

LOCAL PLAN SUB-COMMITTEE AGENDA

Thursday, 17 September 2020 at 6:00pm

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting will be held via Zoom and by the Council's YouTube channel – Braintree District Council Committees.

Members of the public will be able to view and listen to this meeting via YouTube.

To access the meeting please use the link below:

<http://www.braintree.gov.uk/youtube>

Members of the Local Plan Sub-Committee are requested to attend this meeting to transact the business set out in the Agenda.

Membership:-

Councillor D Bebb (Vice Chairman)	Councillor P Horner
Councillor K Bowers	Councillor D Hume
Councillor G Butland	Councillor Mrs G Spray (Chairman)
Councillor T Cunningham	Councillor T Walsh
Councillor T Everard	Councillor J Wrench

Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

A WRIGHT
Chief Executive

INFORMATION FOR MEMBER – DECLARATIONS OF MEMBERS' INTERESTS

Declaration of Disclosable Pecuniary Interests (DPI), Other Pecuniary Interests (OPI) or Non-Pecuniary Interests (NPI).

Any Member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Public Question Time – Registration and Speaking:

In response to the Coronavirus the Council has implemented procedures for Public Question Time for its virtual meetings which are hosted via Zoom.

The Agenda allows for a period of up to 30 minutes for Public Question Time.

Participation will be via the submission of a written question or statement which will be read out by an Officer or the Registered Speaker during the meeting. All written questions or statements should be concise and should be able to be read **within 3 minutes** allotted for each question/statement.

Members of the public wishing to participate are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by midday on the working day before the day of the Committee meeting. For example, if the Committee meeting is due to be held on a Tuesday, the registration deadline is midday on Monday, (where there is a bank holiday Monday you will need to register by midday on the previous Friday).

The Council reserves the right to decline any requests to register for Public Question Time if they are received after the registration deadline.

Upon registration members of the public may indicate whether they wish to read their question/statement or to request an Officer to read their question/statement on their behalf during the virtual meeting. Members of the public who wish to read their question/statement will be provided with a link to attend the meeting to participate at the appropriate part of the Agenda.

All registered speakers are required to submit their written questions/statements to the Council by no later than 9am on the day of the meeting by emailing them to governance@braintree.gov.uk. In the event that a registered speaker is unable to connect to the virtual meeting their question/statement will be read by an Officer.

Questions/statements received by the Council will be published on the Council's website. The Council reserves the right to remove any defamatory comment in the submitted questions/statements.

The Chairman of the Committee has discretion to extend the time allocated for public question time and to amend the order in which questions/statements are presented to the Committee.

Documents: Agendas, Reports, Minutes and Public Question Time questions and statements can be accessed via www.braintree.gov.uk

Data Processing: During the meeting the Council will be collecting performance data of participants' connectivity to the meeting. This will be used for reviewing the functionality of Ms Teams/Zoom and YouTube as the Council's platform for virtual meetings and for monitoring compliance with the legal framework for Council meetings. Anonymised performance data may be shared with third parties.

For further information on how the Council processes data, please see the Council's Privacy Policy. https://www.braintree.gov.uk/info/200136/access_to_information/376/privacy_policy

We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to governance@braintree.gov.uk

PUBLIC SESSION

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- 1 Apologies for Absence**
- 2 Declarations of Interest**
To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.
- 3 Minutes of the Previous Meeting**
To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 16th July 2020 (copy previously circulated).
- 4 Public Question Time**
(See paragraph above)
- 5 Braintree District Council Housing Delivery Test Action Plan 2020** **5 - 20**
- 6 Local Plan Examination Process - Update** **21 - 25**
- 7 Urgent Business - Public Session**
To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.

Exclusion of the Public and Press
To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

PRIVATE SESSION

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- 8 Urgent Business - Private Session**
To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

Braintree District Council Housing Delivery Test Action Plan 2020		Agenda No: 5
Portfolio	Planning	
Corporate Outcome:	A well connected and growing district with high quality homes and infrastructure	
Report presented by:	Alan Massow – Principal Planning Policy Officer	
Report prepared by:	Alex Evans – Planning Policy Officer	
Background Papers:		Public Report: Yes
Housing Delivery Test 2019 measurement https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement		Key Decision: No
National Planning Policy Guidance		
Executive Summary:		
<p>The Housing Delivery Test (HDT) is an annual measure of a local planning authority's performance in the completion of new homes, against a specified target. Results are published by the government each year usually in November, although the results for the year ending March 2019 were not published until February 2020.</p> <p>If a local authority's performance falls below specified percentages of housing delivery measured against targets then the Council must undertake further actions which can include the need to apply a greater buffer on the 5 year housing land supply, the need to apply the presumption in favour of sustainable development or the production of an Action Plan.</p> <p>In the case of Braintree, housing delivery was 67% against target in the three years ending 2019. As it fell below 95% of target, an Action Plan is required to be produced to specify how the authority would ensure housing delivery reached the target in the future. As delivery has fallen below 85% of its target, a 20% buffer is also required to be added to the authority's standard 5 year housing requirement. This is the second year that the authority has had to produce an Action Plan, but the first that it has been required to add the 20% buffer.</p> <p>The Action Plan for Braintree District has therefore been updated and its contents are set out in this report for members approval</p>		

Recommended Decision:
To approve the Braintree District 2020 Housing Delivery Test Action Plan
Purpose of Decision:
To provide an Action Plan for housing delivery in line with government requirements.

Any Corporate implications in relation to the following should be explained in detail.	
Financial:	None arising from this report
Legal:	To comply with Government legislation and guidance
Safeguarding:	No matters arising out of this report
Equalities/Diversity:	The Council's policies should take account of equalities and diversity.
Customer Impact:	None arising directly from this report
Environment and Climate Change:	None arising directly from this report
Consultation/Community Engagement:	Informal consultation has taken place with the development industry
Risks:	That housing delivery fails to meet the requirements set out in future Housing Delivery Tests which will result in other penalties being applied to the authority.
Officer Contact:	Alan Massow
Designation:	Principal Planning Policy Officer
Ext. No:	2577
E-mail:	Alan.massow@braintree.gov.uk

1.0 Background

- 1.1 The Housing Delivery Test (HDT) is a mechanism which was introduced in 2018 as a tool to monitor local planning authority's supply of new homes.
- 1.2 The results of the HDT are published each year by the government and are based on the results of housing delivery in the preceding three years. Results are meant to be published in November each year, however the results of the 2019 HDT were not published until February 2020.
- 1.3 The housing target against which a local authority is monitored is that which is set out in a Local Plan (if that Local Plan is less than five years old), or nationally produced household projections (Up to 2017/18) or the governments new standard housing methodology.
- 1.4 Depending on the results of the HDT, a local authority may be required to undertake additional work in the form of an Action Plan, may need to apply a greater buffer in the housing land supply or in the worst case must apply the presumption in favour of sustainable development.

2.0 Braintree District 2019 HDT Results

- 2.1 The results of the 2019 HDT for Braintree District show that the local authority had a target to deliver 1992 homes in the three years between 2016/17 and 2018/19. These were targets were taken from the Core Strategy and household projections in part of first year, in the second year they were taken from household projections and in the third year from the standard methodology. The authority supplied 1337 homes in that time period, 67% of the total required. The table below sets out the requirements and our achievements against them in more detail.

Target	Completion	Overall Percentage Achieved
504	291	67%
640	491	
809	555	

- 2.2 If the supply of homes is less than 85% of the total, as in the case of Braintree District, then the Council must apply a 20% buffer to its 5 year housing requirements. It is also necessary to update the Districts Action Plan setting out how it will increase housing supply to meet the HDT in the future.

3 Action Plan

- 3.1 The 2020 Action Plan is attached to this report as **Appendix 1** and is before this committee for approval today. The Action Plan contains details on the level and types of housing delivery in the Braintree District and considers the factors which may or may not be affecting housing delivery in the District. It also compares our % housing delivery against other authorities in Greater Essex.

- 3.2 The final part of the Action Plan is a table of actions that the local authority will be putting into place this year to increase the amount of homes being built in the District. The table includes the title and broad details of the project, as well as the team who will be leading this work and the timescale within which work will be completed.
- 3.3 The actions include a range of measures being undertaken by the Economic Development, Strategic Investment, Planning Policy and Development Management teams. These include making the best use of Council owned sites, working with partners to increase construction skills and increasing efficiencies in the development management process, all of which are designed to tackle factors which may slow down the delivery of new homes in the District, in order to try and meet the targets in the HDT in the future.
- 3.4 It should be noted that the requirement within the 2020 HDT results as set out in the guidance, is that if an authority fails to deliver 75% of the requirement, then the presumption in favour of development will also apply. Concerns have been expressed by professional bodies as to whether the HDT is appropriate to be continued in the same format this year, given the impacts of the pandemic but whilst government has acknowledged it is looking at this, no statements have been made on this matter to date.

4 Next Steps

- 4.1 The authority will implement the actions set out in the Action Plan.

Recommendation

To approve the Braintree District 2020 Housing Delivery Test Action Plan

Braintree District Council Housing Delivery Action Plan

August 2020

Braintree District Council Housing Delivery Action Plan

August 2020

1 Introduction

- 1.1 In 2018 the Government introduced a Housing Delivery Test (HDT) for local planning authorities in England. This measured housing delivery over the previous three years with the plan targets that applied at that time. Publication of the HDT results is planned to be in November each year, although publication of the 2019 results was delayed to February 2020.
- 1.2 The target to pass the Housing Delivery Test is 95%; all local authorities where net housing supply was less than 95% of the target must prepare a Housing Action Plan.
- 1.3 If supply is less than 85% of the target for the previous 3 years, the buffer required in the 5 year supply assessment is increased from 5% to 20%.
- 1.4 If supply is below a specified level, this results in a presumption in favour of sustainable development. For the 2019 HDT (measuring supply 2016/17 to 2018/19) it is 45%.
- 1.5 The target is defined by the adopted Plan annual average when the Local Plan is less than 5 years old; once the Plan reached 5 years old it is measured against, for up to 2017/2018, the annual average requirement according to a ten year period from the household projections; and from 2018/2019 the new housing need methodology.

2 The Results in Braintree District

- 2.1 The results against target for Braintree District 2016/2019 in the Housing Delivery Test are set out in Table 1. Braintree needs to produce an Action Plan but was confirmed as a 20% buffer authority for the 2019 HDT results:

Table 1: 2019 Housing Delivery Test Results Braintree District		
	Target	Supply
2016/2017	504	291
2017/2018	640	491
2018/2019	849	555
Total 2016/2019	1993	1337
Shortfall against 100% target 2016-19		655
Shortfall against test of 45% of target		67%

- 2.2 For the 2019 HDT, the target for Braintree was based on the adopted Core Strategy for part of Year 1 (2016/2017). As this document became more than 5 years old during part of Year 1, and all of Year 2 and 3 (2017/2018 and 2018/2019) was then based on the nationally prepared household projections and the standard methodology. .
- 2.3 There are 27 local planning authorities which are required to just produce a Housing Action Plan in 2020 (i.e. from the 2019 HDT results). 76 local planning authorities are now required to apply a buffer, and 8 local planning authorities are now in the presumption.

Figure 1 compares the results for Braintree with the other authorities in Greater Essex:

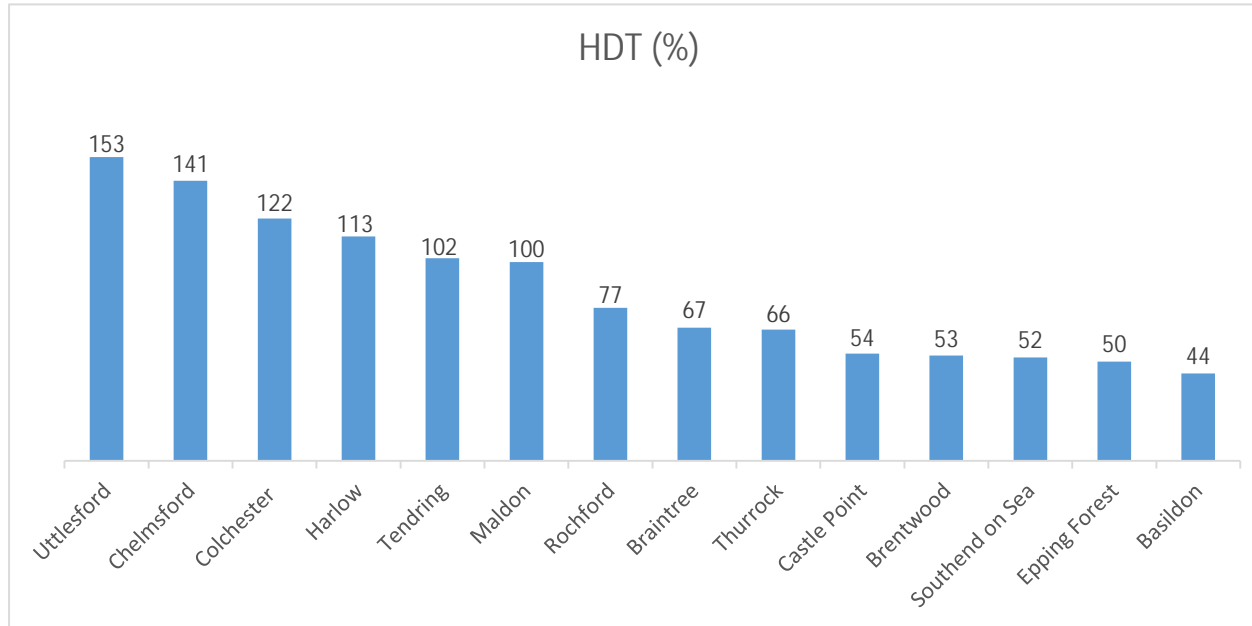
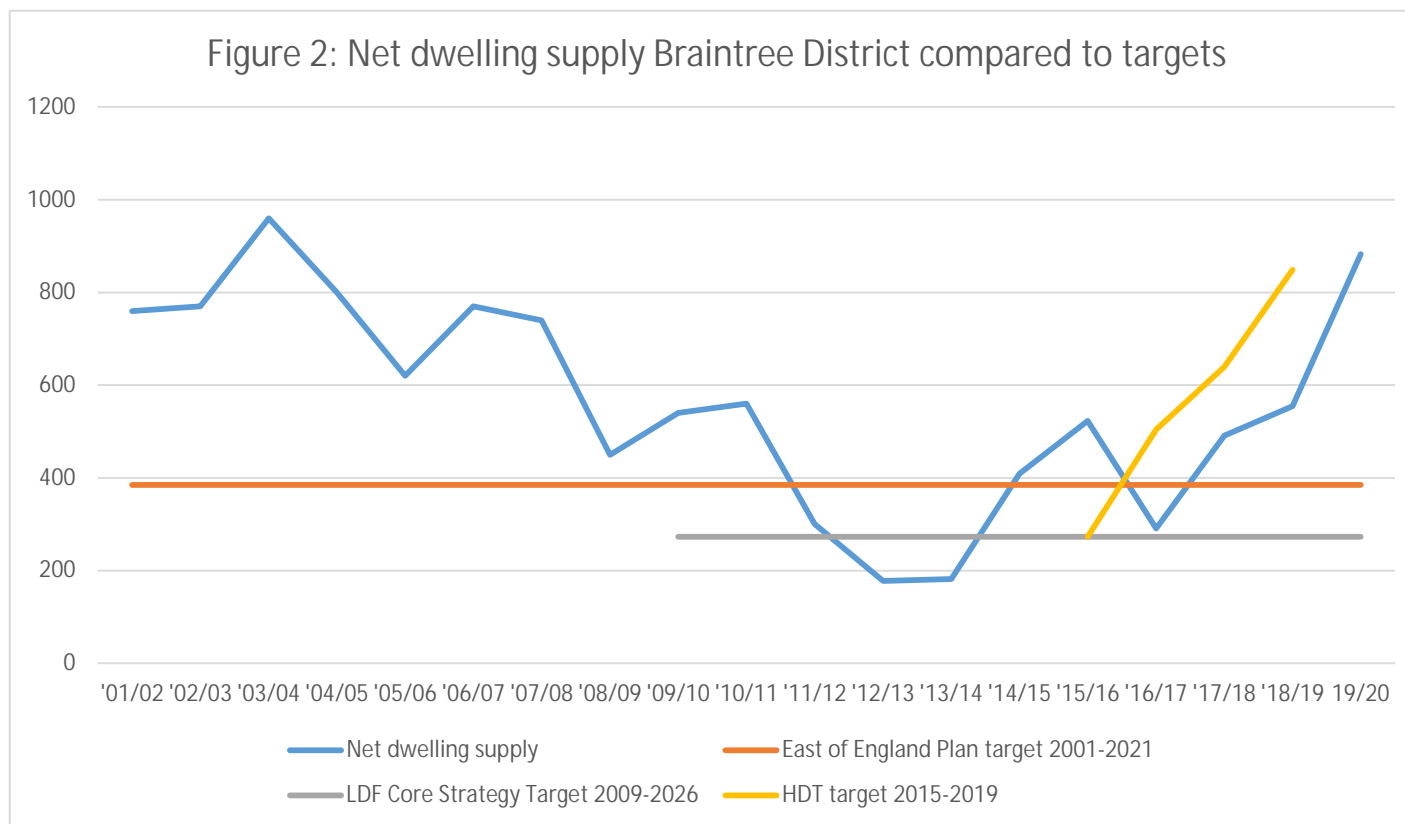


Figure 2 sets out the Councils actual completion rates per year alongside various targets which were in place at the time of recording the results.



3 Increase in the stock of sites with planning consent

- 3.1 Recognising that the District housing target rose dramatically from that set out in the 2011 adopted Core Strategy, the Council has been granting permission for new homes on suitable sites to meet the new target.

Figure 3 illustrates the increase in the stock of sites with planning consent in Braintree District from 2015.

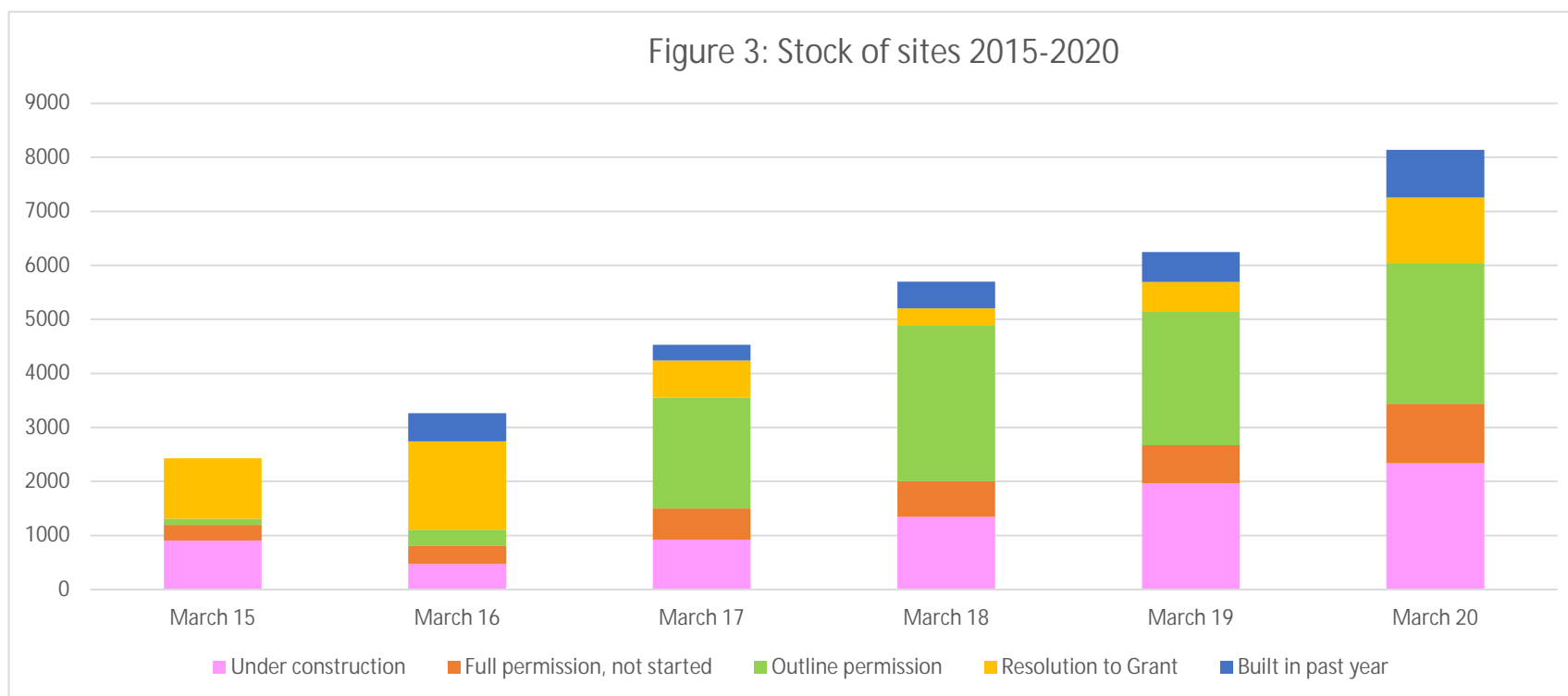


Table 2 sets out the figures for the stock of sites with permission by planning status, and also sites with a Resolution to Approve, from March 2015 to March 2020.

Table 2: stock of sites with permission, and sites with a Resolution to Grant						
Category of site planning status	March 15	March 16	March 17	March 18	March 19	March 20
Under construction	904	474	921	1342	1970	2339
Full permission, not started	293	333	585	665	704	1100
Outline permission	115	304	2046	2874	2465	2606
Resolution to Grant	1120	1630	687	326	554	1211
Total	2432	2741	4239	5207	5693	7256

- 3.2 Comparing the stock of sites either with permission or with a Resolution to Grant in 2015 and in 2020, the supply of sites increased by 4824 over the five year period.
- 3.3 The sites which have been approved or allocated within the Local Plan are of various sizes and are in various locations spread across the District. 30% of 40% affordable housing is also achieved on all sites of 10 or more.
- 3.4 Analysis of the time between the gaining of detailed planning permission and the start of construction on site has been found to be quicker than averages set out in national studies and therefore the authority considers that the way it is dealing with pre commencement or discharge of conditions or reserved matters is effective.
- 3.5 There are no inherent issues with stalled sites in the District, once planning permission is granted then these are normally built out. This will continue to be monitored and any issues dealt with on a case by case basis.
- 3.6 Viability is not generally an issue which causes delay on site development in the District although this differs on a site by site basis and sites which involve previously developed land or regeneration sites are more likely to be faced with viability issues. It is unclear whether this position will change in future years to recessions or challenges brought about by the UK exit from Europe or the covid 19 situation.

- 3.7 However the authority notes that the increased number of homes with planning permission has in some cases come from greenfield sites which are not allocated in the adopted or submitted Local Plan and that this has caused concerns from residents of the District about the number of sites which have been approved outside of the Local Plan process and the impact this may have on the provision of infrastructure.
- 3.8 The authority is therefore confident that in line with recommendations from the Letwin Review that there is a sufficient range of sites, homes and developers operating in the District to ensure an efficiency of delivery.

4 Key Issues and Challenges facing the District

- 4.1 Whilst the Council has continued to increase the number of permissions for new homes within the system it has identified four key issues set out below which could be preventing the authority reach its Housing Delivery Target. These challenges have been identified following experiences of the officers and members of the authority and discussions with key stakeholders and the development industry.

Step up in number of homes required.

- 4.2 The adopted 2011 Core Strategy was based on the now revoked East of England Plan and set a relatively low housing target for the District based on an assessment of locally generated need. This was despite a step-change increase in housing targets for the region as a whole - focused on Key Centres for Development and Change - and was in recognition of issues affecting Braintree District including the increase in long distance commuting and concern that infrastructure and employment growth had not kept pace with housing growth in past Plan periods.
- 4.3 With the revocation of the East of England Plan, the housing provision in the emerging Draft Local Plan for Braintree District sharply increased the housing target for the District. The target in the Core Strategy was an average of 273 dwellings.per.annun (dpa).; the target for 2017/18 in the Housing Delivery Test was 640 dwellings, and the draft Local Plan target over the Plan period 2013-2033 is 716 dpa. Coinciding with the slow and initially fragile recovery in housing market conditions after the severe recession, sites were not yet in place at the start of the Draft Plan Period to support the higher level of homes required; housebuilding lead times and delivery rates remained affected by economic conditions, and delivery in recent years has been below the proposed target rate.

Ensuring the delivery of the Local Plan

- 4.4 The Council submitted its Local Plan for examination in October 2017 and the document remains under examination by the Planning Inspectorate. A main modifications consultation on the shared section 1 of the Plan is currently underway.
- 4.5 Whilst the Local Plan is being examined draft allocations within the section 2 Local Plan have being coming forward in advance of the examination.

Appeals

- 4.6 The Council has in common with many other authorities seen an increase in the number of residential appeals which have been lodged. This takes planning resources away from determining planning applications to dealing with these appeals, particularly the work which is required when the matter is dealt with by inquiry. The Council has also seen several decisions 'recovered' or 'called in'. This includes situations where the authority has resolved to grant planning permission. There have been severe delays until the final decision has been issued, which in turn has an obviously knock on effect regarding the delivery of the homes.
- 4.7 The consistency of appeal decisions particularly where they relate to the 5 year housing supply and the deliverability of sites has also led to uncertainty and risk for both the local authority and developers in the District but has also had a detrimental effect of District residents. The Council wrote in 2019 to the Secretary of State regarding how different sites were treated completely different in different appeal results on the matter of their deliverability within the 5 year housing supply but has never receive a substantive response.

Market Factors

- 4.10 There are a large number of factors which affect the rate of house building in the District, and indeed nationally, which are in many cases beyond the control of the local planning authority. These include;
- The availability of finance
 - The availability of skilled construction labour
 - The availability of building materials
 - The uncertainty brought about by the UK leaving Europe
 - The delay in house building due to covid 19 including during lockdown but beyond due to social distancing measures needed to be in place on sites
 - The potential economic impact of covid-19 and the impact it will have on the housing market and the wider economy.

5 Action Plan

5.1 The table below sets out the work the local authority has identified to carry out to continue to increase house building in the District in order to meet the requirements of the HDT.

Proposal	Actions	Responsible team	Timescale
Facilitate access to construction skills	Through the Braintree District Education and Skills board facilitate conversations between employers and education providers to ensure the right skills are being gained by school leavers	Economic Development team	Ongoing
Ensure that construction roles and careers are promoted	Promote construction skills through events such as the annual career fair, apprenticeship events and the annual job fayre organised by Braintree District Council	Economic Development team	Ongoing
Increase the use of Planning Performance Agreements	Increase the use of Planning Performance Agreements (PPAs) between the local authority and developers of residential sites to ensure deliverable timescales for determination of a planning application.	Development Management	Ongoing
Implement the efficiencies set out in the Development Management Service Improvement Plan	The Plan has a number of projects to maximise the use of IT and secure efficiencies in the processing and determination of planning applications	Development Management	Ongoing
Continue to offer a Pre Application service	Continue to promote the opportunity for developers to engage in pre application discussions with planning officers to enable any scheme issues to be dealt with prior to the submission of a formal planning application	Development Management	Ongoing
To continue to seek detailed information on site progress for	To continue to seek detailed information on site progress and anticipated delivery rates from all sites over 10 homes in the District.	Planning Policy	Ongoing

the development industry			
To strengthen the relationship between the authority and the development industry	To hold regular meetings with developers operating or seeking to operate in the District to ensure open conversations and early identification of issues which might cause an impediment to the delivery of homes on a site or many sites	Planning Policy/ Development Management	Ongoing
To bring forward the I-construct Project	An innovation in construction hub will be built in Braintree in a partnership between the District Council and the Haven Gateway Partnership. A three year European funded project will be based at the hub engaging with small and medium sized construction businesses to promote and development new and efficient ways of working.	Economic Development/Haven Gateway Partnership	Operational 2021
To adopt the Local Plan	To continue to work with the Planning Inspectorate to work efficiently through the Local Plan examination and adopt an up to date Local Plan for the District.	Planning Policy	2021
To consider CPO powers to unlock sites	The Council is considering the use of the CPO powers to bring sites together or unlock redundant or previously developed sites for suitable residential sites	Planning Policy	As required
To make the most efficient use of Council owned sites	The Council is currently regenerating a town centre site which will include residential development and has recently agreed to dispose of a number of unused sites in the District where housing may be suitable	Strategic Investment	Spring 2021
Liaison and support for our main Registered Providers	The Council will continue to regularly meet with Registered Providers to ensure a positive relationship and opportunities for development or redevelopment are maximised.	Strategic Housing/Planning Policy	Ongoing
Regular dialogue with Homes England and MHCLG	Ongoing and regular dialogue with Homes England and MHCLG to consider delivery issues and address constraints identified. This includes actively considering available funding streams.	Planning Policy	Ongoing

Update on Local Plan Examination Process		Agenda No: 6
Portfolio	Planning	
Corporate Outcome:	A well connected and growing district with high quality homes and infrastructure	
Report presented by:	Emma Goodings – Head of Planning and Economic Growth	
Report prepared by:	Emma Goodings – Head of Planning and Economic Growth	
Background Papers:		Public Report: Yes
<ul style="list-style-type: none"> • Submission Draft Local Plan • Documents and correspondence set out on the examination website 		Key Decision: No
Executive Summary:		
<p>This report updates members on the progress of the shared section 1 examination, including the proposed main modifications consultation which is currently underway for a 6 week period and the exchange of correspondence regarding the ONS population projections.</p> <p>The report also informs members that two Inspectors have been appointed to examine the Braintree section 2 Local Plan and work is underway to update that section of the Plan in light of the proposed changes to section 1. This will include a new examination website where all information is able to be stored.</p>		
Recommended Decision:		
That members note the contents of this report		
Purpose of Decision:		
To update members of the Sub-Committee on the current progress on the Local Plan		

Any Corporate implications in relation to the following should be explained in detail.

Financial:	The continuing costs of the Local Plan examination are met from existing budgets.
Legal:	The Local Plan examination must continue to follow the relevant legal progresses.
Safeguarding:	No matters arising out of this report
Equalities/Diversity:	The Local Plan has been subject to an equalities impact assessment.
Customer Impact:	The Local Plan impacts on the whole District.
Environment and Climate Change:	The Local Plan has been subject to detailed environmental assessments, including a further revision to the Sustainability Appraisal and Habitats Regulation Assessment which accompany the proposed main modifications.
Consultation/Community Engagement:	Consultation has been undertaken throughout the Local Plan process and the proposed main modifications consultation is currently underway.
Risks:	That the Local Plan is not found sound by the Planning Inspectorate. That there are further delays to the adoption of the Local Plan.
Officer Contact:	Emma Goodings
Designation:	Head of Planning and Economic Growth
Ext. No:	2511
E-mail:	Emma.goodings@braintree.gov.uk

1 Introduction

- 1.1 This report provides members of this committee with an update into the progress of the Local Plan examination, both the joint section 1 and the section 2 examination

2 Shared Section 1 Examination

- 2.1 Following the decision of the three authorities to continue with the Shared Section 1, the Inspector provided his proposed main modifications to the Plan. These were required to be subject to an updated Sustainability Appraisal (SA) and a Habitats Regulation Assessment (HRA). These documents were completed by our consultants LUC.
- 2.2 The proposed main modifications, SA and HRA are now subject to a consultation period which closes on the 9th October 2020.
- 2.3 Once this consultation has been completed all responses will be published in full on the consultation portal and sent to the Inspector to consider. It will then be for the Inspector to make his final recommendations for main modifications of the Plan, or to seek further information or hold additional hearing sessions, if he feels it necessary to do so.
- 2.4 On receipt of the final modifications the Council will be able to approve the final section 1 Local Plan. This would include minor modifications to the supporting text of the Plan to follow through the main modifications proposed by the Inspector. These minor changes do not need to be consulted upon.
- 2.5 Separately the Planning Inspector wrote to the NEAs on the 2nd July, to seek our reaction to the latest population projections. An exchange of letters between the NEAs and the Inspector on this matter and are published on the website at the following link
https://www.braintree.gov.uk/info/200643/section_1/1065/section_1_examination_publication_local_plan/4
At the time of writing this report, no further response had been received from the Inspector on the next steps, however a verbal update will be provided at the meeting if further correspondence has been received.
- 2.6 Finally members may wish to note that following the recommendation of the Inspector to remove the Colchester Braintree Borders Garden Community, Highways England have made an announcement on their preferred route option in this area, which does not include the additional scheme which had been subject to a successful Housing Infrastructure Fund (HIF) bid.

3 Section 2 Examination

- 3.1 The Planning Inspectorate has appointed Jameson Bridgewater PGDipTP MRTPI and Anne Jordan BA (Hons) MRTPI to examine the Braintree section 2 Local Plan. The same Inspectors have also been appointed to undertake the examination of the section 2 Plans in Tendring and Colchester.
- 3.2 It is unclear at this time as to the timing of the section 2 examination which remains reliant on the conclusion of the section 1 examination, however the Inspectors have indicated their willingness to move forward in a pragmatic way.
- 3.3 It is also unclear at this time as to how the examination hearing sessions would take place, e.g. shared in part with Colchester and Tendring or completely separate. It is also not possible to say at this time whether the hearing sessions would be virtual, in person or a blended approach. However in all cases those hearing sessions will be accessible to residents. Detailed arrangements for this will be considered nearer the time.
- 3.4 Officers are currently undertaking work with regards to the section 2 Plan in the following areas;
- 3.5 To set up a section 2 examination website where all information relating to the section 2 examination will be stored and accessible to all.
- 3.6 To consider the changes which may be necessary to the section 2 Plan as a result of the proposed main modifications to the shared section 1 Local Plan.
- 3.7 To consider the changes which may be necessary to the section 2 Plan as a result of the recent changes to the Use Classes Order and permitted development rights.
- 3.8 To provide an updated housing position paper which takes into account the removal of the Garden Communities from the Plan and other sites which have been granted planning permission since the Plan was submitted in October 2017 by setting out;
- Whether the plan provides an adequate supply of land to meet the housing requirement over the plan period
 - Whether the plan will provide a five year supply of deliverable sites from its date of adoption
 - Whether the plan will make appropriate provision for affordable housing, accommodation for gypsies and travellers, accessible and adaptable housing and housing to meet the needs of particular groups.

- 3.9 Whilst work on all the items listed above is being progressed as efficiently as possible by the team, work cannot be completed on the housing topic paper in particular until the outcome of the section 1 examination is known in relation the Braintree District housing target.
- 3.10 The Council has also appointed a barrister to provide legal support to the section 2 examination and is working closely with him on the changes that will be proposed.

4 Recommendation

To note the contents of this report.