

Amber Valley Borough Council		Status	Final	Agenda Item No	21(a)
Report To	Annual Council	Date	22 May 2019		
Report By	Executive Director (Operations)				
Report Title	Amber Valley Borough Local Plan				
Portfolio	Policy				

1. Purpose of Report

- 1.1 To update Full Council on the position in relation to the Local Plan and seek a decision on whether a) to withdraw the Local Plan and commence development of a new plan or b) to continue to proceed with the Local Plan in accordance with the Inspector's Note on the Way Forward for the Examination dated 10 July 2018.

2. Recommendations

- 2.1 Council is asked to:
1. note the updated position in relation to the Local Plan; and
 2. decide which of the two options outlined in the report it will choose to approve.

3. Reason for Recommendations

- 3.1 To update Full Council following the publication of the Green Belt Amendments & Additional Site Allocations consultation document and the receipt of representations in response to consultation
- 3.2 To consider the implications on the Local Plan in light of the ambitions of the new council leadership.

4. Consultation

- 4.1 Cllrs Emmas-Williams and Bellamy by email 10 May 2019.

5. Strategic (making a difference)

- 5.1 The council's vision is to be 'a borough where people want to live, work, play and invest'. An ambition is for a prosperous and healthy Amber Valley, enabling growth and contributing towards reducing health inequality within Amber Valley, playing an effective role in key economic development and health and wellbeing partnerships. Another ambition is for responsive, value for money services, working collaboratively, being a provider, procurer and a commissioner of services that are efficient and deliver the council's priorities.

6. Background Information and Options

Local Plan Process

- 6.1 At its meeting on 4 March 2019, Full Council received a report providing an update on the work undertaken by the council in relation to the Amber Valley Borough Local Plan since 10 July 2018, when the Inspector appointed by the Secretary of State to examine the Submission Local Plan paused the examination process. The report further set out specific recommendations to Full Council for Proposed Changes to the Submission Local Plan, comprising proposed amendments to the existing Green Belt boundary, proposed additional Housing Growth Sites/Economic Growth Sites and a proposed site for gypsy and traveller accommodation. The recommendations were approved (Minute 4372 refers).
- 6.2 Subsequent to the decision, the council published a Green Belt Amendments & Additional Site Allocations document for consultation on 15 March 2019, alongside related supporting documents. Representations were invited by 2 May 2019. A significant number of representations have been received and are being collated by officers prior to being forwarded directly to the Inspector for her consideration as part of the Local Plan Examination.

Options in relation to the Local Plan

- 6.3 The council has two potential options available to it now: -
- A) to withdraw the Local Plan and commence development of a new plan; or
 - B) to continue to proceed with the Local Plan in accordance with the Inspector's Note on the Way Forward for the Examination dated 10 July 2018.
- 6.4 The two options are considered in detail below, setting out the potential consequences of the options.
- 6.5 It should be noted that references are made in this report to both the original version of the National Planning Policy Framework (NPPF) (2012) and the most recent version of the NPPF (2019). This is because the preparation of the Local Plan has taken place in the context of the 2012 NPPF and as set out in paragraph 214 of the 2019 NPPF (Annex 1). The policies in the 2012 NPPF, for the purposes of 'plan-making', will continue to apply to plans submitted for examination on or before 24 January 2019.

Option A

To withdraw the Local Plan and commence development of a new plan

- 6.6 The new council leadership has stated a desire to revisit the parameters of the Local Plan, in order to reconsider the need to amend the Green Belt boundary, to delete land from the Green Belt and identify sites for new housing development. It also wishes to ensure that the council can maximise the re-use or redevelopment of previously developed or brownfield land to meet housing need.

- 6.7 The council remains under a duty to prepare and set out a planning framework for the whole of the borough. As such, if the council withdraws the Local Plan, it would need to start work on preparing a new plan.
- 6.8 Paragraph 15 of the most recent version of the National Planning Policy Framework (NPPF) (published February 2019) states:- ‘The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.’
- 6.9 In order to address the new leadership’s concerns, the council would need to revisit the Spatial Vision, Strategic Objectives and Spatial Strategy Policies as set out in the Local Plan. It should be noted that these elements of the Local Plan are essentially the same as set out in the previous Core Strategy and other than changes to reflect issues that arose during the Core Strategy examination, these elements have not been reviewed as part of the process of preparing the Local Plan through to submission and examination.
- 6.10 As the Spatial Vision, Strategic Objectives and Spatial Strategy Policies effectively underpin the Local Plan, which is currently under examination, they cannot be revisited without the council deciding to withdraw the Local Plan.
- 6.11 In short, withdrawal of the Local Plan will necessitate the introduction of a new plan from the start.
- 6.12 If the council decides to withdraw the Local Plan, it will be left without a strategic policy framework to meet its identified housing and other development and infrastructure needs. There are also a number of other potential implications that would arise from any decision to withdraw the Local Plan, as detailed below.

Housing Need

- 6.13 In 2018, the Government introduced a standard methodology for identifying local housing need, following consultation. This was updated in February 2019, alongside the publication of the revised NPPF.
- 6.14 The Derby HMA Strategic Housing Market Assessment (SHMA) was commissioned jointly by the Derby HMA authorities (Amber Valley, Derby City, South Derbyshire and Derbyshire County) in 2012, with the subsequent Amber Valley Addendum Update to the SHMA being commissioned by the council in 2016. Although the methodology used in the SHMA and the Addendum Update is different to the new standard methodology, the transitional arrangements set out in Annex 1 to the 2019 NPPF have enabled it to be used to inform the Local Plan. If the Local Plan is withdrawn, the council would need to use the new standard methodology to assess housing need to inform any new plan.
- 6.15 The assessment of housing need to inform any new plan would also need to include appropriate work to identify a specific housing requirement figure for any designated neighbourhood areas, to inform the preparation of neighbourhood plans. In practice, this work would need to identify need for each parish, to inform any neighbourhood plans that may be produced within the borough.

Housing Land Supply

- 6.16 If the council decides to withdraw the Local Plan, there would be a considerable period of time between withdrawal and a new plan being adopted. This would have significant implications for decisions in relation to proposals for housing development.
- 6.17 The council does not currently have a 5-year housing supply and is very unlikely to be able to demonstrate a 5-year supply without an up-to-date plan being in place. Housing development will still happen, but the council would be vulnerable to the approval of unplanned, ad-hoc development, which may not deliver the benefits achievable through planned growth in accordance with an up-to-date plan. Conversely, with the adoption of an up-to-date adopted Local Plan, the council should be able to demonstrate a 5-year housing land supply and would be able to determine planning applications for housing development in accordance with the policies of that recently adopted Local Plan. This would enable a greater degree of control over the location of new housing development, would help to avoid speculative and ad-hoc development being approved and would provide greater protection to vulnerable and sensitive locations.
- 6.18 Paragraph 11d of the 2019 NPPF means that the council should grant permission for new housing development, unless any other policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or that any adverse impacts of approving proposals would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as whole.
- 6.19 If the council refuses planning permission for housing development, which is then the subject of an appeal, it is likely to face significant costs in defending such appeals, which could include having costs being awarded against the council where it is found to have acted unreasonably in refusing permission.
- 6.20 Certain areas of the borough are likely to be particularly vulnerable to ad-hoc development, including greenfield sites within the countryside, outside the built framework of settlements, which do not have the same level of protection in national planning policy as land within the Green Belt.
- 6.21 Although the Green Belt has substantial national policy protection, this would not rule out development and the pressure to approve applications is likely to increase the lower the housing land supply figure becomes. Historically, there have been a number of planning appeal decisions across the country which have allowed housing development in the Green Belt, having regard to the particular circumstances which have arisen.
- 6.22 The continued absence of up to date local plan policies would also be likely to reduce the level of provision of or financial contributions towards infrastructure and community benefits.

Evidence

- 6.23 If the council decides to withdraw the Local Plan, it would need to review the evidence base that has informed the process and determine where that evidence needs to be updated, added to or replaced. However, it is expected that a comprehensive review and update of the evidence base would be required, as much of it would be out of date by the time any new plan was submitted for Examination. The evidence needed would potentially include, but not be limited to, the following:-

- Strategic Housing Market Assessment (SHMA)
- Strategic Housing/Employment Land Availability Assessment (SHELAA)
- Strategic Viability Assessment
- Employment Land Need Review
- Transport Assessment(s)
- Retail Assessment(s)
- Renewable and Low Carbon Energy Study
- Strategic Flood Risk Assessment
- Gypsy and Traveller Accommodation Assessment
- Parks & Open Spaces Strategy
- Landscape Assessment
- Historic Environment Assessments

6.24 Previously, the costs associated with developing an evidence base have been reduced by either undertaking or jointly commissioning work with the Derby HMA authorities and or other authorities, where appropriate. There would be a need to establish the extent to which these joint working arrangements would be appropriate and/or possible in conjunction with the preparation of any new plan.

6.25 Any new plan would also need, by law, to be informed by a Sustainability Appraisal/ Strategic Environmental Assessment and a Habitats Regulation Assessment

6.26 In relation to the Local Plan, this work has been undertaken on behalf of the council by an officer employed by South Derbyshire District Council, under a Service Level Agreement. There would also be a need to establish whether it would be appropriate and/or possible to maintain this arrangement, in conjunction with the preparation of a new plan.

Plan Options

6.27 Paragraph 17 of the 2019 NPPF states that the development plan for each local planning authority's area must include strategic policies for the development and use of land in its area. It further states that such policies can be produced in different ways, depending on the issues and opportunities facing each area. For example, plans could be produced individually for a local authority area, or jointly by two or more authorities working together and possibly also containing non-strategic policies.

6.28 Paragraph 18 of the 2019 NPPF states that policies to address non-strategic matters should be either included in local plans that contain both strategic and non-strategic policies, or alternatively within a local plan or neighbourhood plans that just contain non-strategic policies.

6.29 If the council decides to withdraw the Local Plan, consideration will need to be given as to which of the options for the preparation of a new plan (or plans) should be followed and why, prior to the commencement of preparation. This consideration will need to include discussions with the other Derby HMA authorities and possibly other adjoining authorities, having regard to the duty to co-operate.

Timescale

6.30 The timescale for the preparation of a new plan through to adoption would be dependent on which of the plan options the council decides to follow, as well as the range of evidence that will be needed to inform plan preparation. However, it is

anticipated that the process would take at least 3-4 years from commencement to adoption, based on experience of plan preparation across the country. The 2019 NPPF states at Para 22 that 'strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long term requirements and opportunities, such as those arising from major improvements in infrastructure'. On the assumption that a new plan containing strategic policies would take at least 3-4 years from commencement to adoption, the end date for any new plan would need to be at least 2038.

Resources

- 6.31 The council will need to establish the financial and staffing resources necessary to deliver the preparation of a new plan. The resources required will depend on which of the plan options the council decides to follow, the evidence required to inform the plan (including any evidence to be undertaken or commissioned on a joint basis), the working arrangements for Sustainability Appraisal/ Strategic Environmental Assessment/Habitats Regulation Assessment and the anticipated timescale to prepare a new plan through to adoption.

What would happen to the proposed policies and allocations in the Local Plan?

- 6.32 The policies and proposals within it would have no planning status, except where they relate to policies and proposals in the Adopted Local Plan 2006.

What would happen to representations on the Local Plan?

- 6.33 The preparation of a new plan is likely to raise new or other issues not previously commented on. Consequently, the council would undertake consultation on the new plan at appropriate stages and consider the representations received from these consultations.

What would happen with the potential sites submitted to the council for consideration through the 'call for sites' and the Strategic Housing Land Availability Assessment (SHLAA)?

- 6.34 It would need to reconsider all potential sites previously submitted, together with any other potential sites that may be submitted or otherwise identified and decide whether those sites are suitable, available and achievable for development.
- 6.35 Should this option be chosen, a further report would be presented to the next available Full Council meeting. This would seek agreement to the new plan option to be taken forward (see 6.27 to 6.29), the resources needed to sustain a (minimum) 3-4 year programme of work (financial and personnel) and set out in broad terms the programme and anticipated timetable for the plan. The report would need to be informed by discussions with the other Derby HMA authorities (and possibly other authorities) in relation to the plan options, resources and the undertaking or commissioning of evidence.

Option B

To proceed with the Local Plan in accordance with the Inspector's Note on the Way Forward for the Examination dated 10 July 2018

- 6.36 As set out in at 6.8 in this report, paragraph 15 of the 2019 NPPF states:- ‘The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.’
- 6.37 The Adopted Amber Valley Borough Local Plan (2006) is Amber Valley’s most recently adopted Borough-wide Local Plan. However, this predates the publication of the National Planning Policy Framework (NPPF) (both in its original and current form) and there are a number of ‘saved policies’ in the Adopted Local Plan which are now out of date and inconsistent with the original NPPF (2012) and the current version (2019).

Housing Land Supply

- 6.38 Under the Adopted Local Plan policies, the council cannot demonstrate a 5-year supply of deliverable housing sites. Paragraph 48 of the 2012 NPPF stated that...‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites,’ whilst paragraph 11d of the 2019 NPPF states that in relation to the determination of applications for development, ‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against this Framework taken as a whole.’ The footnote to paragraph 11d states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.
- 6.39 As set out at 6.17 in this report, without a 5-year housing supply, the council will continue to be vulnerable to the approval of unplanned, ad-hoc development, which may not deliver the benefits achievable through planned growth in accordance with an up-to-date plan. Conversely, with the adoption of an up-to-date adopted Local Plan, the council should be able to demonstrate a 5-year housing land supply and would be able to determine planning applications for housing development in accordance with the policies of that recently adopted Local Plan. This would enable a greater degree of control over the location of new housing development, would help to avoid speculative and ad-hoc development being approved and would provide greater protection to vulnerable and sensitive locations.

Spatial Strategy

- 6.40 The Spatial Strategy policies in the Local Plan set out the council’s approach to the provision of new housing, economic growth and diversification to meet identified needs and how this growth should be distributed within the Borough.
- 6.41 Along with a number of Growth Site Policies allocating land for housing and/or business and industrial development, these policies are designed to ensure that there is a sufficient supply of proposed housing sites to meet identified housing need for the Plan period, including sufficient deliverable sites to meet the 5-year housing supply requirement, as well as sufficient land for business and industrial development to meet identified need within the plan period.

Other Policies

- 6.42 The Local Plan includes a range of other policies in relation to housing, economic development, renewable energy, environment and infrastructure. These policies are designed to complement and provide a local dimension to relevant national policies in the NPPF. Securing an up-to-date adopted Local Plan would coordinate and help to ensure that the necessary infrastructure to support new housing and other development can be secured.

7 Implications

7.1 Legal

- 7.1.1 Under the Planning and Compulsory Purchase Act 2004 (the 2004 Act), there is no statutory requirement for a local planning authority to adopt a Plan. However, there is a statutory duty under section 15(1) of the Planning and Compulsory Purchase Act 2004 to prepare and maintain a scheme to be known as the local development scheme, and if a local planning authority has not prepared a local development scheme the Secretary of State under section 15(3A) of that Act may prepare a local development scheme for the authority and direct the authority to bring that scheme into effect.
- 7.1.2 It should be noted that the Secretary of State for Housing, Communities and Local Government has powers to intervene at any time before a council adopts a Local Plan to issue a holding direction to prevent the council doing anything further in relation to the Local Plan, if he considers that the Plan is unsatisfactory, and to require the council not to adopt the Plan until it has been modified in accordance with his direction. Of more relevance in the present context is section 21(4) of the 2004 Act, by which the Secretary of State may at any time before adoption of an Emerging Local Plan require that the Plan is submitted to him for approval. In effect, this provides a power for the Secretary of State to take over a Plan and “approve” it himself. Under Section 21A of the 2004 Act, the Secretary of State can also issue a temporary direction requiring a local planning authority to not take steps regarding adoption of a Plan while he considers whether to give a direction under Section 21 of the Act. This is not a likely outcome and Members have their attention drawn to it due to the age of our existing plan policies and their growing distance in policy terms from the 2019 NPPF. Its likelihood is assessed further below in any event.
- 7.1.3 Powers - The Secretary of State for Housing, Communities and Local Government through provisions in the Housing and Planning Act 2016 (the 2016 Act), has substantial new powers to intervene to suspend, prepare and otherwise control the plan-making and examination process (sections 143–148 of the 2016 Act which amend provisions of the 2004 Act).
- 7.1.4 Exceptional circumstances not to intervene - Based on 15 letters already sent by the Secretary of State to other local authorities for failing to progress their plans, it is not considered that the council has grounds to argue there are exceptional circumstances why the Plan has not been progressed. The fact that Amber Valley will have had two failures to take a Local Plan through examination is likely to be a significant factor in intervention.
- 7.1.5 Intervention – Potential intervention by the Secretary of State is detailed above. In practice these processes are likely to be initially by a letter asking the council to justify its lack of progress, followed by involvement of a team of experts, led by the Ministry’s

Chief Planner, having direct discussions with the council. For other authorities, the expert group is understood to have included planning consultants. The team of experts will look at the options available before recommending what steps the Secretary of State should take. It is also likely the Secretary of State's officials will open discussion on the option of inviting Derbyshire County Council to prepare a Local Plan for Amber Valley or alternatively planning consultants. In the interim period, the Secretary of State may issue a direction which prevents the council taking any action in respect of the Local Plan.

- 7.1.6 Costs - If the Secretary of State takes over the preparation of the council's Local Plan, the council will be responsible for all the costs associated with bringing the Plan forward. At this time, there is no precise estimate as to the likely costs that he might incur. However, it is likely to be substantially in excess of undertaking the plan in-house, particularly if the Secretary of State was to appoint nationally established planning consultants with expertise in local plan matters.
- 7.1.7 Section 22(1) of the 2004 Act allows for withdrawal of a local plan at any time before adoption. If the council withdraws the plan it must act reasonably and cite sound planning reasons for withdrawing the plan (particularly as it is at such an advanced stage in the process towards its adoption). There is no legal duty on the Council to inform the Inspector or the Secretary of State that it is minded to withdraw the local plan before it does so.
- 7.1.8 Aggrieved land owners/developers who may have an interest in bringing forward development in conformity with the Submission Local Plan have the opportunity to legally challenge the reasonableness of the decision through judicial review.
- 7.1.9 If a judicial review challenge was successful against the council the Court cannot order the council to adopt the plan; the Court would make a Quashing Order. A Quashing Order would mean the council's original decision to withdraw the plan would no longer stand and the council would be told to make a new decision.
- 7.1.10 There is also a greater material risk that if the plan is withdrawn, the rule of planning by exception will apply. This will be a series of appeals against refusals of development on a number of sites which the Planning Board will find unpalatable and their test, at Inquiry. Here each site will come before an Inspector who will decide the issue on the merits of the site, the strategic need to provide for housing where the Local Plan fails to achieve that purpose because of effluxion of time pitted against the policy considerations, Green Belt or not, which affect the site, infrastructure provision (both existing and in future) and the other demerits of the site. Experience in the other local authority areas where this has happened has shown that the strategic need for the provision of a choice of range and location of sites is a key factor in coming to these decisions. Therefore, whilst not every appeal will be successful, all strategic sites applied for will go to Planning Inquiry and this will involve its own costs. Such costs could be substantial, coupled with a potential rush of applications.

7.2 Resources

Financial

- 7.2.1 **Current Plan** - Provision of £167,800 (including oncosts) is made in the 2019/20 Revenue Budget for direct staffing costs in respect of the Local Plan. Provision of £65,000 is also made in the 2019/20 Revenue Budget for direct costs in respect of the Local Plan – any increase in expenditure above the £65,000 will be met from

earmarked monies held in the Operational Reserve for the Local Plan of which there is a balance of £184,800 at 31 March 2019.

7.2.2 Since the 2016/17 financial year expenditure incurred on the Local Plan has been as follows:

2016/17 – Staffing £194,900, Direct Costs £95,900 - Total £290,800.

2017/18 – Staffing £199,800, Direct Costs £30,800 - Total £230,600.

2018/19 – Staffing £176,500, Direct Costs £87,100 - Total £263,600.

7.2.3 Adoption of a Local Plan has potential financial benefits in the shape of improved opportunities to negotiate Section 106 contributions and to maintain the council's allocation of New Homes Bonus. Although there remains considerable uncertainty over the future of New Homes Bonus payments after 2019-20, which should be addressed as part of the 2019 Comprehensive Spending Review.

7.2.4 **New Plan** - At this stage, it is only possible to estimate the financial implications of withdrawing the local plan and developing a new plan but it is reasonable to say that the costs will be substantial. Costs will include:

- costs of defending a potential judicial review;
- costs of developing a new Local Plan – this would include the costs of staffing resources, the costs of the studies and evidence gathering as set out above, additional consultation costs and Examination costs;
- costs of appeals – this only becomes an issue if major applications are appealed against for refusal or non-determination.

Costs are difficult to estimate but the council, (based on previous experience), could expect costs (staffing - assuming current levels and direct costs) to be in the region of £1,400,000 over a 5 year period, plus any legal costs. Offset against this cost to the General Fund would be any contributions from earmarked monies held in the Operational Reserve and any government grants (Custom Build and Brownfield Register).

7.2.5 In addition to the above estimated costs, there are potential implications to the level of S106 developer contributions and New Homes Bonus payments which would be received by the council. As previously explained, there remains much uncertainty over the future of New Homes Bonus. However, any reduction to the level of housing growth will have an impact on any future allocations of New Homes Bonus or any other (future) mechanism used by MHCLG to incentivise housing growth. The Secretary of State has previously consulted on increasing the baseline threshold which applies before New Home Bonus is paid or by linking future payments to the Housing Delivery Test to reward delivery or by incentivising plans that meet or exceed local housing need.

7.2.6 The impact of any loss of New Homes Bonus (currently £1.4 million per annum) or its replacement is a significant risk for the council, as this funding is currently being used to support the revenue budget whilst it manages its underlying budget deficit.

Personnel

7.2.7 Any personnel issues would be addressed in the future report reference at paragraph 6.35.

7.3 Risk Identification and Management

7.3.1 The risk of withdrawing the Local Plan at this stage is assessed as high:

Strategic Risk	Risk Detail	Action	Rating
Strategic	<ol style="list-style-type: none"> 1. The council would be left without a strategic policy framework to meet its identified housing and other development and infrastructure needs. 2. The council would be vulnerable to the approval of unplanned, ad-hoc development and there would be less protection for vulnerable and sensitive locations. 3. The end date for any new plan would need to be at least 2038. 	1-2. Secure adoption of new Plan as soon as possible (approx. 3-4 years)	High
Operational	<ol style="list-style-type: none"> 1. Introduction of a new plan from the start, a process that could take at least 3-4 years to adoption. 2. The council would need to use the new standard methodology to assess housing need to inform any new plan. 3. The council would need to undertake appropriate work to identify a specific housing requirement figure for any designated neighbourhood areas. 4. A comprehensive review and update of the evidence base would be required. 5. The rule of planning by exception will apply. 	1-5. Secure staffing and consultancy services	High
Regulatory	<ol style="list-style-type: none"> 1. Council has statutory duty to prepare and set out and maintain a planning framework for the whole of the borough. 2. Secretary of State has substantial new powers to intervene to suspend, prepare and otherwise control the plan-making and examination process. 3. Aggrieved land owners or developers may legally challenge the reasonableness of the decision through judicial review. 	<ol style="list-style-type: none"> 1. Secure adoption of new Plan as soon as possible (approx. 3-4 years). 2-3. Ensure the council has robust reasons for its decision to withdraw the Plan 	High

Financial	<ol style="list-style-type: none"> 1. Costs of preparing a new plan (staffing - assuming current levels and direct costs) could be in the region of £1,400,000 over a 5-year period, plus any legal costs. 2. Costs of defending a potential judicial review (approx £50,000). 3. Significant costs in defending appeals. 4. Reduced level of provision of or financial contributions towards infrastructure and community benefits. 5. The costs of the Secretary of State preparing the Plan would be substantially more than undertaking the plan in-house. 6. The impact of any loss of New Homes Bonus (currently £1.4 million per annum) or its replacement. 	<p>1-2 Establish budget for the anticipated expenditure.</p> <p>3.This only becomes an issue if major applications are appealed against for refusal or non-determination</p>	High
Reputation	Failure to achieve a Local Plan for the second time	Emphasise that the impact on the Green Belt of proposed development in the Local Plan is not considered acceptable	High
Information	NA		
People and Management	NA		
Health and Safety	NA		

6.5 References

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Email Details	Julian.townsend@ambervalley.gov.uk		
Documents used in Preparing this Report			
Members' Services Officer		Ext	
Index of Appendices	None		
Forward Plan Reference	Ref No:	Contact:	
Forward Plan Description			