

LOCAL | LOCAL PLAN | DEVELOPMENT SCHEME

2024 - 2026

March 2024



Contents

1.	Introduction	2
2.	Planning Context	3
•	National Planning Guidance County Planning Policy Adopted Local Planning Policy	
3.	Local Plan	6
4.	Supplementary and Development Plan Documents	9
5.	Neighbourhood Planning	11
6.	Evidence Base	12
7.	Monitoring and Review	16
8.	Resources and Risk	17

1. Introduction

- 1.1 The Local Development Scheme (LDS) sets out the timetable for preparing documents to be included in the Local Plan. The Local Plan is a collection of documents which make up the statutory development plan for the Local Planning Authority (LPA). These include Development Plan Documents such as the Local Plan itself and Supplementary Planning documents which support and provide additional background for Local Plan policies.
- 1.2 It also sets out what resources will be required to ensure that the work will be completed in accordance with the timetable and identifies the risks that could result in delay.
- 1.3 The first LDS was published in September 2005 and the last review was published in November 2022. Progress on the Local Development Scheme has been monitored and the extent to which the milestones identified have been achieved is set out in the Council's Annual Monitoring Reports.
- 1.4 The Braintree Local Development Scheme is therefore a project management document, which informs the public and stakeholders of the planning documents that the Council will produce and the timescale for their production. It includes;
 - A timetable for the production and adoption for all Development Plan Documents and Supplementary Planning Documents within the Local Development Scheme time period (2 years).
 - Identifying background studies and documents, which form the evidence base for the Local Plan.
 - A list of current adopted Supplementary Planning Documents, Material Planning Guidance and Development Briefs.
 - Arrangements for monitoring and review.

2. Planning Context

National Planning Guidance

2.1 The National Planning Policy Framework (December 2023) 'sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.' Regarding plan-making, paragraph 15 of the framework describes how "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 meeting housing needs and addressing other economic, social, and environmental priorities; and a platform for local people to shape their surroundings."

County Planning Policy

- 2.2 Essex County Council is the authority responsible for production of the Waste and Minerals Local Plans, which form part of the Development Plan. At present the adopted plan for Essex is;
 - The Essex Minerals Local Plan (2014) (currently under review)
 - Essex and Southend-on-Sea Waste Local Plan (2017)
- 2.3 More details on the waste and minerals development document can be found on the Essex County Council website www.essex.gov.uk following the links from planning to minerals and waste policy. The Essex Minerals Local Plan is currently under review.

Adopted Local Planning Policy

2.4 The Development Plan for Braintree District is made up of the Local Plan 2013-2033 (Section 1 and Section 2). The Braintree District Local Plan Section 1 was adopted in February 2021 and Section 2 was adopted in July 2022.

3. Local Plan

- 3.1 The Local Plan sets out how the Council plans for, and makes decisions about, the future of towns, villages and countryside and will set out a strategy for the future development of the District, which is based on a clear and locally distinct vision. This vision was developed with the involvement of the local community and there should be commitment by all relevant agencies to its delivery. The Local Plan has to be reviewed every five years.
- 3.2 The Local Plan consists of several documents, including Development Plan Documents (DPDs) such as the Local Plan, Supplementary Planning Documents (SPDs), a Local Development Scheme (LDS), the Authorities Monitoring Report (AMR) and a Statement of Community Involvement (SCI). Further details about each document and their progress in Braintree District are given as follows:-

3.3 The Statement of Community Involvement (SCI)

- 3.4 **Purpose:** This document sets out the standards and approach to involving the community and stakeholders in the production of the Local Plan.
- 3.5 **Status:** A SCI is in place.

3.6 Local Plan

- 3.7 **Purpose:** Sets out strategic and non-strategic allocations for land use, and policies for the determination of planning applications.
- 3.8 **Status:** Section 1 and Section 2 of the Local Plan are adopted (February 2021 and July 2022, respectively). A review of the Local Plan has now begun.

3.9 The Authority Monitoring Report (AMR)

- 3.10 **Purpose:** To set out the principal characteristics of the District and assess progress in preparing Local Development Documents and monitor progress in housing, employment and other development.
- 3.11 **Status:** The AMR is published each year and assesses the year from the 1st of April to the 31st of March. The latest report is available on the council's website.

3.12 Local Development Scheme (LDS)

- 3.13 **Purpose:** A project management document to inform stakeholders of the timetable for production of documents.
- 3.14 **Status:** This LDS will replace the November 2023 document.

3.15 Supplementary Planning Documents (SPDs) and Development Plan Documents (DPD)

3.16 These are supplementary to the Local Development Documents. Further detail is set out in Section4.

3.17 Community Infrastructure Levy (CIL) Charging Schedule

- 3.18 **Purpose:** To set out the standard levy which the local authority will be applying to some developments and to define the infrastructure projects, which it is intended to fund.
- 3.19 **Status:** The government has indicated that a new compulsory Infrastructure Levy will be introduced, although further consultation is awaited for more details.

3.20 Local Plan – Timetable for Review

Role and Content	Sets out the detailed allocations of land for housing, employment, retail and other major land uses. Sets out strategic and non-strategic development management policies.
Status	Development Plan Document
Chain of Conformity	Must be consistent with National Policy as set out in the National Planning Policy Framework. Awaiting revised Local Plan framework from central government on 30 month plan production proposals.
Geographic Coverage	Whole of Braintree District

Timetables and Milestones			
Local Plan Review Start	To start early 2024 Call for Sites Spring 2024 Evidence Base Spring 2024 Preferred Options Consultation (Reg 18) Autmn/Winter 2024 Pre-Submission Consultation (Reg 19) Spring 2025 Submission Summer 2025		
Review Complete	Adoption February 2026		
Arrangements for Production			
Lead Department	Braintree District Council Sustainable Development		
Management Arrangements	To be managed by Departmental Management Team and Sub Committee of Council Members		
Resources	To be prepared by Planning Policy Team involving other services as appropriate. To be funded from base budgets.		
Involvement of Stakeholders and Community	As set out in the Statement of Community Involvement		
Post Production Monitoring and Review Mechanisms	Document to be monitored on an annual basis and will need to be subject to review, if monitoring highlights a need, or as required.		

4. Supplementary and Development Plan Documents

- 4.1 Supplementary Planning Documents (SPD's) and other guidance documents can provide further detail on particular policies or local issues. SPD's can take a number of forms, but can normally be broken down into 2 categories;
 - Area based including masterplans and development briefs, which deal with specific parcels
 of land; and
 - Topic based which provide additional information on local issues, or policies, such as design guides.
- 4.2 Although supplementary documents are not subject to examination, they are produced in consultation with the community and other interested parties and are still subject to regulations regarding their consultations. Supplementary documents are not required to be listed within the Local Development Scheme, but it is considered appropriate to inform the public of the Council's proposals to produce new documents.
- 4.3 The Council also has a number of approved planning guidance documents and development briefs. These are documents, which have been either produced or consulted upon by another authority, or whilst the public and stakeholders have been involved in their production have not undergone the same strict levels of consultation as is required for an SPD.
- 4.4 A list of the current adopted SPD's, guidance and development briefs are included in the table below;

Title and Subject	Produced by	Status	Date Approved
Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS) SPD. It sets out the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development, and how this mitigation will be funded.	Essex County Council, Braintree District Council and other Local Authorities	SPD	May 2020
Affordable Housing. The document sets out the process and mechanisms for the delivery of affordable housing in Braintree District.	Braintree District Council	SPD	May 2006
External Artificial Lighting. It provides advice and guidance on what factors the Council will take into account when determining planning applications.	Braintree District Council	SPD	September 2009
Open Space. The document sets out the processes and mechanisms for the delivery of open space in Braintree District	Braintree District Council	SPD	Updated in 2014

Title and Subject	Produced by	Status	Date Approved
Parking Standards – Design and Good Practice Guidance Provides car and cycle parking standards together with design guidance on accommodating parking within various types of residential and commercial development.	Essex County Council working in partnership with Essex Planning Officers Association.	Guidance	Nov-09
Urban Place Supplement. To build on the Essex Design Guide to provide guidance on producing high quality, attractive developments which are sustainable and reflect the local area. (Braintree District Council did not adopt sections 5.8, 6.2, 7.0, 7.1, 7.2 and 7.3 of the document)	Essex County Council in partnership with Essex Planning Officers Association, East of England Development Agency, Environment Agency and Inspire East	Guidance	Jun-07
Essex Design Guide 2005 Provides guidance on design and layout principles including specific information relating to structure and layout of new developments, garden sizes, building design and form, parking design and road layouts.	Essex County Council working in partnership with Essex Planning Officers Association	Guidance	2005
Land East of the High Street, Halstead Guide to development and regeneration on a site in Halstead	Built Environment Branch of Essex County Council commissioned by Braintree District Council	Development Brief	Jan-05
Riskstones Neighbourhood Centre, Witham	Braintree District Council	Development Brief	Sep-10
Silver End Shops Site Guide to development and regeneration on a site in Silver End village.	Stephen Claydon and Michael Munt approved by Braintree District Council	Development Brief	Jun-06

- 4.5 The Council is in the process of producing 4-topic based SPD's (Affordable Housing, Design (Including External Lighting), waste and Open Space) following the adoption of the new Local Plan.
- 4.6 The Council is also considering several additional Supplementary Planning Documents and a Development Plan Document, to provide extra guidance in key areas such as Renewable Energy Locations. However, in some cases the Council is waiting for new/additional guidance and policy which is expected from central government, or staffing changes in other departments has meant that documents need further review. It should be noted that the SPD on Climate Change and Infrastructure are now on hold due to the need to review the Local Plan. The table below lists all proposed SPD's and an indicative timetable for their production

Supplementary Planning Document and Development Planning Document - Timetable

, , , , , , , , , , , , , , , , , ,	•		
Title and Subject	Produced by	Status	Estimated Date of Approval
Affordable Housing. The document sets out the process and mechanisms for the delivery of affordable housing in Braintree District.	Braintree District Council	SPD	September 2024
Design SPD (incorporated External Lighting, Local Design Code).	Braintree District Council	SPD	March 2025
Open Space. The document sets out the processes and mechanisms for the delivery of open space in Braintree District	Braintree District Council	SPD	June 2025
Waste SPD Advice on the provision, type and funding for domestic waste provision.	Braintree District Council	SPD	December 2024
Bio-diversity Net gain This document seeks to set out the requirements of bio-diversity net gain and to instruct developers as to use the bio-diversity net gain matrix and what they should provide and how it is justified.	Braintree District Council working on Essex wide document with other stakeholders, the document is currently adopted as guidance but will be turned into SPD later.	Guidance /SPD	Guidance agreed Nov 2023
Parking Standards To provide car and cycle parking standards for a range of uses and locations. Include best practice design and layout. Currently at consultation.	EPOA/ Braintree District Council	SPD	September 2024
Renewable Energy Locations SPD To provide advice and guidance on suitable locations within the district for renewable energy generation.	Braintree District Council	SPD	December 2024

5. Neighbourhood Planning

- 5.1 The Localism Act 2011 introduced neighbourhood developments plans which help communities with or without Parish or Town Councils to establish general planning policies for the development and use of land in a neighbourhood. Once 'made', these plans will form part of the statutory development plan for the area and will be used in the determination of planning applications.
- 5.2 The first stage of developing a neighbourhood plan is to designate a neighbourhood area. The district has agreed 16 Neighbourhood Areas. Other parish councils are considering developing a neighbourhood plan.
- Once a neighbourhood area has been agreed preparation of a neighbourhood plan can be carried out by a parish or town council or in the case of unparished areas a neighbourhood forum.
- 5.4 The table below sets out the stage of each of the Neighbourhood Plans which are underway in the District. For more information or for copies of the Neighbourhood Plans listed please visit the website. About Neighbourhood Plans Neighbourhood planning Braintree District Council

Area	Stage
Bradwell & Pattiswick	'Made' – 22 nd July 2019
Bures & Bures St Mary	Pre-Regulation 14
Coggeshall	"Made" – 21 st July 2021
Cressing	'Made' 17 th February 2020
Earls Colne	Regulation 14 October 2023
Feering	"Made" January 2023
Hatfield Peverel	'Made' – 16 th December 2019 currently under review and at Examination
Finchingfield & Wethersfield	Pre-Regulation 14
Kelvedon	"Made" July 2022
Gosfield	Pre-Regulation 14
Great Bardfield	Pre-Regulation 14
Gt Saling & Bardfield Saling	"Made" – October 2021
Great Yeldham	Pre-Regulation 14
Shalford	Pre-Regulation 14
Stisted	Pre-Regulation 14
Steeple Bumpstead	Pre-Regulation 15
Toppesfield	Pre-Regulation 14
Witham	Pre-Regulation 14

6. Evidence Base

- 6.1 The Development Plan Documents will establish the Council's planning policies. In preparing these documents and to ensure that the proposals and policies contained within them are soundly based, several specialist studies and other research projects have been or will be undertaken.
- 6.2 The following table illustrates key reports and studies that will be used to provide a robust and credible evidence base for the Local Plan. This list will be added to if additional work is required.

Name	Description	Date		
General				
Authority	The monitoring report aims to assess	The document covers		
Monitoring	progress in meeting policy targets and the period 1st			
Report	milestones, and to present information	to the 31 st of March		
	on housing trajectories demonstrating	each year.		
	the delivery of the provision of new			
	homes			
	Economic			
Braintree District	An update to the previous retail study to	Update 2015 and		
Retail Study 2015	enable robust and up to date evidence	reviewed 2018. To be		
(Reviewed 2018)	supping retail boundaries, allocations and	updated as part of		
	policies in the new Local Plan.	Local Plan Review.		
Economic Plan	The prospectus sets out how the council	2023		
2023	intends to create the conditions for			
	economic growth and deliver a			
	prosperous Braintree District.			
Employment Land	The assessment considers projected	August 2015 – To be		
Needs	Employment Land Needs	updated as part of		
Assessment 2015		Local Plan Review		
Rural Services	The survey updates previous work done	Completed in		
Survey	in 2005 to assess the provision of services	September 2008		
	within rural parishes.			
	Environmental			
Braintree Green	Builds on the results of the 2006 Open	Completed in 2011.		
Spaces Strategy	Space Audit to set standards for the			
	quality, quantity and accessibility of open			
	space together with specific needs,			
	surpluses or deficiencies.			
Conservation	A programme of conservation area	2009 onwards.		
Area Appraisals &	appraisals has been undertaken. The			
Management	process provides further detail about the			
Plans	character of the areas as an update to the			
	original conservation area designations.			
Dedham Vale –	The map shows the current Dedham Vale	Ongoing.		
Proposed Search	National Landscape and the maximum			
Area for National	potential extension proposed.			
Landscapes				
Review				

Name	Description	Date
Habitats	The report is to identify any effects the	2017 – To be updated
Regulation	proposed development in this District will	as part of Local Plan
Assessment and	have on European Sites of Importance for	Review.
Appropriate	nature conservation and to suggest ways	
Assessment	to mitigate this impact.	
Heritage Assets	Heritage Assets impact Assessment for	2016
Impact	Potential Growth Locations within	
Assessment	Braintree District	
Historic	Report characterising the historic	2010
Environment	environment of the district	
Characterisation		
Project		
Mid Essex	The document identifies in more detail	Completed October
Strategic Flood	areas of existing or proposed	2007. Review
Risk Assessment	development which are at risk from	completed in 2017. To
	flooding	be updated as part of
		Local Plan Review.
Open Spaces	The open space strategy will set out the	Completed 2017.
Sport Recreation	Council's strategy with regards to open	Update to commence
Strategy (Playing	space including the strategy for the	2022 for 2024
Pitch Strategy)	Sports, Leisure and Recreation	completion.
Protected Lanes	Commissioned by Braintree District to	2013 – Main Report
Study	assess the protected lanes in the district.	2015 – Cressing Parish
	An additional study was commissioned by	Report.
	Cressing Parish Council in 2015 for lanes	
	within that parish.	
Strategic	Makes an environmental and	Completed 2017.
Environmental	sustainability appraisal of each document	Updated in 2021 to
Assessment and	to report on likely impacts of the	reflect adoption of
Sustainability	proposed policies and plans.	section 1 Plan and in
Appraisal		2022 for the section 2
		plan. To be updated
		as part of Local Plan
a		Review.
Strategic Flood	An assessment of the flood risk within the	November 2016. To
Risk Assessment	district.	be updated as part of
		Local Plan Review
Water Cycle	An assessment of water environment and	March 2017. To be
Study Update	water services in the district.	updated as part of
	Paridontial	Local Plan Review.
Affordable	Residential	Completed in 2000
	Assesses whether the proposed	Completed in 2009.
Housing Viability	affordable housing policies are viable and	Review completed 2015.
Study	achievable in terms of dwelling threshold	2015.
	and percentage of affordable housing that is required by development	
Brownfield Land	The Brownfield Land Register provides a	Annually.
Register	list of brownfield site which are suitable	Allitually.
Negistei	for housing- led development.	
Demographic	Considers the Demographic projections	May 2015
projections 2013-	for 2013 to 2037	IVIAY ZUIJ
2037 Phase 7	101 2013 to 2037	
Main Report May		
2015.		
2013.	12	<u> </u>

Name	Description	Date	
Demographic	·		
projections 2013-			
2037 Phase 7			
Macro Areas			
accompanying			
profiles.			
Essex Wide Gypsy	An Essex wide study commissioned by the	Complete July 2014. A	
and Traveller	Essex Planning Officers Association to	review is underway	
Accommodation	provide information on the appropriate	including a Transit site	
Needs	number of Gypsy and Traveller pitches to	review.	
Assessment	be provided.		
Gypsy and	An Essex wide study commissioned by the	Complete May 2017.	
Traveller and	Essex Planning Officers Association to	A further study on	
Travelling	provide information on the appropriate	transit pitches in in	
Showpersons	number of Gypsy and Traveller pitches to	progress.	
Accommodation	be provided.		
Assessment			
Objectively	Commissioned by Braintree, Chelmsford,	Completed July 2015.	
Assessed Housing	Colchester and Tendring. Determines the	Further update 2016	
Need Study	Housing Market Area and OAN.	completed.	
Strategic Housing	This document builds on work completed	Ongoing process.	
Land Availability	in the Urban Capacity Study but includes	Review after Call for	
Assessment	an assessment of a sites viability and	Sites.	
(SHLAA) 2016	likely timescale for the site to be		
	developed.		
Housing Delivery	The Housing Delivery Test is an annual	Annual last results	
Test	measurement of housing delivery in the	2021/22 published	
	area of relevant plan-making authorities	December 2023. Data	
	(Non-metropolitan districts, metropolitan	submitted for 22/23	
	boroughs, London boroughs and	but not released by	
	development corporations with plan-	Government yet.	
	making and decision making powers),		
	National Planning Policy Framework		
	paragraphs 74 and 76 set out the policy		
	consequences of not meeting the		
Chandend	Housing Delivery Test.	Undakod 2	
Standard	The standard methodology uses a	Updated every 2	
Methodology	formula to identify the minimum number	years to take into account official	
	of homes expected to be planned for, in a		
	way which addresses projected household growth and historic under-	population and household	
	supply.	projections. No timetable for further	
		updates has been	
		provided by	
		government.	
Self-build and	The Council keep a register of people	Ongoing.	
custom	who are interested in building self-build		
housebuilding	or custom build homes within the		
Register	Braintree District		
Transport and Infrastructure			
Community Halls	Report on the consultation undertaken	March 2016.	
Consultation	for Braintree District Council with		
		1	

Name	Description	Date
Report March	community halls in Braintree, Halstead	
2016	and Witham	
Cycling Strategy	Strategy for cycling in Essex	Essex – Completed
		November 2017.
		Braintree 2021.
Development	Proposes a methodology and a series of	June 2015.
Boundaries	criteria that will be used in reviewing the	
Review	development boundaries for the	
Methodology	settlements in the District for the	
	emerging Local Plan.	
Highways and	Identifies key issues with the highways	Completed 2017. To
Transport	and transportation network, in order to	be update as part of
Assessment	determine capacity and any improvement	Local Plan Review.
	required to transport networks.	
Infrastructure	A study of key infrastructure capacity,	June 2017
Plan	constraints and future improvements.	
Local Transport	Published by Essex County Council	2011 – To be updated
Plan – Essex		by ECC 2024
County Council		
Parking Standards	The document sets out the required	2009 – Currently
	standards for the District	being updated.
		Consultation shortly.
Viability	This document will seek to demonstrate	Completed 2017.
Assessments	that the Local Plan is viable	

- 6.3 In addition, an Equality Impact Assessment was undertaken as part of the production of the Local Plan to ensure that all policies and documents are free from discrimination and promote equality of opportunity.
- 6.4 A full list of up-to-date evidence base documents can be found via the Planning Policy webpage link: https://www.braintree.gov.uk/planning-building-control/local-plan-2033/2
- 6.5 The Local Plan must also have regard to a number of other strategies and policies produced both by the Council and by partners. These include;
 - Braintree District Climate Change Strategy and Action Plan 2021 March 2023 (A draft Climate Emergency Initial Action Plan September 2021 to March 2023
 - Braintree Plan For Growth 2017 2022 (Replacement due March)
 - Essex Biodiversity Action Plan 2011
 - Essex Local Transport Plan 2011
 - Essex Minerals Local Plan 2014
 - Essex and Southend-on-Sea Waste Local Plan 2017

7. Monitoring and Review

Monitoring

- 7.1 The LDS and the development plan documents that it includes will be monitored on an annual basis, in the Monitoring Report with a reporting period of 1st April 31st March.
- 7.2 Each year the report will set out;
 - How the Council is performing against the timescales set out within the previous year's Local Development Scheme.
 - Provide information on housing and employment completions and land availability.
 - Provides a housing trajectory and shows the Council's 5 year supply of housing land.
 - Any required update to the Local Development Scheme as appropriate.
- 7.3 The Local Plan programme will be managed through the Sustainable Development Service reporting to the Cabinet Member for Planning and Infrastructure and the Local Plan Sub-Committee. This will include considering progress on the preparation of Local Development Documents and identifying action to be taken if there are variations from the project programme.

Review

7.4 Following the initial adoption of each Local Plan as set out in the Local Development Scheme, it is anticipated that any subsequent reviews will be in the form of a rolling programme. Reviews may also be necessary as a result of changes in national guidance, as an outcome of the monitoring in the Monitoring Report, or pressures for development or regeneration.

8. Resources and Risk

Resources

- 8.1 The Local Plan process is led by the Planning Policy team, part of the Sustainable Development Service at Braintree District Council.
- 8.2 The timetable contained within this document is based on using the full resources of the Planning Policy team at the Council, which consists of a team manager who will be responsible for the overall project, planning policy officers, technical and administration staff.
- 8.3 Additional resources, particularly to provide specialist input on various technical matters will be sought from time to time as required from other teams within the Council including Housing Policy and Economic Development, and other organisations including Essex County Council and National Highways. In addition, external consultants may be commissioned to develop elements of the evidence base, or supplementary planning documents.

Risk

8.4 There are several factors which may impact on the achievement of this timetable. The table below considers and deals with the main risks.

Issue	Level of Risk	Impact and Mitigation
Delays to the production of background studies	Medium	Would delay the preparation of supplementary planning documents. The resources for any further studies should be in place to ensure they are commissioned at an early stage
Changes to national guidance in relation to Braintree. The new NPPF was published December 2023. The Government is currently considering changes to planning policy and Guidance which includes the production of new style Local Plan.	Medium	Could delay the preparation of supplementary planning documents or require an early review of those documents already produced. Review the timetable for the preparation and review of documents within the Annual Monitoring Report and review of the LDS if necessary.
Supporting Neighbourhood Planning.	Medium	Staff time and other resources being diverted to support neighbourhood planning. Resource and timetable planning with neighbourhood plan groups needed. No indication of continuation of grant funding in the medium long term by central government.
Problems or difficulties engaging with stakeholders and the community	Low	May delay the preparation of development plan documents. Ensure stakeholders and the community are involved at an early stage of the process, as outlined in the Statement of Community Involvement. Lack of agreement with other Local Authorities regarding the duty to co- operates. Need to maintain a close working relationship with neighbouring authorities.

Inability of the Planning Inspectorate to deliver hearings/ reports to the timetable.	High	Would delay the adoption of development plan documents. Agree early with the Planning Inspectorate that the timetable laid out for each document is acceptable. If slippage occurs this should be identified in the Monitoring Report and amendments made to the timetable.
Insufficient staff resources due to staff turnover or volume of work greater than anticipated	Medium	Would delay the production of supplementary planning documents. Consider use of consultants if financial resources allow. Revise timetable for the production of documents through the Monitoring Report and review of the LDS if necessary
Government New Homes Bonus, neighbourhood planning funds insufficient or no longer available.	Medium	Would delay the production of evidence base and supplementary planning documents which need specialist advice from consultants. Increased budget bids may need to be made if Government New Homes Bonus or neighbourhood planning funds are insufficient or no longer available. Revise timetable for the preparation of documents through the annual monitoring report and review of the LDS if necessary.