

Appendix 4:

Table A: Costs to deliver a new Local Plan

Issue/Evidence	Why work required	Certainty of Works	Cost Certainty	Min	Max	Total Estimated New Costs	Comments	Historical Costs for the Local Plan
Sustainability Appraisal	SA required at all stages of the new Local Plan			£40,000	£45,000	£42,500	Statutory Requirement. Costs based on recent SKDC procurement	£22,130
HRA	HRA required at Reg 19 stage			£30,000	£35,000	£32,500	Initial screening undertaken in house. Costs based on procuring similar for the submitted Local Plan	£14,627
Landscape	Full landscape sensitivity and capacity study required as existing is out of date (2010)			£55,000	£65,000	£60,000	Estimate as evidence not updated for considerable amount of time, meaning that likely to require a whole County survey	£24,001
Open Space	Full open space study required as existing is out of date (2015)			£35,000	£40,000	£37,500	Works previously done under a wider scheme - Sports and Recreational Strategy. Open space is an estimate as evidence has not been updated for some time	£0
Biodiversity	New study required			£55,000	£65,000	£60,000	New study - costs based on procurement of similar in SKDC	£0
Housing Needs	Update required on housing needs/mix			£15,000	£17,000	£16,000	Estimate based on recent procurement in SKDC	£3,000
GTAA	Full updated G&T accommodation assessment + regular input to delivery plan			£25,000	£30,000	£27,500	Works previously done in partnership with SKDC. RCC made a contribution to the works. Cost based on recent procurement in SKDC	£0
Employment Land	Updated study required			£28,000	£32,000	£30,000	Last report completed 2016, update required due to covid. Cost estimate based on procurement.	£25,271
Retail Study	Updated study required			£15,000	£17,000	£16,000	Done April 2016. Needs Updating - due to covid. Last report 2016 Estimate based on this procurement.	£14,305
Strategic Flood Risk Assessment	Full SFRA required as existing is out of date (2009)			£25,000	£27,000	£26,000	The last update in 2009 was completed inhouse. Cost estimate is a best guess as no recent experience of procuring this.	£29,889
Water Cycle Study	Light touch updates			£5,000	£7,000	£6,000	New Study required - estimate is a best guess as no recent experience of procuring this.	£0
Whole Plan Viability Study	Essential requirement			£35,000	£40,000	£37,500	Done externally 2018 & 2020. Requires two versions of the plan. Costs based on recent procurement in RCC.	£24,669
IDP	Essential requirement			£35,000	£40,000	£37,500	Statutory Requirement. Costs based on previous procurement jointly by SKDC/RCC, taking account of additional work on updating this done in house	£20,450
Minerals and Waste input	Essential requirement			£40,000	£45,000	£42,500	Covered by SLA paid by Planning Policy. Will increase depending on the works required.	£33,932

Specialist input to Site Assessments, evidence base and examination preparation	Deliver sound plan			£5,500	£65,000	£35,250	Interim specialist support - covered by Agency/ Professional Fees. Costs based on recent RCC experience	£66,601
Transport Assessments	Deliver sound plan			£15,000	£17,000	£16,000	Assumes no requirement to develop a Rutland Transport model at a cost of £100k + Estimated costs are a best guess but take account of external support procured to assess sites in the submitted Local Plan.	£13,884
Climate change metrics	Likely requirement for new plan			£0	£35,000	£17,500	New costs - some local authorities have had legal challenges. Would also support corporate aspirations.	£0
Health Impact study	Likely requirement for new plan			£8,000	£10,000	£9,000	New costs - estimated costs are a best guess	£11,200
Mapping	Likely requirement for new plan			£25,000	£30,000	£27,500	White paper proposal - Need to prepare for digital interactive mapping for the new plan. New - estimated costs are a best guess	£3,930
Digital consultation software	Need for more effective means of engaging the community and an efficient means of recording and analysing consultation responses			£10,000	£32,000	£21,000	New consultation platform will be required to meet national objectives for digital engagement and interactive plans. Council has a 12 month arrangement with Bangthetable which has provided the basis for the Future Rutland conversation - it may be possible to utilise this, although it would need to be extended to cover the plan making period for a further 2 - 3 years. We will need a better more intuitive way to engage people and to process and manage responses. Costs are best guess	£0
Issues and Options consultation	Consultation			£8,000	£10,000	£9,000	1st Stage - postcard. Estimates based on RCC Reg19 consultation methods and costs	£11,129
Consultation Draft consultation	Consultation			£8,000	£10,000	£9,000	2nd stage - posters etc Estimates based on RCC Reg19 consultation methods and costs	£5,444
Regulation 19 consultation	Consultation			£8,000	£10,000	£9,000	3rd stage. Estimates based on RCC Reg19 consultation methods and costs	£11,615
Examination costs	Planning Inspectorate and venue costs			£100,000	£130,000	£115,000	Estimate based on current budget provision for the submitted Local Plan	£23,926
Legal advice	Legal compliance			£100,000	£300,000	£200,000	Depending on the sites. Estimate based on current budget provision for the submitted Local Plan.	£79,504
Agency/ Professional Fees				£0	£0	£0		£32,594

Misc/ Contingency				£0	£0	£0		£9,687
Total				£725,500	£1,154,000	£939,750		£481,787

Table B: Costs of not having a Local Plan

Issue/Evidence	Why work required	Certainty of Works	Cost Certainty	Min	Max	Total Estimated New Costs	Comments	Historical Costs for the Local Plan
Legal Fees	Planning application appeals			£75,000	£185,000	£130,000	Minimum amount based on 10 applications plus solicitor cost FTE 0.5 over 4 years	£0
Additional Salary costs	Principal Policy Officer FTE 1 (PO2) Conservation Officer FTE 1 (PO2) Tree Officer FTE 0.6 (S01) Highways Engineer FTE 1 (S02)			£639,000	£1,065,000	£670,080	Assumed over 4 years	£0
Planning Income	Potential planning income, estimated on known planning applications			(136,588)	(252,300)	(194,444)		£0
Total				£577,412	£997,700	£605,636		£0

