

# **WAVERLEY BOROUGH COUNCIL**

## **OVERVIEW AND SCRUTINY - SERVICES**

**24<sup>TH</sup> JANUARY 2023**

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**Title:**

### **Review of Local Plan Part 1**

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**Portfolio Holder:** Cllr Liz Townsend, Portfolio Holder for Planning

**Head of Service:** Abi Lewis, Executive Head of Regeneration and Planning Policy

**Key decision:** No

**Access:**

#### **1. Purpose and summary**

- 1.1 Local Plan Part 1 (LPP1) was adopted in February 2018. There is a statutory requirement to review LPP1 within five years from its adoption (i.e., by the end of February 2023) to decide if an update to the Plan is required.
- 1.2 This report undertakes this review and concludes that the plan requires updating. It is likely to be a full rather than partial update. This is to be expected given that the plan was adopted in 2018 (based on evidence prepared between 2013 and 2016) and that there have subsequently been changes in national legislation, policy, and guidance, and in local priorities. A significant factor is the change in the Local Housing Need that provides the starting point for considering housing requirements.
- 1.3 Notwithstanding this conclusion, the Local Plan (Parts 1 & 2) and Neighbourhood Plans are considered to provide an up-to-date development plan for the purpose of decision taking while an updated local plan is brought forward. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Due weight should be given to relevant policies in existing plans according to their consistency with the National Planning Policy Framework.
- 1.4 The conclusion of the review that the strategic housing requirements in LPP1 need updating will mean the Council cannot benefit from the proposed removal of the requirement for local authorities whose local plan is up to date in this respect, to demonstrate continually a deliverable 5-year housing land supply (5YHLS). This also means that from the end of February 2023 the 5YHLS will need to be assessed against Local Housing Need calculated using the standard method.
- 1.5 As well as addressing development needs, an updated plan will provide an opportunity to focus on key themes such as climate change mitigation and adaptation (including water cycle issues), biodiversity net gain, affordable housing, and design quality. A further report will be prepared to enable decisions on the detailed scope of the update, including whether a single Local Plan should be

prepared (rather than Parts 1 & 2), and on the timetable including the approach to engaging local communities.

- 1.6 Decisions on the scope of the update should be made when the implications of a new National Planning Policy Framework (NPPF) and the emerging Levelling Up and Regeneration Bill are better understood. A written ministerial statement (WMS) was published on 6th December, followed by the launch on 22nd December of DLUHC consultation on reforms to national planning policy. The WMS and consultation documents are likely to have only limited weight in planning decisions at this stage of policy development, since the proposals may be subject to substantial change following consultation.
- 1.7 The transitional arrangements currently proposed offer limited benefit for Waverley and representations will be made seeking beneficial changes. At present it is considered that, rather than moving quickly to Regulation 18 consultation on the scope of plan, the focus in 2023/24 (subject to funding being available) should be on updating the Local Plan evidence base and progressing associated preparatory work that will enable the Local Plan update to progress quickly when it is formally commenced.

## **2. Recommendation**

2.1 It is recommended that:

1. Having undertaken a review of LPP1 in accordance with regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council resolves that LPP1 requires updating. However, the Local Plan as a whole continues to provide an up-to-date statutory development plan for Waverley, which must remain the starting point for decisions on planning applications while an update is brought forward.
2. A further report on the detailed scope of the update and the timetable for its preparation is prepared for consideration by the Executive when the implications of a new National Planning Policy Framework (NPPF) and the emerging Levelling Up and Regeneration Bill are better understood.
3. Budgetary provision is made to enable technical work on an updated evidence base to commence during 2023/24.

## **3. Reason for the recommendation**

- 3.1 There is a statutory requirement to review Local Plan Part 1 to decide if an update is required.

## **4. Background**

- 4.1 The Waverley Borough Local Plan Part 1 (LPP1) was adopted in February 2018. Paragraph 33 of the National Planning Policy Framework (NPPF) states that:

*“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.”*

4.2 The National Planning Practice Guidance (NPPG) amplifies this, stating that:

*“Under [regulation 10A of The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) local planning authorities must review local plans, and Statements of Community Involvement at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. Most plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand... (para 62).*

*The National Planning Policy Framework is clear that strategic policies should be prepared over a minimum 15 year period and a local planning authority should be planning for the full plan period. Policies age at different rates according to local circumstances and a plan does not become out-of-date automatically after 5 years. The review process is a method to ensure that a plan and the policies within remains effective. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Due weight should be given to relevant policies in existing plans according to their consistency with the National Planning Policy Framework. It will be up to the decision-maker to decide the weight to give to the policies (para 64).”*

*A local planning authority can review specific policies on an individual basis. Updates to the plan or certain policies within it must follow the plan-making procedure; including preparation, publication, and examination by the Planning Inspectorate on behalf of the Secretary of State (para 69).*

4.3 The NPPG on Local Plans states that:

*If a local planning authority decides that they do not need to update their policies, they must publish the reasons for this decision within 5 years of the adoption date of the plan. A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating (para 70)*

4.4 The Council is required to review LPP1 by the end of February 2023. It is important to be clear at this stage that the review of LPP1 is only to consider whether LPP1 needs updating because the circumstances in which LPP1 was prepared, including national policy, and the supporting evidence that justified its policies and allocations, are no longer relevant. It does not decide what planning policy approaches an update to LPP1 should take. This will be for future consideration if it is decided that an update is needed.

- 4.5 It should also be noted that the government is proposing significant changes to the planning system. These are summarised below and further detail of the December 2022 written ministerial statement (WMS) and consultation on revisions to national planning policy (including a revised draft NPPF), are provided in [Annex 1](#).

**Proposals in the Levelling up & Regeneration Bill** (currently at Committee Stage)

1. Each local planning authority must prepare a document to be known as their “local plan”. Only one local plan may have effect in relation to a local planning authority’s area at any one time.
2. Policies on issues that apply in most areas (such as general heritage protection) will be set out in a suite of National Development Management Policies (not Local Plans)
3. Digital powers in the Bill will allow more standardised and reusable data to inform plan-making and allow plans and data to be accessed and understood more easily by communities and other interested parties
4. A new duty for infrastructure providers to engage in the process where needed; and the ‘duty to cooperate’ contained in existing legislation will be repealed and replaced with a more flexible alignment test set out in national policy
5. Local planning authorities will have a new power to prepare ‘supplementary plans’, where policies for specific sites or groups of sites need to be prepared quickly, or to set out design standards. These plans will replace ‘supplementary planning documents’ which do not carry the same weight.
6. The Bill will enable groups of authorities to collaborate to produce a voluntary spatial development strategy, where they wish to provide strategic planning policies for issues that cut across their areas.
7. Local plans will continue to be assessed for whether they are ‘sound’ at examination, but the current tests will be reviewed to ensure they are proportionate.

**Alongside the Bill it is expected that there will be:**

- Revisions to the NPPF to ensure that newly produced plans are not undermined by removing the requirement for authorities to maintain a rolling five-year supply of deliverable land for housing, where their plan is up to date, i.e., adopted within the past five years. This will curb perceived ‘planning by appeal’, so long as plans are kept up to date.
- National Development Management Policies will sit alongside plans to guide decision-making. They will be derived from the policies set out currently in the NPPF. Views will be sought on any gaps. The rest of the NPPF will be re-focused on setting out the principles to be taken into account in plan-making, whilst also streamlining national policy, making it more accessible and user friendly.
- Regulations will be updated to set clear timetables for plan production – with the expectation that they are produced within 30 months and updated at least every five years. During this period, there will be a requirement for two rounds of community engagement before plans are submitted for independent examination.
- New guidance will be provided on community engagement in planning, which will describe the different ways in which communities can get involved and highlight best practice, including the opportunities which digital technology offers.

4.6 These changes are likely to have a significant bearing on the process, scope, and approach of any update to the Waverley Local Plan. The WMS and proposed revisions to the NPPF can be material planning considerations. However, the content of the WMS and fdNPPF are likely to have only limited weight at this stage of policy development. This is because the WMS is couched in terms of what the Government intends to do in future, and none of the existing guidance in the NPPF or PPG has yet been withdrawn. The proposed text of the fdNPPF is subject to detailed consultation and may therefore be subject to substantial change.

## 5. Review of LPP1

5.1 The review of LPP1 set out in this report and annexes is based on the current NPPF and NPPG. It can be updated as the planning reforms referred to above reach a stage whether they can be given significant weight. Para 65 of the NPPG indicates that in reviewing a plan, an authority can consider information such as (but not exclusively):

- *conformity with national planning policy;*
- *changes to local circumstances, such as a change in Local Housing Need;*
- *their Housing Delivery Test performance;*
- *whether the authority can demonstrate a 5-year supply of deliverable sites for housing;*
- *whether issues have arisen that may impact on the deliverability of key site allocations;*
- *their appeals performance;*
- *success of policies against indicators in the Development Plan as set out in their Authority Monitoring Report;*
- *plan-making activity by other authorities, such as whether they have identified that they are unable to meet all their housing need;*
- *significant economic changes that may impact on viability.; and*
- *whether any new social, environmental, or economic priorities may have arisen.*

5.2 Para 68 of the NPPG on local plans states that a local planning authority may need to gather new evidence to inform their review. Proportionate, relevant, and up-to-date evidence should be used to justify a decision not to update policies and to have due regard to the Duty to Cooperate. The main evidence for the preparation of LPP1 is dated, as it was gathered mainly in the period from 2013 to 2016. Some elements of this relating to the physical environment may remain fit for purpose (e.g., landscape appraisals), but other evidence on it as well as on social and economic matters will need to be updated. It would not be appropriate or proportionate to do this for the 'review' but instead to gather it as part of the preparation of the new plan. Officers have therefore undertaken the review of LPP1 using:

- Consultation with Duty to Cooperate (DtC) Bodies including neighbouring local planning authorities (both District & Boroughs and County Councils) and statutory bodies (including Environment Agency, Historic England, and Natural England).
- An assessment of the consistency of LPP1 policies with the current NPPF.
- The Local Plan Route Mapper & Toolkit produced by PAS in October 2021.

5.3 Annex 2 sets out a summary of responses from the DtC bodies. It identifies matters that they consider should be addressed through a review of LPP1 including:

- updated evidence and objectives in relation to environmental issues such as climate change, flood risk, SPA mitigation, biodiversity net gain
- the need to use the standard method to assess Local Housing Needs, and in addition to this to consider accommodating any unmet housing need from neighbouring authorities
- promotion of strategies, policies and land allocations that will support alternatives to the car and the operation of a safe and reliable transport network.

5.4 Annex 3 provides a comprehensive assessment of LPP1 policies against current national policy in the NPPF. This indicates that policies are broadly consistent with the NPPF but that many will require some form of updating. This assessment will need to be repeated when the content of the new NPPF and proposed National Development Management Policies become clearer, as this may remove the need to include policies on matters such as the Green Belt, AONB, and design in LPP1 unless there are specific local matters that should be addressed. The update of LPP1 will also need to take account of changes to legislation such as the Environment Act 2021 and the Building Regulations.

5.5 Annex 4 is the completed PAS Toolkit, which draws on the information in Annexes 2&3. It indicates that an update to LPP1 is required for reasons including the following:

1. The change in housing need numbers arising from the standard method set out in NPPG (see Annex 5 for more information).
2. The shortfall in delivery against housing targets (met or exceeded in only 4 of the past 9 years).
3. Shortfall in affordable housing delivery (around 94 pa compared to the Strategic Housing Market Assessment (SHMA) identified need for 314 dwellings pa).
4. Employment floorspace targets in the Employment Land Review (ELR) are not being met due to the loss of existing floorspace.
5. Key site allocations (notably Dunsfold Park and Land opposite Milford Golf Course) have not come forward as quickly as planned.
6. Changes in the environmental context including the declared climate emergency, ongoing AONB review, requirement for biodiversity net gain, and need for a strategic approach to mitigation for the Wealden Heaths SPA.
7. Suitable new sites may be available for development.
8. There is a need for up-to-date information on infrastructure programmes that may impact on delivery of the plan.

9. Some of the development management policies needing clarification and updating, for example in relation to First Homes provision.
10. The need to do more to meet Corporate Strategy Objectives in relation to climate change mitigation and adaptation, including pedestrian and cycle-friendly transport networks.

- 5.6 The conclusion of the review of LPP1 is therefore that an update is required. In terms of the scope, the PAS toolkit suggests that a full rather than partial update will be needed if any of the following statements apply:
1. The policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.
  2. The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and a policies update is likely to involve a change to this.
  3. The policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.
- 5.7 It is difficult to answer these questions until the implications of the planning reforms outlined above become clearer. Potential changes to strategic housing requirements are clearly a key factor in considering the scope of the local plan update. The NPPF requires that the LHN figure calculated using the Standard Method (SM) should be the starting point for considering housing requirements (unless an alternative approach is justified in exceptional circumstances).
- 5.8 Annex 5 explains the background to the current LPP1 housing requirement of 590 dwellings pa and the 744 dwellings pa Local Housing Need (LHN) arising from the SM formula. PPG (ID:61-062) states that Local housing need will be considered to have changed significantly where a plan has been adopted prior to the SM being implemented, on the basis of a number that is significantly below the number generated using the standard method. LPP1 was adopted prior to the standard method and the uncapped LHN is c 26% above the strategic housing requirement in LPP1. This is less than in most (66%) of local authorities in the SE but is nevertheless considered significant.
- 5.9 The disparity between LHN and the LPP1 housing requirement therefore supports the conclusion that the plan needs updating and that this is likely to be a full update. However, the implications of this will require careful consideration in the context of the emerging planning reforms and a detailed assessment of constraints and capacity. LPP1 and LPP2, together with Neighbourhood Plans, already set out a comprehensive approach to delivering the current challenging housing requirements.
- 5.10 The SM is a formula that increases the LHN for Waverley by around 90% above the 2014-based household projections based on affordability. This is high because Waverley has the worst affordability ratio of any local authority outside London. The WMS indicated that the government would consult on revisions to the SM. This has not materialised in the DLUHC consultation, which indicates that the SM will remain, at least until new household projections are available in 2024. The WMS and fdNPPF do however recognise that the LHN produced by

the SM is not mandatory but an advisory starting point. Housing requirements in a new local plan can properly take into account physical and policy constraints, including Green Belt (which the WMS indicates should not require review simply in order to meet levels of LHN generated by the SM). It would therefore be wrong to assume at this stage that the LPP1 annual housing requirement is incorrect or that a similar number is unlikely to form the basis of the updated plan. A change to the annual housing requirement would also not necessarily mean that the current spatial strategy is no longer appropriate to meet development needs. These are matters that must be determined through the plan-making process.

- 5.11 The PPG emphasises that even where there has been a significant change in LHN, the correct approach is for that to be “planned for” in accordance with a plan-led process. The strategic housing requirement in Policy AHL1 will therefore need to be updated and extended to the end of the new plan period, using LHN as an advisory starting point for a detailed assessment of constraints and capacity.

## **6. Implications of the conclusion that LPP1 requires updating**

- 6.1 It is important that a decision that LPP1 requires updating is not interpreted as an acknowledgement that the local plan is ‘out-of-date’ in relation to NPPF para 11 (which sets out the ‘tilted balance’ whereby a presumption in favour of sustainable development applies if there are no relevant development plan policies, or the policies which are most important for determining an application are out-of-date). The development plan for Waverley (including the soon-to-be adopted LPP2 and Neighbourhood Plans) is considered to remain up to date for the purpose of decision making while the updated local plan is brought into being. It is helpful that the proposed transitional arrangements (see Annex 1) explicitly recognise that a plan that is older than 5 years can continue to be considered ‘up-to-date’ for decision-making purposes.
- 6.2 PPG dealing with Plan reviews (ID:61-064-20190315) is clear that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Due weight should be given to relevant policies in existing plans according to their consistency with the National Planning Policy Framework. It will be up to the decision-maker to decide the weight to give to the policies. This will always be the position where a council properly decides to update its extant local plan: time will pass between the decision to update and the ability to update the plan, due to the various procedural steps required to produce a sound updated local plan.
- 6.3 The conclusion of the review that the strategic housing requirements in LPP1 Policy ALH1 need updating will mean the Council will not benefit from the proposed removal of the requirement for local authorities with an up-to-date plan to demonstrate continually a deliverable 5YHLS. It also means that, in accordance with NPPF para 74, from the end of February 2023 the 5YHLS will need to be assessed against LHN calculated using the standard method.

- 6.4 The NPPF (Para 11(d) and footnote 8) indicate that policies involving the provision of housing should be regarded as out-of-date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. The fdNPPF proposes to remove the requirement for a buffer (which will make it easier to show a 5YHLS) and add the requirement that strategic housing policies are more than 5 years old (unless reviewed and found not to need updating), for the presumption in favour of development to apply.
- 6.5 The Council cannot presently demonstrate a 5YHLS. This is in part due to delayed delivery of some of the strategic sites. However, the Council should be able to demonstrate a 5YHLS when housing requirements have to be measured against LHN, and when the adoption of LPP2 allows additional sites to come forward. The latest Housing Delivery Test (January 2022) shows that from 2018/19 to 2020/21 Waverley delivered 109% of its housing requirement. The Council should therefore soon satisfy the requirements for policies involving the provision of housing to be regarded as up-to-date for the purpose of decision taking.

## **7. Next Steps**

- 7.1 The only requirement of a review of LPP1 is to determine whether the plan should be updated. There is no requirement at this stage to detail the timetable for an update and the resources that would be required. If the Council agrees that an update to LPP1 is needed, it will be necessary to identify the detailed scope of the plan, the approach to engaging local communities, and the timetable for its preparation. The Local Plans and Planning Policy Team is currently focused on securing the adoption of LPP2 but will then concentrate on progressing the update of LPP1. A report will be prepared for the Executive in May or June 2023 to enable decisions on the scope and timetable for the update. By this time, LPP2 should have been adopted and the implications of a new NPPF and the emerging Levelling Up and Regeneration Bill may be better understood.
- 7.2 A key question will be whether the update will relate just to LPP1 or whether the opportunity should be taken to combine strategic and non-strategic policies into a single Local Plan as envisaged in the emerging Levelling Up and Regeneration Bill. The NPPF says that a local plan can include both strategic and non-strategic policies provided that the non-strategic policies are clearly distinguished from the strategic policies. The benefits of preparing a single local plan in terms of longer-term cost savings (from one plan-making process rather than two) will need to be assessed against the greater complexity of a single plan, which is likely to take greater resource in the short term (although it is likely that LPP2 site-specific policies could be 'saved').
- 7.3 The extent of possible collaboration with Guildford and other neighbouring authorities will also need to be considered. At one end of the scale this could involve joint commissioning of technical work (such as the West Surrey Strategic

Housing Market Assessment that was jointly commissioned with Guildford and Woking Borough Councils). At the other, it could involve a voluntary spatial development strategy, as envisaged in the LURB, to address strategic planning policies for issues that cut across local authority areas.

7.4 The options available to identifying a timetable for the update of LPP2 will be:

- a. Progress under the existing planning system to put an updated plan in place quickly, if possible taking advantage of proposed transitional arrangements (see Annex 1).
- b. Progress in anticipation of the new planning system, with initial work focused on evidence gathering and progressing work that has gained prominence since LPP1, such as: Climate Change; Design Codes; SPA mitigation. This preparatory work will enable the Local Plan to progress quickly when it is formally commenced

7.5 These options will be assessed in greater detail in the report on the scope of the plan. Whatever approach is taken, it will be necessary for the plan to be based on robust evidence.

7.6 An audit of existing sources of evidence is being undertaken to identify gaps and to consider where these can be filled using in-house capacity and skills, and where external consultants will need to be commissioned. The proposed planning reforms suggest a more streamlined plan-making process with less stringent tests of soundness, which may reduce the scope and cost of the necessary evidence base. Consideration will also be given to opportunities to commission work jointly with Guildford BC and/or other neighbouring authorities.

7.7 Section 9 below identifies some of the key areas of technical work that will need to be undertaken to update the evidence base for the Local Plan. These cover the assessment of development needs, planning opportunities and constraints, and the assessment of the plan and reasonable alternative spatial strategies. This will be refined into a costed work programme.

7.8 As well as updating existing evidence, this will provide the opportunity to address issues that have risen to greater prominence since LPP1 was prepared. This includes:

- Climate Change. LPP1 sets out several policies to mitigate and adapt to climate change and these have been supplemented by the recently adopted SPD. However, since the adoption of LPP1, the Council has declared a climate change emergency and it has become clear that action on climate change must be embedded and integrated into all aspects of policy preparation. Planning Practice Guidance indicates that the evidence base relating to climate change is likely to include a review of energy provision and the potential to increase the use and supply of renewable and low carbon energy and heat.
- Design Codes – The Government published the National Model Design Code after the adoption of LPP1 and the Levelling Up and Regeneration Bill is now

seeking to introduce a duty for all LPAs to produce a design code covering the same area as the local plan, which will set simple clear minimum standards on development in that area – such as height, form, and density. This will provide a tool in ensuring that the scale and appearance of development is sympathetic to the character of its surroundings, and that it is sustainable in terms of layout and physical built form.

## **8. Conclusion**

- 8.1 The review of LPP1 undertaken using the PAS Toolkit, assessment of consistency with the NPPF, and engagement with DtC bodies concludes that the plan requires updating.
- 8.2 It is likely that this will need to be a full rather than partial review of the plan. This is because of the need to consider potential changes to housing requirements and the implications for other aspects of the plan, and to ensure that all policies are consistent with the latest NPPF and legislation. It will also allow the Council to give greater emphasis to climate change mitigation and adaptation and to design quality.
- 8.3 A further report will be prepared to enable the Council to decide on the detailed scope of the update, including whether a single Local Plan should be prepared, and on the timetable including the approach to engaging local communities. The timetable for the update will be published as part of the Local Development Scheme. The preparation of LPP1 took over 3 years before it was ready for submission. However, the government is proposing to streamline plan making through a change to the regulations so that Councils can meet the proposed legal requirement for LPAs to prepare single local plans dealing with both strategic and non-strategic policies in 30 months.
- 8.4 Decisions on the scope and timetable should be made when the implications of the proposed planning reforms are better understood. At present it is considered that, rather than moving quickly to Regulation 18 consultation on the scope of plan, the focus in 2023/24 should be on updating the Local Plan evidence base and other preparatory work that will enable work on the Local Plan to progress quickly when it is formally commenced.
- 8.5 In the meantime, it is considered that the current LPP1, LPP2 (once adopted), and Neighbourhood Plans together provide a robust statutory development plan for Waverley, which should be treated as up to date for the purpose of planning decisions.

## **9. Relationship to the Corporate Strategy and Service Plan**

- 9.1 An up-to-date Local Plan is central to delivering the Council's strategic priority of "Effective strategic planning and development management to meet the needs of our communities".

## 10. Implications of decision

### 10.1 Resource (Finance, procurement, staffing, IT)

10.1.1 The updating of the Local Plan will require a fully staffed Planning Policy Team. Other costs are associated with the technical work required to underpin the plan and to assess reasonable alternatives, and process costs including stakeholder engagement and the cost of the examination.

10.1.2 An indicative budget is set out below and will be refined when the scope of the plan is clearer. Expenditure would be over the period 2023/24 to 2027/28.

10.1.3 Costs will be controlled by undertaking as much of the technical and engagement work as possible in house. Indicative costs of work where external consultants will be required is highlighted below.

<b>1. Technical Studies &amp; Assessment (examples)</b>	<b>Indicative Cost (£000)</b>
Housing & Economic Needs Assessment	50
Housing & Employment Land Assessment	50
Climate Change/ Net Zero evidence	60
Green & Blue Infrastructure (including biodiversity net gain)	50
Water Cycle Study/ Strategic Flood Risk Assessment	50
Transport Modelling/ Assessment	100
Infrastructure Delivery Plan	30
SPA Mitigation Strategy (WBC contribution)	20
Borough-wide Design Code	100
Viability Assessment	40
Sustainability Appraisal/ Habitat Regulations Assessment	50
<b>Indicative Total Studies &amp; Assessment Costs</b>	<b>£600k</b>
<b>2. Process Costs</b>	
Stakeholder/ Community Engagement	30
Planning Inspector	100
Programme Officer	20
Legal Representation	100
<b>Indicative Total Process Costs</b>	<b>£250k</b>
<b>3. Total Indicative costs (1+2)</b>	<b>£850k</b>

10.1.4 Waverley holds a reserve to cover costs related to LPP1 and LPP2. The existing budget reserve is around £170k and is likely to amount to around £150k at the end of 2022/23. **An indicative budget growth requirement for the Local Plan is therefore around £700k over the period 2023/24-2027/28.**

10.1.5 These costs will be refined and where possible reduced, including by taking a proportionate approach to commissioning evidence and exploring opportunities for joint commissioning of technical work with GBC and/ or other neighbouring authorities.

### 10.2 Risk management

The Council is required by law to review a Local Plan no later than five years after adoption to decide whether an update to the plan is necessary. If the Council does not review LPP1, then its policies to manage development become less effective.

### **10.3 Legal**

Legal services will continue to provide support throughout the plan making process. The cost of employing counsel to represent the Council during the examination process is included in the budget estimate set out above. Appointing and instructing appropriate Counsel is important to ensure the Council present the strongest possible case.

### **10.4 Equality, diversity and inclusion**

There are no direct equality, diversity, or inclusion implications in this report.

### **10.5 Climate emergency declaration**

An update of LPP1 will allow the Council to put climate change mitigation and adaptation at the heart of the development plan to contribute to meeting the Council's environmental and sustainability objectives.

## **11. Consultation and engagement**

- 11.1 An engagement strategy will be prepared for the LPP1 update. This will accord with planning legislation and the Council's Statement of Community Involvement. It will consider opportunities for greater use of digital technologies as advocated in the proposed planning reforms.

## **12. Other options considered**

- 12.1 The Council is legally required to complete a review of the LPP1 no later than five years from the date of adoption under the Town and Country Planning (Local Planning) (England) Regulations 2012. The options for undertaken an update or a partial update to LPP1 are discussed in this report. The only other option is not to undertake a review of LPP1, but this would involve the risk set out in 10.2 of this report.

## **13. Governance journey**

O&S Services	Tues 24/01/23
Executive	Tues 07/02/23
Council	Tues 21/02/23

## **Annexes:**

- 1) Summary of proposed planning reforms relating to Local Plans
- 2) Summary of Responses from statutory bodies and neighbouring councils
- 3) Review of the compliance of LPP1 with national policy

- 4) PAS Route Mapper Toolkit for a review of LPP1
- 5) Changes to Local Housing Need

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### **Background Papers**

There are / are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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### **CONTACT OFFICER:**

Name: Andrew Longley  
Position: Interim Planning Policy Manager  
Telephone: 01483 523427  
Email: [andrew.longley@waverley.gov.uk](mailto:andrew.longley@waverley.gov.uk)

Agreed and signed off by:  
Legal Services: 21/12/22  
Head of Finance: 12/01/23  
Strategic Director: 22/12/22  
Portfolio Holder: 23/12/22