation Assessment that have been prepared.

Following the consultation, all the responses go to the Inspectors who will then consider the need for any further changes before producing a final report confirming whether or not the Council can proceed to adopt Section 2 of the Local Plan. It is hoped that the Council could be in a position to adopt the Section 2 Plan by the end of this year, possibly as early as the Autumn.

RECOMMENDATION

That the Planning Policy and Local Plan Committee:

- a) notes the Planning Inspectors' letter dated 19 May 2021 (attached as Appendix 1 to this report), the recommended 'Main Modifications' (Appendix 2), the 'Additional Modifications (Appendix 3), and the associated 'Modifications to the Local Plan Maps' (Appendix 4);**
- b) following agreement with the Leader of the Council, agrees that Officers proceed to publish the Main Modifications, Additional Modifications and Modifications to the Local Plan Maps for six-weeks public consultation, alongside an updated Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) in accordance with Regulation 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and for any responses to be forwarded to the Planning Inspectors to enable them to reach final conclusions on the legal compliance and soundness of Section 2 of the Local Plan; and**
- c) for the Assistant Director for Strategic Planning and Place to agree the dates of consultation with the Chairman of the Planning Policy and Local Plan Committee and the Planning Inspectors.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The preparation and adoption of a new Local Plan is a high priority for the Council. It is also the goal of government for local planning authorities to deliver sustainable development and coordinated provision of housing, jobs and infrastructure whilst best protecting and enhancing the natural and built environment. As we move closer to the adoption of Section 2 of the Local Plan (following adoption of Section 1 earlier this year), the Council has greater power to resist speculative development, exercise greater control over the way development is delivered within the district and push towards achieving higher standards of quality.

RESOURCES AND RISK

There is a risk of legal challenge following the adoption of the Section 2 Local Plan if any party believes that the Inspector or the Councils have made any legal or procedural errors. This risk has however been minimised with the Inspector taking particular care to thoroughly examine legal and procedural matters as part of the examination process. There are no obvious grounds that would justify such a challenge. For information, there was no legal challenge to the adoption of the Section 1 Local Plan earlier this year

The Inspectors have now given clear advice on the how the Section 2 Plan ought to be modified in order to meet the government's tests of soundness and for the Council to proceed to the next stage of the plan-making process.

The consultation, which will simply involve publishing the modifications and associated documents on the Council's website and inviting comments, can be carried out within existing budgets and staff resources. If the consultation responses raise new matters that the Inspectors wishes to explore further, they can request additional information or hold further hearing sessions to resolve those matters before issuing their final report.

LEGAL

The planning legislation and the National Planning Policy Framework (NPPF) (both the 2012 version applicable to this Local Plan and the new 2019 version) place Local Plans at the heart of the planning system, so it is essential that they are in place and kept up to date. The NPPF expects Local Plans to set out a vision and a framework for the future development of the area, addressing the needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 (as amended) state that applications for planning permission must be determined in accordance with the 'development plan' unless material considerations indicate

otherwise. The statutory 'development plan' for Tendring, as it stands is the 2007 Adopted Local Plan alongside Section 1 of the 2013-2033 and Beyond Local plan (adopted earlier this year). However, the policies and proposals in the Adopted Local Plan are increasingly out of date and Section 1 of the Local Plan only deals with higher-level strategic matters. The NPPF states that where the development plan is out of date permission should be granted for sustainable development unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits or other policies indicate otherwise. It is therefore important to progress the Section 2 Local Plan through the remaining stages of the plan making process and ensure it meets the requirements of national planning policy so that, together with Section 1, it can become the new statutory development plan and be relied upon by the Council acting as the Local Planning Authority.

Section 33A of the Planning and Compulsory Purchase Act 2004, as amended ("2004 Act") places a legal duty upon local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation, this is known as the 'Duty to Cooperate' on strategic matters of cross-boundary significance, which includes housing supply. Before a Planning Inspector can begin the process of examining a Local Plan, they need to be satisfied that the local authority has demonstrated it has done everything it can to ensure effective cooperation with neighbouring authorities and other partner organisations and has sought to resolve, as far as is possible, any cross-boundary planning issues. Through the examination of Section 1 of the Local Plan, it has already been determined that the Council has complied with the Duty to Cooperate.

The Town and Country Planning (Local Planning)(England) Regulations 2012 make provision for the operation of the local development planning system including, for the purposes of this report, regulations relating to the preparation, publication and representations relating to a local plan and the independent examination.

Section 19 of the 2004 Act requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan and the consequence of reasonable alternatives, during its preparation and in addition prepare a report of the findings of the Sustainability Appraisal. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development". The purpose of a Sustainability Appraisal is to ensure that potential environmental effects are given full consideration alongside social and economic issues.

Section 20(7C) of the 2004 Act provides that the Inspectors must, if asked to do so by the local planning authority, recommend modifications to the local plan that would satisfy the requirements mentioned in subsection 20(5)(a) to make it sound. A updated Sustainability Appraisal will be published for consultation alongside the modifications. Essex Place Services have carried out this update, and consultants LUC have produced an update to the Habitat Regulations Assessment (HRA) which will consider the impact of the modifications on international wildlife sites. These

documents are available as background papers to this report and have been sent to the Inspectors for any comment ahead of consultation.

The NPPF requires a local planning authority to submit a plan for examination which it considers to be “sound” meaning that it is: positively prepared, justified and effective. The job of the Planning Inspector is to test that the Local Plan meets legal and procedural requirements and the above tests of soundness. The Inspectors have already confirmed that legal and procedural requirements have been met but that the Section 2 Local Plan will require modifications to ensure that it is sound. These modifications need be published for consultation in their own right before the Council can proceed to the adoption of Section 2.

The terms of reference of the Planning Policy and Local Plan Committee includes the exercise of the Council’s functions, powers and duties in relation to the preparation of the District Council’s Local Plan, including ensuring that it meets the “tests of soundness” set out in the NPPF. This report does not require any recommendations to Full Council, which will be required at the next stage of the process once the Planning Inspector’s report is received for final adoption of Section 2.

The confirmation from the Inspectors that the Section 2 Local Plan can progress to the next stage of the process is a positive step in the plan-making process that allows the Council to increase further the weight that can be given to the emerging Local Plan when determining planning applications – particularly those policies where either no changes are being recommended or where the changes are relatively subtle. However, where policies are the subject of main modifications that represent a material change in approach, it will be necessary for decision makers, whether Officers or Planning Committee members, to carefully consider how much weight can sensibly be applied to both those policies and the modifications given that they are recommendations that are still subject to consultation and potential further changes ahead of the Council’s final decision to adopt.

OTHER IMPLICATIONS

Area or Ward affected: All wards.

Consultation/Public Engagement: The modifications would need to be the subject of six weeks public consultation to invite any final comments before the Inspectors can come to a final decision on the soundness of Section 2 of the Local Plan.

The consultation will be confined to the recommended modifications and comments on other elements of the plan not recommended for modification (and which are therefore presumed to be sound) will not be invited. The updates to the Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) will however be published alongside the modifications and comments on those documents will be invited. It is proposed that the consultation exercise will run between July and August 2021 with the relevant documents being published on the Council’s website. Hard copies will be made available to view at Council Offices and public libraries subject to their opening hours.

Consultees on the Council's database will be notified and there will be publicity via a number of media channels. The nature of the consultation exercise will not necessitate any public meetings, exhibitions or other face to face events.

Following the consultation the Council would process all representations received and submit them (alongside the documents subject to the consultation) to the Inspector's Programme Officer.

PART 3 – SUPPORTING INFORMATION

Background

Section 1 of the emerging Local Plan ('the Section 1 Plan') sets out an overarching strategy for future growth across Braintree, Colchester and Tendring – the 'North Essex Authorities' ('NEAs'). As well as including policies setting the overall housing and employment requirements for North Essex up to 2033, the plan includes a proposal for a new cross-boundary 'Garden Community' at the border between Tendring District and Colchester Borough.

In contrast, 'the Section 2 Plan' for each of the three authorities contains more specific local policies and proposals relevant only to their individual area. Following the necessary stages of consultation, the Local Plans were submitted to the Secretary of State in 2017 to begin the process of independent examination.

Following examination hearings between 2018 and 2020, the Section 1 Plan was found to be sound – providing a number of main modifications were made. The modified Section 1 Plan was formally adopted following a meeting of the Full Council on 26th January 2021.

Preparations for the Section 2 Examination began in autumn 2020, when the Council was notified that the examination would be conducted jointly by two Inspectors, Anne Jordan BA (Hons) MRTPI and Jameson Bridgwater PGDipTP MRTPI

In order to assist the Inspectors with their preliminary work examining the Section 2 Plan, the Council (at the Inspectors' request) prepared a series of Topic Papers covering the following areas:

- Consequential Changes (arising from the modifications to Section 1 and changes in National Legislation/Policy)
- Housing
- Retail and Town Centre Policy
- Employment Land
- Strategic green Gaps
- Hartley Gardens
- Oakwood Park

- Mapping Changes

Following receipt of these Topic Papers (which were submitted between September and December 2020), the Inspectors and their colleagues at the Planning Inspectorate began making arrangements with Officers for the Hearings themselves.

Examination Hearings

In January 2021 the Council received, from the Inspectors, a draft time table for the Section 2 Hearing Sessions, and a set of 'Matters, Issues and Questions' (MIQs) identifying the main topics or 'matters' that the Inspector wished to discuss, with a series of questions under each matter. The Council and other participants in the examination (i.e. those who made representations during the 2017 consultation) were invited to prepare and submit 'hearing statements' that responded, in writing, to the Inspector's questions. Officers produced, with expert consultants where necessary, the hearing statements that respond to all of the Inspector's questions.

Due to the COVID-19 pandemic, and the unpredictability of lockdowns when arrangements were being made in the autumn, the Planning Inspectorate decided to hold entirely Virtual Hearings using Microsoft Teams. The hearing sessions began at the end of February 2021 and covered the following matters:

Day 1: Tuesday 23th February 2021

- Matter 1a & 1b: Duty to Co-operate and Overarching Issues
- Matter 2: Spatial Strategy

Day 2: Wednesday 24th February 2021

- Matter 3: Housing Allocations
- Matter 4: Supply of Housing Land

Day 3: Thursday 25th February 2021

- Matter 5: Healthy Places
- Matter 6: Living Places and Design

Day 4: Tuesday 2nd March 2021

- Matter 8: Protected Places
- Matter 9: Connected Places

Day 5: Wednesday 3rd March 2021

- Matter 7: Prosperous Places and SAE Allocated
- Matter 10: Delivering Places

At each session the Council was represented by Officers, who at some sessions were supported by consultants who had previously been commissioned to complete certain technical studies and evidence documents. Third parties, such as land owners and members of the public, were given the opportunity to speak if they had requested to do so during the public consultation in 2017. They were

allowed to present their views to the Inspector, and the Council was given the opportunity to respond to points raised and refer the Inspector to any relevant evidence to enable her to reach her conclusions.

As the sessions were held remotely, they were live streamed to the Council's YouTube channel – in a similar manner to the Council's own virtual committee meetings over the past year. Recordings of these streams were made, and are available for the public to view.

Following the hearing sessions, written communication was exchanged between the Council and the Inspectors, which provided confirmation and clarification of any points discussed during the Hearings. Throughout the hearings, the Inspector considered the soundness of the Section 2 Local Plan but also gave consideration to the modifications that had been put forward by the Council with the aim of improving the Plan and keeping it up to date. The Inspector provided indications throughout the hearings as to issues that might require further changes or further work and, because of this, none of the modifications that have been recommended have come as a surprise to Officers.

The Inspector's Letter

The Inspectors letter dated 19th May 2021 indicates that the Section 2 Local Plan can be found sound if a number of 'Main Modifications' are made. A schedule of these modifications was included with the letter as an Annex, along with an additional schedule of 'Additional Modifications' which can be made at the Council's discretion.

The letter also sets out the requirement for the Council to produce addenda to the Sustainability Appraisal and Habitats Regulations Assessment – both of which have been prepared ready to be published for consultation alongside the modifications.

Modifications

Annex 1 of the Inspectors' letter sets out schedule of all 'Main Modifications' the Inspectors consider are required in order to make the Plan sound. There is also an Annex 2 schedule of 'Additional Modifications' that are minor and more factual in nature and Officers have compiled a further document that shows the proposed changes to the Local Plan Maps.

In summary, the modifications include:

- **Full update of the housing figures** (see reference MM9.1-MM9.4) and the list of allocated housing sites in the Local Plan to reflect an April 2020 position. It includes updating the number of homes that have been built or obtained planning permission and the deletion of certain site allocations from the Local Plan where they have either already been built, are under construction, have obtained full planning permission or have been determined to be unlikely to deliver before 2033. These changes are broadly based on those presented to and agreed by the Planning Policy and Local Plan Committee. The only housing site being deleted from the Local Plan, that the Council hadn't already suggested itself, is a small site for 47

homes in Walton to the west of the recent Hamford Park development where the Inspector is concerned about historic buildings and trees on the site. No additional housing sites are being added in to the Local Plan, our 5-year supply is sound and there are no changes to the target of 550 homes a year.

- **Various adjustments to the settlement development boundaries** (as set out within the separate document showing ‘before and after’ versions of the Local Plan Maps) mainly to reflect development that has already happened, is under construction or has obtained planning permission or to ensure consistency of approach or adjustments that come as a logical consequence of changes on the ground.
- **Changes to the 1,700 home Hartley Gardens Development site** (see references MM43.1-MM43.4) north of Clacton to widen its boundary (to make more space for biodiversity offsetting), strengthen its policy requirements and require the preparation of a separate Supplementary Planning Document (SPD) as a masterplan to guide the scheme. **The specific requirement for a link road around the outside edge of the site has been removed** to allow the transport requirements of the scheme to be revisited and confirmed through more technical assessment. Officers are in discussions with Homes England and ECC about funding infrastructure and potential acquisition of the site. Only 200 of the 1,700 homes are required to be built before 2033, but the rate of development could potentially be accelerated, with the right assistance, to help meet Clacton’s high level of need.
- **Deletion of unnecessary and/or redundant policies** from the Local Plan (see references MM41.7-MM47.2, and MM49.2-MM49.7) – particularly site-specific policies relating to housing developments that have either already been built or are under construction, the policies for Mistley port (which do not add anything to policies found elsewhere in the Plan) and policies for specific employment sites (that again do not add anything to other general policies in the Local Plan).
- **Simplification of the retail and town centre policies** (see references MM18.1-MM22.7) to reflect latest evidence and changes in national policy and planning law and to allow a more flexible approach to the use of property in town centres, with the deletion of designated primary and secondary shopping frontages and an alteration to the boundary for Clacton Town Centre – as already considered and agreed by the Committee.
- **All protected employment sites to be shown on the Local Plan maps** and the policy for protecting those sites is being simplified (see references MM23.1-MM24.1) with non-employment development only being allowed where it has become inherently unsuitable or unviable for employment use, its loss will facilitate wider economic regeneration benefits or its loss would ease or resolve long-standing and otherwise irresolvable conflicts between land uses.

- **The employment land allocation policy and maps to be updated** (see reference MM24.1) to include more sites that have already obtained planning permission including land off Telford Road in Clacton, the Harwich Valley site, land at Horsley Cross and land at the Crown Business Centre in Old Ipswich Road, Ardleigh. This helps to present the district's availability of employment land in a more positive light.
- Confirmation that the government's **nationally described space standards for new homes will be applicable** in Tendring (i.e. the 'Parker Morris plus' standards) (see reference MM11.1) – as previously requested by the Committee.
- Inclusion of a **'hooks' within the policy wording enabling progress on the Jaywick Sands Place Plan and Design Guide** Supplementary Planning Document (SPD) (see references MM12.2 and MM30.3).
- **Simplification of the affordable housing policy** (see references MM13.1-MM13.3) to maximise the Council's ability to secure 30% affordable housing on larger residential developments – in line with the new Housing Strategy.
- **Modifications to the Council's policies on self-build homes** (see reference MM15.1) **and care homes** (see reference MM17.1) to ensure that any developments that are exceptionally allowed outside of settlement boundaries are appropriate in scale and impact for their location.
- **Simplification of the Gypsy and Traveller policy** (see reference MM16.1-MM16.3) to reflect the latest position in terms of number of pitches already in existence or with planning permission and to remove certain prescriptive requirements that the Inspector has found to be discriminatory and not in accordance with national policy. No additional Gypsy and Traveller sites are being included in the Local Plan.
- **Strengthening of the Holiday Parks policy** (see references MM27.1-MM27.5) to reflect latest evidence, including the Tourism Strategy, the requirements of the habitat regulations and provide clearer guidance for dealing with proposals for conversion to residential.
- **More commentary on Priority Areas for Regeneration** (see references MM30.1-MM30.6) setting out the Council's aims for regeneration in Clacton Town Centre and Seafront, Jaywick Sands, Harwich Old Town, Dovercourt Town Centre, Walton on the Naze.
- **Improvements to the Flood Risk policy** (see references MM31.1-MM31.3) to reflect Environment Agency advice and to provide clearer guidance in respect of evacuation and refuge in the event of a flood.
- **Update to reflect the expansion of the Suffolk Coast and Heaths AONB** (see references MM32.1, MM32.3 and MM49.1) across to the southern shore of the Stour.

- **Inclusion of the requirements of the Habitats Regulations** within the biodiversity policy (see references MM33.1-MM33.2) to be consistent with Natural England guidance and the 'RAMS' approach to mitigation.
- **Simplification of the Strategic Green Gaps Policy** (see references MM35.1-MM35.3) but no changes to the Green Gap boundaries despite objections by some developers and landowners. This will be welcomed by Little Clacton Parish Council who have been fighting hard to maintain the gap to Clacton.
- **Strengthening the policies on listed buildings, Conservation Areas and other heritage assets** (see references MM36.1-MM36.5) in line with Historic England advice and improving their alignment with national policy – including better protection for non-designated heritage assets.
- **Strengthening the Renewable Energy and Energy Efficiency policy** (see references MM37.1-MM37.5) – broadly in line with the changes requested by the Planning Policy and Local Plan Committee and Climate Change Working party, albeit with slightly different wording and some of the prescription moved into the supporting text rather than included in the policy. The Inspector was very careful to ensure we did not conflict with ministerial advice and therefore recommended some changes to the wording we had suggested.
- **Strengthening the policy for the Avenues Area of Special Character in Frinton** (see reference MM38.1).
- **A new section of text on Neighbourhood Plans** (see reference MM2.1) which specifically identifies the Local Plan policies with which Neighbourhood Plans should conform.
- **A new requirement for developers to comply with a 'considerate constructors scheme'** (as requested by the Committee) (see reference MM5.8).
- **A new section of text that explains the NHS' move towards the provision of digital services** (see reference MM6.1) and the importance of high speed broad band access and a new requirement within Policy HP1 for applications for residential institutions or 1,000sqm or more of commercial floor space to be accompanied by a 'Health Impact Assessment' (HIA).
- **A new simpler version of the Open Space, Sports and Recreational Facilities policy** (see reference MM8.3) that gives the Council more flexibility to either seek new open space on-site as a part of large housing developments or to pool financial contributions towards the creation of larger open spaces off-site.

Next Steps

The Inspectors have asked us to provide an indication of when we will be publishing the modifications for consultation and will need to see the updated Sustainability Appraisal and Habitats Regulation Assessments which have already been completed and sent over for comment. We believe that we will be in a position to publish the modifications and other documents for a 6-week consultation in July with a specific date to be confirmed in consultation with the Inspector and the Chairman of the Planning Policy and Local Plan Committee.

Following the consultation, all the responses will be sent to the Inspectors who will then produce a final report confirming whether or not the Council can proceed to adopt Section 2 of the Local Plan. As with Section 1, the decision to formally adopt the Section 2 Plan at the end of the process will be made by a meeting of the Full Council.

APPENDICES

Appendix 1 – Letter from Planning Inspectors Anne Jordan and Jameson Bridgewater dated 19th May 2021

Appendix 2 – Inspector’s schedule of recommended ‘Main Modifications’ to the Section 2 Local Plan

Appendix 3 - Schedule of ‘Additional Modifications’ to the Section 2 Local Plan

Appendix 4 – Schedule of ‘Modifications to the Local Plan Maps’

BACKGROUND PAPERS

Update to the Sustainability Appraisal – available online

Update to the Habitat Regulations Assessment – available online