

Our Plan Update

Report to: **Hub**

Date: **22nd September 2015**

Title: **Our Plan Update**

Portfolio Area: **Strategic Planning and Housing**

Wards Affected: **All**

Relevant Scrutiny Committee: **Both**

Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken:
(e.g. referral on of recommendation or
implementation of substantive decision) **Council**

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Recommendations: That Hub Committee recommends to Council that

1. Option 2 for progression of Our Plan, as set out at paragraph 4, be pursued recognising that this will need an extended plan period to 2032 or 2033
2. A detailed Duty to Co-operate protocol, or similar agreement, be established with neighbouring planning authorities within the Housing Market Area. This would address joint approaches to strategic planning relating to timetable, evidence, policies, strategic allocations, governance, staffing, scope of Housing Market Area, viability and infrastructure amongst other matters
3. The Local Development Scheme be reviewed and re-issued in line with recommendation 1
4. That further evidence work (joint or specific) be procured as required
5. That a budget provision for 2016/17 of £75,000 is made for Our Plan, which will be a cost pressure built into the Council's Medium Term Financial Plan for 2016/17 onwards.
6. That a Settlement Boundary Policy be considered for incorporation in future versions of Our Plan and necessary preparatory work be undertaken to allow for this option

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7. That it be agreed that a World Heritage Site Supplementary Planning Document (SPD) be pursued in line with existing and proposed development plan policies
8. That a further "Call for Sites" be initiated
9. That site OP16 at Brook Lane, Tavistock be agreed to be deleted from future versions of Our Plan
10. That Guidance for Neighbourhood Plan Groups be issued to inform their work as it relates to Our Plan
11. That a refreshed Our Plan Engagement Strategy be issued
12. That regular Member update sessions be timetabled
13. That a further report be submitted to Hub Committee and Council making specific proposals for future consultation, consideration and submission of Our Plan
14. Those specific details to be agreed under recommendations 2,3,4,5,6,7,8,9,10 and 11 are delegated to the Lead Specialist – Place and Strategy in consultation with Portfolio Holder and Leader.

1. Executive summary

This report updates members on the status of *Our Plan* and makes recommendations for next steps. It highlights responses to the *Our Plan* public consultation that took place in the spring and sets these in a regional and national context of significant change over the last 6 months.

The cumulative impact of national and local issues is such that Officers are recommending an amended approach to progressing *Our Plan*. This approach gives an opportunity to take stock of the range of issues, and allows time to review and progress these clearly within the requirement to work alongside neighbouring authorities under the "Duty to co-operate". This will require an amendment to the *Local Development Scheme* (LDS) which is the document that establishes the timescale for *Our Plan*.

As well as the national changes in planning, there are a number of local issues which require further consideration before we submit Our Plan. These include:

- Potential withdrawal of the Site OP16 'Land at Brook Farm, Tavistock',
- The potential re-introduction of settlement boundaries ,
- The inclusion of more detail and clarity for the World Heritage Site, and
- Further consideration of Policies and Strategic Allocations generally

Each of these will require further detailed work including the need to look for alternative development sites through additional work on the SHLAA (Strategic Housing Land Availability Assessment).

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Officers are mindful of the interest in Our Plan – ranging from individuals, Town and Parish Councils, Neighbourhood Plan groups through to landowners, developers and agents. To ensure strong communication it is recommended that the Engagement Strategy be updated (and thereafter delivered), and in particular detailed and specific guidance be issued for Neighbourhood Plan Groups to support them in their continued work.

Irrespective of any amendments to the approach to Our Plan there is a need to establish a budget for delivery of the plan to cover evidence gathering, examination, additional staffing and legal representation (if required). Officers will look for opportunities through the Duty to Co-operate approach to share and minimise costs.

The details of the further work proposed in this item will be reported back to members both informally through briefings and through formal items to Hub and Council as, and when, required.

The other elements of Our Plan, in particular the Annual Delivery Plan, will be picked up in subsequent items.

2. Background

The Council already has an adopted Core Strategy to 2026 which contains policies and housing & employment allocations. Work started last year to prepare a new plan for the Borough – *Our Plan* - following the introduction of the National Planning Policy Framework (NPPF) and the need for a 15 year horizon for development plans. *Our Plan* will be the single strategic plan that sets out the vision, objectives and activities of West Devon Borough Council. It brings together all strategies and plans and sets out a comprehensive story of what the Council wants to achieve. Central to *Our Plan* is the statutory development plan that establishes policies and land allocations for development and this is the focus of this item.

Our Plan has evolved following extensive community, stakeholder and member consultation and follows a *Local Development Scheme* timescale established with government. Progress of *Our Plan* reached a significant formal stage with the publication of the *Regulation 19 Publication Version (Reg. 19)* issued in February 2015 alongside an extensive range of supporting evidence. This *Reg 19 version* set a clear tone for development and in particular, a strong approach to support the local appetite for neighbourhood planning. It established the social, economic and environmental objectives the council wanted to be addressed along with policies, land allocations and processes to deliver the required outcomes. Details are set out in

- the *Reg 19 version* at www.westdevon.gov.uk/ourplan
- and 20th January Council item at <http://www.westdevon.gov.uk/article/8508/Tuesday-20th-January-2015>

The *Reg. 19 version* was issued on a six week consultation to allow any interested party to make representations. The LDS had set the date for submission for examination to be August 2015, however this was based on there being no significant representations to the document. Officers advised Members that it was highly likely that some further consultation would be required but that the scale of

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this would depend on the representations made. Clearly this timescale has not been achieved as hoped for two principal reasons.

First, the Council received representations from 164 people and organisations. These highlighted and challenged a wide range of issues and officers have been analysing and considering these representations – as reported further in this item.

Secondly the Government has made a range of announcements relating to development plans alongside which a number of appeal decisions and court cases have emerged which impact on consideration of the next steps.

Responses to the Public Consultation – The Local Context

The public consultation ran from 26th February to 13th April. Responses were received from total of 164 people and organisations. These ranged from site specific concerns through to detailed analysis of policies and evidence. These responses have been grouped and summarised and are circulated as appendix A. The key issues to arise that need to be considered include the following:

Issue	Implications
Has the Council correctly identified the extent of the Housing Market Area (HMA)?	Our evidence base assumed a defined HMA covering Cornwall, Plymouth, West Devon, South Hams and Dartmoor. This area isn't clearly justified in light of NPPF advice and is being reviewed
Has the Objectively Assessed Need for housing been properly assessed?	Generates a need to review and ensure that the work done so far is compliant with government guidance – which has been further updated in July 2015.
Has the Affordable Housing backlog been fully assessed?	Requires a recalculation to ensure figures are up to date.
Is there an over-reliance on windfall sites?	Updated delivery rates will be needed to support the current approach to using windfall as part of supply. Relaxation of government development policy may have unpredictable impact on windfall rates.
Has the Council demonstrated the Duty to Co-operate?	Work to date has been in collaboration with neighbouring LPAs – but government guidance is tightening the requirement to demonstrate this and deliver joint outcomes. Further discussions and agreement are needed with neighbours.
What is the relationship of Our Plan and Neighbourhood Plans?	The concern is that Neighbourhood Plans may, for a time, be left without the context of a Development Plan which brings uncertainty.
Managing development	Further consideration required around the role of settlement boundaries in managing development.
The strategy for development in Okehampton including the removal of Parcel 4 from the strategic allocation to the east of the town	A key issue of interest given the previous allocation in the Core Strategy.

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(OP7/SP22A)	
Objections to the minimum planned requirements for places such as Milton Abbot, Exbourne and Hatherleigh	Will need to be considered, evidenced and reviewed
The allocation of land at Brook Farm, Tavistock (OP16)	Withdrawing this allocation and looking for alternative sites, needs to be considered in light of recent decision on planning application
The allocation of land at Yelverton Business Park, Crapstone for employment uses (OP19)	Evidence of need and alternative locations needs to be considered
The evidence to support a new community	Queries over level of certainty and confidence need to be considered so that the development strategy is robust.

Regional and National Context

By any measure, it has been a frenetic period of change to planning since the *Reg 19* draft of Our Plan was published. Guidance, case law and development plan examinations have all produced outcomes relevant to consideration of the next steps for *Our Plan*. A significant number of issues have emerged in the Government's *Fixing the Foundations* paper (July 2015) and the more recently published *Towards a One Nation Economy: A 10 point plan for boosting productivity in rural areas* (August 2015). The issues with greatest potential impact are summarised in the table below. Some of these have clear links to the local issues raised above.

Issue	Implications
Self and Custom Build – New policy	Requirement to maintain a register of those interested in self/custom build and prepare policy. Possible funding implications. Details TBC
Rent control for Registered Providers of Social Housing – New policy	Disruption to RP business planning and capacity. Details TBC
Right to Buy for RPs – New Policy	Disruption to RP business planning and capacity. Details TBC
Starter Home provision – New Policy	Will front load starter homes to sites and preclude other types of AH. Details TBC
Brownfield land release – New Policy	Requires identification and release of brownfield land for housing, including maintaining a register of such land. Details TBC but indication that there will be legislation to grant automatic permission in principle on brownfield sites on the register, subject to the approval of a limited number of technical details.
Local plan requirement – New Policy	Requires plans to be in place by start of 2017. WD already has adopted Core Strategy so implications unclear. Also proposals to streamline length and

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	process for preparing plans. Details TBC
Neighbourhood Plans – New Policy	New policy to help villages to thrive by making it easier for them to establish a neighbourhood plan and allocate land for new homes, including through the use of rural exception sites to deliver Starter Homes. Details TBC
Conversion of Agricultural Buildings to residential – New Policy	Review the current threshold for agricultural buildings to convert to residential buildings. Details TBC
Wind Energy Development – New policy	Ministerial statement on 18 th June setting out updated criteria and increased role for identified areas suitable for wind energy.
Neighbourhood Plan - examinations	NPs being approved both ahead of Local Plans and being held back. Need to be able to give clear and consistent advice to groups.
Duty to co-operate – examinations and further government guidance	Failure to comply with the Duty to Cooperate is one of the commonest reasons for Plans being found 'unsound'. It is imperative to demonstrate collaboration and support of neighbouring planning authorities on cross-boundary issues. Councils can't advance alone. Details TBC
Housing Market Area – Case law	HMA is the primary area for assessing need and should be addressed comprehensively. This covers Cornwall, West Devon, South Hams, Plymouth and Dartmoor. Evidence completed in 2013 but may not now be NPPF compliant.
Affordable housing requirement – Case law	AH requirements must be calculated accurately and allocated collaboratively across the Housing Market Area, including consideration of existing backlog and newly arising need. This could impact on the number of both Affordable and market homes required.
Site thresholds – case law	Government introduction of 10/5 threshold precluding AH now overturned.

3. Outcomes/outputs

The main requirement for the Council is to progress *Our Plan* to submission in a manner that will maximise the chances of it being found sound at Examination. A measured review to take stock will be more expedient than progressing with the current range of uncertainties.

The Council is under pressure to progress, with the Government threatening to intervene where Councils don't have plans in place by 2017, however quite what this means and how it applies is unclear until further guidance is published. However it must be remembered that West Devon already has an adopted Core

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Strategy and a range of allocated and consented sites in place, and has taken positive steps to move forward with the Regulation 19 consultation.

4. Options available and consideration of risk

The combined impacts of issues generated from the consultation and the regional & national changes are significant and need to be carefully considered as we decide how to move forward with the Plan. The *Our Plan* process is started and it is not a question of whether or not we continue, that is in no doubt given the Government's establishment of targets and "league" tables for development plans. The main decisions are over timing and the extent to which *Our Plan* complies with our Duty to Co-operate and reflects wider geographic issues within the HMA. Essentially, there are two main options.

<p>Option 1</p> <p>Continue with West Devon standalone approach with a refreshed timetable that brings in additional Member decision making and formal consultation.</p> <p><i>Potential timescale</i></p> <p>Nov 2015 Refreshed evidence Issues review</p> <p>Feb 2016 Further consultation Duty to Co-operate agreed and signed up by all authorities</p> <p>(N.B May need more time to demonstrate we have undertaken our Duty to Co-operate with Plymouth, South Hams, Dartmoor National Park and Cornwall)</p> <p>April 2016 Representation review</p> <p>Summer/Autumn 2016 Submission</p>	<p>Pro's</p> <ul style="list-style-type: none"> • If found sound, the Plan could be in place sooner providing an up to date NPPF compliant development plan. • Should meet with the DCLGs cut off point of plan making progress by 2017 • Pushing on with the timetable would provide Neighbourhood Plan Groups with a steer for planned requirement. <p>Cons</p> <ul style="list-style-type: none"> • The timetable is challenging and we would need to ensure that evidence to support the strategy is robust or the plan could fail at examination. Any delay at Examination would set process back significantly • Need to ensure adequate time to provide robust evidence to show that we are able to deal with all of our housing requirements • Need to revise SHMA whatever happens. This requires adequate time to consider the wider HMA • Resource implications to address all of the outstanding issues in a short space of time • Submission with 2031 horizon could cause issues with the 15 year supply • Additional consultation will still be required to address issues raised in section 3 to avoid further criticism from those who have made representations to the plan. • May not provide adequate time to deal with all the policy issues raised particularly the review of development boundaries
<p>Option 2</p> <p>Work with the other authorities within the HMA</p>	<p>Pro's</p> <ul style="list-style-type: none"> • Enable the plan to meet the requirements to show a full 15 year supply • Ensure evidence is robust and up to date

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<p>to demonstrate conclusively that all have complied with the Duty to Co-operate. This may require revising the timetable for the Plan and roll the Plan forward (say by one or two years) to achieve a demonstrable 15 year horizon</p> <p><i>Potential timescale</i></p> <p>Nov 2015 Refreshed evidence Issues review</p> <p>Feb 2016 Duty to Co-operate principles agreed</p> <p>April 2016 Duty to Co-operate agreed and signed up by all authorities</p> <p>July 2016 Further consultation</p> <p>Autumn/Winter 2016 Submission</p>	<ul style="list-style-type: none"> • Link effectively to sub-regional HMA work (PBA Study) • Provide adequate time to work with neighbouring authorities • More efficient distribution of resources across specialist pool within the Council • Fulfil our Duty to Co-operate and enable a common approach across the HMA which would make the plan more robust • More robust plan with longer life • Opportunity for further meaningful consultation with our town and parish councils and local communities • Provide adequate time to ensure work is undertaken to deal with local policy issues such as the review of development boundaries. • There will be opportunities for resource efficiencies through joint working <p>Cons</p> <ul style="list-style-type: none"> • Perception of delay for NP groups who are awaiting their planned requirements (although we could give an indication of what we expect planned requirements to be.) • Lack of certainty for development • Lack of certainty for new employment allocations • Potential delay in getting plan in place • Need to carefully consider presentation to achieve co-operation without losing identity. • The timetable is still ambitious and we need to ensure adequate resources are in place to deliver the document to this timetable
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On balance Officers recommend Option 2 noting that this will require an extended Plan period through to 2032 or 2033 to ensure a clear 15 year horizon beyond adoption.

In promoting option 2 officers have identified a range of pieces of work for consideration as follows:

Process and Timing

There will be a need to further develop the existing Devon Wide Duty to Co-operate protocol to establish more detailed working arrangements with our neighbouring planning authorities in the Housing Market Area, primarily Plymouth City Council, Dartmoor National Park Authority, South Hams District Council, Cornwall Council and Devon County Council. This will need to adhere to Government guidance (with nationally recognised templates available) and , amongst other issues, will need to address joint approaches to strategic planning relating to timing, evidence, policies,

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allocations, governance, staffing, scope of Housing Market Area, viability and infrastructure.

There will need to be liaison with PINs and the Local Development Scheme will need to be reviewed and re-issued in line with Option 2, if agreed by Members.

Evidence

Further evidence work (joint or specific) will be needed to ensure the supporting information, particularly around housing numbers, is sound. Work is already underway in conjunction with neighbouring LPAs, but agreement to option 2 will allow this to progress on a common footing with partner LPAs – in particular to refine the work on the Housing Market Area and the objectively assessed need as it relates to both Affordable and Market Housing. It will be this work that refines the housing numbers required within the Borough.

Alongside this there is a need to work closely with Dartmoor National Park Authority (DNPA) regarding how we interpret the evidence of household and population growth for the whole of the Borough. Whilst DNPA is a Planning Authority and has its own Local Plan to write, WDBC is the Housing Authority and needs to ensure that the proposed development strategy can be delivered in across both WD and DNPA in a co-ordinated manner.

Budget

Our Plan budget provision will be made for the current financial year and a budget will need to be established for 2016/17 as part of the budget setting process. Initial costs highlighted in the January item anticipated future costs of c £60,000. Figures will need to be reviewed– but based on recent examples from PINs (where examination costs alone have been well in excess of £60,000) it would appear the January costs are conservative – and that once evidence, accommodation, legal and other costs are incorporated the figure may be somewhat higher. It is recommended that a budget provision for 2016/17 of £75,000 is made for Our Plan, which will be a cost pressure built into the Council's Medium Term Financial Plan for 2016/17 onwards. This is a one-off cost for 2016/17.

Officers will look to secure whatever efficiencies can be achieved through joint working under the duty to cooperate approach.

Policies

A number of the policies within the Reg 19 document will need amending in light of the consultations, Government guidance and further planned work. Ahead of this officers are seeking member consideration of two specific issues

- That in order to more clearly manage development and draw distinctions between development within settlements and in countryside that the current approach of having settlement boundaries for Main Towns, Local Centres and Main Villages be maintained within the new Local Plan. This would respond to concerns that have been raised and allow work to be undertaken to allow a review of current settlement boundaries and consider and develop appropriate policies. Further work will need to include settlement specific analysis and it is hoped parish and town councils, along with Neighbourhood Plan groups, could contribute to this work.
- That there is a need to consider working with Cornwall Council and Devon County Council to provide additional evidence for management of development in and around the World Heritage Site. This will address

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concerns raised by UNESCO relating to the West Devon and Cornish World Heritage Site and will clearly demonstrate the commitment of the LPAs to management of the WHS. Member agreement is sought to progressing Supplementary Planning Guidance under the emerging policy OP45 relating to Heritage. Formal details will be brought back to members for consideration.

Sites and allocations

There are a range of sites and allocation issues that will need to be reviewed and addressed through the additional work contemplated under Option 2. These will need to run their course and come back to members in due course – however two specific matters are brought forward with recommendations at this stage.

- That there is anecdotal evidence of additional sites being available, over and above those identified in the published SHLAA work. It would be helpful to identify and assess these sites through some form of additional call for sites. This will need to be time limited and proportionate – but in particular ensure Parish and Town Councils, along with Neighbourhood Plan groups, have opportunity to input into this process.
- That site OP16, Brook Lane, Tavistock, be withdrawn at this stage from further consideration bearing in mind the Council decision to refuse planning permission for this site. The Council is at liberty to remove consideration of this site but needs to be mindful that it may add pressure for housing allocations elsewhere.

Further work will also need to review allocations generally to take account of any refinement of housing numbers and trajectory alongside any updated SHLAA work covering any additional potential sites.

Neighbourhood Plans

At a national level there is some confusion over how Neighbourhood Plans advance where a development plan is emerging. Plans are being both approved and delayed where they are emerging alongside development plans. In West Devon Neighbourhood Plans have the context of the adopted Core Strategy and the emerging Our Plan. There is a clear risk to the momentum and confidence in the Neighbourhood Plan process and it is recommended that specific guidance and support is provided for Neighbourhood Plan Groups to ensure continuity as Our Plan moves to next steps.

Publicity and consultation

Clarifying the approach to progressing Our Plan is important in keeping the wide range of stakeholders engaged. Over and above the specific work targeted at Neighbourhood Plan Groups it is proposed that the Our Plan Engagement Strategy be refreshed and delivered. In addition further member information sessions will be timetabled alongside any formal requirements to bring substantive documents back to Hub Committee and Council

Risk Management

The following key risks have been identified and measures to manage them are highlighted

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Area of risk or opportunity	Details	Level of risk	Mesures
Establish Strategic Direction	Our Plan provides comprehensive strategic direction for the future of the Borough and organisation	High if uncoordinated Plans and priorities don't meet local needs comprehensively.	One overarching plan bringing together corporate plan, local plan and financial plan giving clearer strategic direction Effective engagement and consultation with Members, partners, community and stakeholders Regular review and updating.
Establish level and location of development through Planning Policy and Housing and Employment Growth	Planning policies that comply with the NPPF and meet the needs of the Borough A housing target that meets the Objectively Assessed Need in the Borough An authority that is "open for business" and encouraging economic growth	High if Our Plan doesn't progress appropriately or is found unsound – leading to speculative development that doesn't meet local needs and weakened planning decisions and loss at appeal	Local Plan integral part of "Our Plan" Policies developed in line with principles of NPPF and local need Sites identified with potential for future development and a readily available supply of sites for next five years with sufficient longer term supply identified, reviewed and updated annually Review of evidence base, policies and allocations to meet national guidance. Effective engagement and consultation with Members, partners, community and stakeholders
Community Engagement	Effectively engage communities in developing plans for their locality to meet local needs	Local People need to be able to influence and shape plans	Refresh engagement strategy and updated advice to Neighbourhood Plan groups. One corporate annual engagement timetable Role of Members and towns/parishes as community representatives Use of a variety of engagement tools including social media and website. Support to Neighbourhood Planning
Economic Conditions and	Difficult economic	Potentially High - Unable to deliver	Financial strategy integral part of "Our Plan" with

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Funding	conditions and reducing funding could impact on delivery	outcomes to meet local needs	resources identified during development stages of the plan Commissioning cycle used to identify most efficient methods of delivery Regular monitoring and updating to identify and address emerging issues
New Government Policy	Actions need to be in conformity with Government legislation	Medium - Actions don't deliver outcomes in line with Government policy	Maintaining understanding of Government legislation Working closely with stakeholders, partners and community to develop action plans that reflect Government policy and meet local need
Partnership approach	Need to progress in conformity with Duty to Co-operate	Requires partner LPAs to align their approaches	Pursue duty to co-operate protocol and build in appropriate checks and balances to ensure WDBC can progress unhindered.
Resources	Require adequate financial and staff capacity and capability	Low if adequate resources are identified.	Ensure the resources and expertise required to take Our Plan forward are in place. Seek duty to cooperate efficiencies

5. Proposed Way Forward

The Government has expressed its determination that all local planning authorities will make significant progress on Local Plans by 2017. In respect of *Our Plan*, this item, and the attached consultation responses, have set out the background of national changes to the planning process and the need to reconsider evidence locally – particularly housing numbers.

This item sets out the two options for moving forward:

- Option 1 - proceeding at the fastest possible pace based on update of current evidence
- Option 2- proceeding in co-operation with neighbouring authorities based on update of current evidence.

Option 1 would enable fastest progress with a perception of greater speed – but with a greater risk that *Our Plan* would be found unsound because of a failure to comply with the Duty to Co-operate.

Option 2 would take somewhat longer but would provide an opportunity to take a collaborative leading role within the sub-region and to develop a long-term comprehensive approach with neighbouring authorities. This would establish a clear

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policy picture within the Housing Market Area of Plymouth as a confident and growing city, a hinterland of resilient and thriving towns and villages in West Devon and a backdrop of carefully controlled development within the National Park and AONB.

It is considered that the most expedient manner in which to advance is to

- Progress with Option 2 allied to a refreshed approach to Duty to Co-operate with neighbouring LPAS and a renewed Local Development Scheme
- Undertake a proportionate and focussed update of evidence where required
- Identify an allocated budget to support the work
- Make some specific policy amendments at this stage to carry into the next steps
- Make some site specific amendments at this stage to carry into the next steps
- Introduce targeted support to Neighbourhood Plan groups
- Introduce a refreshed approach to consultation and publicity
- Implement a programme of further consultation with members

These are summarised in section 4 and in the recommendations. There are clear risks attached to the options but on balance a measured review, taking into account of the range of local and national issues, as presented in option 2, is considered most appropriate.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance		Town and Country Planning (Local Planning) (England) Regulations 2012 National Planning Policy Framework 2012 The Planning and Compulsory Purchase Act (2004) Environmental Assessment of Plans and Programmes Regulations 2004
Financial		The item highlights the need for revenue budgets to be identified to support this work Costs have been incurred in collating and commissioning evidence to support the plan. These costs total are estimated £44,500 to date. The cost of the Examination in Public (EIP) required for the Local Plan following submission will be in the region of £60,000 plus costs for further evidence gathering, examination, additional staffing and legal representation (if required). Any further expenditure in 2015/16 will need to be met from reserves or other suitable revenue budgets. A budget bid will need to be prepared for

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		2016/17 for consideration as part of the budget setting process in the autumn.
Risk		See risk assessment in section 4.
Comprehensive Impact Assessment Implications		
Equality and Diversity		There are no direct implications relating to this report on equality and human rights. However, these issues will be considered as the plan is developed
Safeguarding		There are no direct implications relating to this report on safeguarding
Community Safety, Crime and Disorder		Policies will include positive measures to address Community safety, crime and disorder
Health and Wellbeing		Policies will include positive measures to address Health and wellbeing
Other implications		None identified

Supporting Information

Appendices:

Appendix A. Our Plan Consultation Response Summary. (Available online only or by request to Democratic Services)

Background Papers:

National Planning Policy Framework

National Planning Policy Guidance

Fixing the Foundations(July 2015)

Towards a one nation economy: A 10 point plan for boosting productivity in rural areas (August 2015)

Approval and clearance of report

Process checklist	Completed
Portfolio Holder briefed	Yes
SLT Rep briefed	Yes
Relevant Exec Director sign off (draft)	Yes
Data protection issues considered	Yes
If exempt information, public (part 1) report also drafted. (Committee/Scrutiny)	No

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