COUNCIL

24 NOVEMBER 2026

ADDENDUM TO THE REFERENCE FROM THE PLANNING POLICY & LOCAL PLAN COMMITTEE

A.3 TENDRING DISTRICT LOCAL PLAN REVIEW: FINAL SUBMISSION TO THE SECRETARY OF STATE FOLLOWING REGULATION 19 CONSULTATION
(Report prepared by Ian Ford, Democratic Services Manager)

PURPOSE OF THE REPORT
To enable Full Council to consider the recommendations made to it by the Planning Policy and Local Plan Committee in relation to the Tendring District Local Plan Review – Final Submission version.

EXECUTIVE SUMMARY
The Planning Policy and Local Plan Committee ("the Committee"), at its meeting held on 17 November 2026, considered a comprehensive report of the Corporate Director (Planning and Community) (A.1) which had presented the outcome of the final public consultation on the Local Plan: Regulation 19 Submission Version carried out in September and October 2026 including an overview of the level and nature of representations received from residents and other stakeholders, and the main issues and matters raised. The report had also sought the Committee's agreement to recommend to Full Council that the Local Plan be formally submitted to the Secretary of State to begin the next stage of the statutory plan-making process i.e. the independent examination to be carried out by a Government-appointed Planning Inspector. Having considered that report the Committee had formally resolved unanimously:- *"that the Planning Policy and Local Plan Committee –* *a) notes the content of this report which provides an overview of the main matters and issues raised by residents and other stakeholders in response to the recent public consultation on the Regulation 19: Tendring District Local Plan: Submission Version and the associated Sustainability Appraisal and Habitats Regulations Assessment;* *b) notes that all of the representations will be provided to the Planning Inspector carrying out the Independent Examination of the Local Plan for their consideration in determining the legal compliance and soundness of the Plan; and* *c) subject to the agreement of the Leader of the Council and the Portfolio Holder responsible for Planning, recommends to Full Council, having considered the matters and issues raised in the aforementioned representations, that it:* *i. confirms agreement for the Tendring District Local Plan – Submission Version (as was agreed by the Council on 1 September 2026 and subsequently published for consultation) to be formally submitted to the Secretary of State for Independent Examination ideally before 31 December 2026 (and certainly no later than the Government's recently extended cut-off date of 31 March 2027) in accordance with Regulation 22 of the Town*

and Country Planning (Local Planning) Regulations 2012 (as amended);

ii. *agrees to request that the Planning Inspector appointed to carry out the Independent Examination be authorised to recommend modifications to the Tendring Local Plan as part of the Examination process, in accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), as might be required in their view to make the Local Plan sound;*

iii. *agrees that the Corporate Director (Planning and Community) be authorised to prepare all necessary documents (as set out in this report) to support the submission of the Local Plan to the Secretary of State which will include, amongst others, the Local Plan itself, the associated Sustainability Appraisal, Habitats Regulations Assessment and other evidence-based studies and copies of all the representations received in response to the recent public consultation;*

iv. *agrees that the Corporate Director (Planning and Community) and his team of Officers and specialist consultants be authorised to act on the Council's behalf at the Independent Examination in submitting written statements, preparing and agreeing Statements of Common Ground, making oral representations at the Hearing Sessions, and, where necessary, giving advice to the Planning Inspector on any emerging recommendations for modifications;*

v. *notes that before the Local Plan and associated documents are formally submitted to the Secretary of State, and in accordance with the Planning Inspectorate's procedural guidance, Officers will have completed and sent a 'pre-examination checklist' to the Inspectorate in anticipation of written confirmation that the Plan is considered ready for examination; and*

vi. *notes that on submission of the Local Plan to the Secretary of State, it will have progressed through another important stage of the plan-making process which allows a level of additional weight to be given to its policies in the determination of planning applications, alongside consideration of the extent of unresolved objections to relevant policies and the degree of consistency with national policy."*

On 18 November 2026, the Leader of the Council, acting in the absence of the Portfolio Holder for Housing & Planning, made a decision to agree, inter alia, and on behalf of the Cabinet, to recommend to Full Council that the Tendring District Local Plan – Submission Version (as was agreed by the Council on 1 September 2026 and subsequently published for consultation) be formally submitted to the Secretary of State for Independent Examination.

RECOMMENDATIONS

That Full Council –

(a) confirms agreement for the Tendring District Local Plan – Submission Version (as was agreed by the Council on 1 September 2026 and subsequently published for consultation) to be formally submitted to the Secretary of State for Independent Examination ideally before 31 December 2026 (and certainly no later than the Government's recently extended cut-off date of 31 March 2027) in accordance with Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012 (as amended);

(b) agrees to request that the Planning Inspector appointed to carry out the Independent Examination be authorised to recommend modifications to the Tendring Local Plan as part of the Examination process, in accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), as might be required in their view to make the Local Plan sound;

(c) agrees that the Corporate Director (Planning and Community) be authorised to prepare all necessary documents to support the submission of the Local Plan to the Secretary of State which will include, amongst others, the Local Plan itself, the associated Sustainability Appraisal, Habitats Regulations Assessment and other evidence-base studies and copies of all the representations received in response to the recent public consultation;

(d) agrees that the Corporate Director (Planning and Community) and his team of Officers and formally appointed specialist consultants be authorised to act on the Council's behalf at the Independent Examination in submitting written statements, preparing and agreeing Statements of Common Ground, making oral representations at the Hearing Sessions, and, where necessary, giving advice to the Planning Inspector on any emerging recommendations for modifications;

(e) notes that before the Local Plan and associated documents are formally submitted to the Secretary of State, and in accordance with the Planning Inspectorate's procedural guidance, Officers will have completed and sent a 'pre-examination checklist' to the Inspectorate in anticipation of written confirmation that the Plan is considered ready for examination; and

(f) notes that on submission of the Local Plan to the Secretary of State, it will have progressed through another important stage of the plan-making process which allows a level of additional weight to be given to its policies in the determination of planning applications, alongside consideration of the extent of unresolved objections to relevant policies and the degree of consistency with national policy.

CURRENT POSITION

Council is requested to consider the recommendations submitted to it by the Planning Policy and Local Plan Committee, and by the Leader of the Council, acting on behalf of the Cabinet.

BACKGROUND PAPERS

None

APPENDICES

None