

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY 12 MARCH 2026
title: LOCAL PLAN AND PLAN MAKING REFORMS UPDATE
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1.0 PURPOSE

- 1.1 The Government is fundamentally reforming the plan making process. This aims to speed up the process and to deliver more succinct plans that are easier for people to engage with and to use.
- 1.2 On the 27 November 2025 the Minister for Housing and Planning confirmed further details on the requirements and processes to be introduced under the new plan making system with a commitment of more to follow. This provides greater certainty than ever before on the new system, which is proposed to be come into effect by the end of March 2026. Councils wishing to complete their plans under the current system, policy and guidance have until 31st December 2026 to submit them for examination. It has been confirmed that those who fail to do so will need to restart procedurally from the beginning under the new system.
- 1.3 This report considers the implications of these reforms for the preparation of the new Ribble Valley Local Plan. It seeks a decision from this Committee on whether to continue to prepare the Plan under the existing system (Option A) or to switch to the new system (Option B).
- 1.4 Relevance to the Council's ambitions and priorities:

Community Objectives: The Local Plan is fundamental to the delivery of planning policy that will help in ensuring that the borough remains a sustainable place to live and work.

Corporate Priorities: Preparation of the new Local Plan provides the basis by which to identify how, in particular, issues relating towards the objectives of valuing our place and environment; creating a safer, stronger, greener borough; and building and sustaining a strong and prosperous borough will be addressed.

Other Considerations: Reducing the delivery and examination risks in producing a new Local Plan will help the Council achieve a key priority in terms of adopting a new Local Plan for the borough.

2.0 SUMMARY

- 2.1 The Government is fundamentally reforming the process for preparing Local Plans. Further details were published in November 2025.
- 2.2 The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026, came into effect for the purposes of allowing the Secretary of State to make further regulations on 3rd March 2026. The substantive local plan provisions come into effect on 25 March 2026.
- 2.3 Councils wishing to complete their plans under current system will have until 31st December 2026 to submit them for examination. If they fail to do so they will need to restart procedurally from the beginning under the new system.

- 2.4 This report seeks a decision from this Committee on whether to continue to prepare the Plan under the existing system (Option A) or to switch to the new system (Option B).
- 2.5 Timetables for Options A (Appendix 2) and B (Appendix 3) suggest that it could take up to 12 months longer to adopt a Local Plan under Option B than Option A. However, this is an unrealistic comparison as there is a high risk that the timeline for Option A is unachievable.
- 2.6 This report recommends that the Council should switch to the new plan making system (Option B) at the earliest opportunity. This is principally because:
- The December 2026 cut-off date poses too great a risk that the Council would have to start again under the new system;
 - All of the technical work done to date can be reused and there will be more time for the completion of outstanding work and for engagement;
 - The new process, particularly the Gateway checks, gives greater certainty that the timetable for preparing a sound Local Plan can and will be met;
 - It will result in a new-generation style Local Plan that will be simpler and easier for end users; and
 - It will place the Council at the forefront of the new planning system rather than struggling to complete an old-style and less resilient Local Plan in the very limited time left.
- 2.7 Based on what is presently known of the new system, the existing Local Plan budget is considered adequate to progress the Local Plan through to adoption. The report sets out the next steps that will be taken in progressing the Plan.

3.0 BACKGROUND

- 3.1 The Council resolved to prepare a new Local Plan in November 2019. Preparation commenced with the commissioning of key evidence base documents; site identification work including a Call for Sites exercise (2021); and a strategic matters consultation (Regulation 18) in May 2022. A prolonged period of significant under-staffing in combination with the scale and nature of the policy changes introduced in the revised NPPF (December 2024) rendered the original timetable unachievable and significantly limited the currency of the Regulation 18 Consultation exercise and the supporting evidence base.
- 3.2 A revised Local Development Scheme (LDS) was published in March 2025 and subsequently revised (November 2025) to account for slippage in the timetable. Delays were due largely to capacity and capability limitations and the scale of updates required to the evidence base.
- 3.3 The timetable set out in the current LDS is summarised as follows:

Milestone	Timescales	
Reg 18: Preferred Options Consultation	April/May 26	Spring 26
Reg 19: Publication of Proposed Submission Local Plan	Sept/Oct 26	Autumn 26
Reg 22: Submission	No later than 31 Dec 26	
Reg 26: Adoption	Dec 27/Jan 28	Winter 27/28

3.4 Whilst the timetable remained highly ambitious, a judgement was made which balanced risk and uncertainty (at the time) regarding planning reforms and transitional arrangements against the need to update the Local Plan as quickly as possible with the overall objective being to minimise the period of time during which the Council does not have an up-to-date Plan and is exposed to un-planned (speculative) growth.

3.5 The early stages of this programme cannot now be met for the reasons discussed in this report.

4.0 REFORMING LOCAL PLAN MAKING: WRITTEN MINISTERIAL STATEMENT AND DRAFT GUIDANCE (NOVEMBER 2025)

4.1 The Government is fundamentally reforming the process for preparing Local Plans to speed it up and to deliver more succinct documents that are easier for people to engage with and use. Whilst the overarching primary legislative framework (Levelling-up and Regeneration Act 2023) has been in place for some time there has not, until recently, been any clarity or certainty on the detailed substance of the new plan making process nor the content of new Local Plans.

4.2 On the 27 November 2025, the Minister for Housing and Planning issued a Written Ministerial Statement (WMS) confirming details on the new plan making system. This was accompanied by a substantial bundle of draft guidance setting out the requirements and processes to be introduced, including:

- A streamlined 30 month process for creating and adopting local plans, following a mandatory 'Get Ready Period' of at least 4 months. A structured process to be undertaken in a prescribed sequence, in part overseen by the Planning Inspectorate, with three clear Gateway (checkpoint) assessments as illustrated in Appendix 1.
- Digital-first requirements with standardised data formats and user-friendly digital tools
- Dedicated guidance and tools including standardised templates.
- Replacement of the 'Duty to Cooperate' with a new tier of strategic planning (Spatial Development Strategies) to ensure effective co-operation between plan-making authorities.
- Removal of the need for certain policies through the introduction of a national set of decision making policies, introduced through a revised NPPF (issued for consultation in December 2025)

4.3 Upon the legislation coming into force LPAs will have the ability to formally commence plan making using the new system (from 25th March 2026).

4.4 The guidance also confirms that LPAs preparing plans under the current system have until 31 December 2026 to submit them for examination. Plans that fail to meet the fixed deadline cannot transfer into the new system at the equivalent stage but will be required to restart from the beginning. Accordingly, LPAs that had not yet reached Regulation 18 under the existing plan making system were advised to give serious consideration to switching to the new system.

4.5 In January 2026, MHCLG announced a minimum of £14 million funding would be available to support LPAs with plan making this financial year.

5.0 THE NEW PLAN MAKING SYSTEM: SUMMARY

5.1 The new system (summarised in Appendix 1) comprises a core 30 month plan making process, followed by post adoption monitoring and review period. The process is fronted

by an initial 'getting ready' period of mandatory preparatory work in advance of the first Gateway check for readiness (Gateway 1) which would trigger the 30 month process.

5.2 Most of the recently issued draft guidance focusses on the tasks that should be carried out before triggering the 30 month plan preparation period. This "getting ready" stage does not count towards the 30 month period but must be carried out within a period of no less than 4 months and must include, as a minimum, the following tasks (in sequence):

- Prepare and publish the first version of the local plan timetable
- Publish the Notice of Intention to Commence
- Run a scoping consultation with the public, statutory bodies and other stakeholders

5.3 It is also advised that this initial period is used to start a range of other activities including deciding project management arrangements; plan scoping and early visioning including high level spatial and strategy options; gathering baseline information and evidence; and understanding land availability.

5.4 A significant range of work that is identified in the guidance is already underway or has been completed as part of the current plan making process. This includes:

- Establishing governance arrangements and budgets
- Member engagement through the Local Plan Working Group (LPWG)
- Advancing site identification and assessment work (underway)
- Advancing core evidence documents including strategic housing market assessment; employment and economic land needs assessment, gypsy and traveller accommodation assessment, green belt (incorporating grey belt) review, strategic flood risk assessment, settlement hierarchy review and sustainability assessment.
- Drafting briefs for additional core evidence documents including open space assessment, infrastructure and transport evidence, landscape sensitivity assessment, green and blue infrastructure, retail and leisure study.
- Developing effective development monitoring processes

6.0 THE NEW PLAN MAKING SYSTEM: NOTIONAL TIMESCALES

6.1 A notional Local Plan timetable aligned with the requirements of the new plan-making system and expected commencement, as currently understood, is presented in Appendix 3.

6.2 The timetable ensures submission in early 2028, ahead of proposed LGR. This would allow the Council to prepare a new generation Local Plan with a strong place specific emphasis, providing continuity and clarity and shaping land use decisions until such time that there is a sufficiently advanced Local Plan for the new authority (which could take up to five years).

6.3 The notional timetable is ambitious but achievable through making effective use of the getting ready phase. Significant preparatory work has already been undertaken to inform plan preparation or is currently in progress as set out above. This places the Council in a strong position to transition quickly into the new plan making system whilst avoiding abortive or repeated work or weakened public engagement.

7.0 PAS GUIDANCE (DECEMBER 2025)

7.1 The Planning Advisory Service (PAS) provide a MHCLG grant funded advice and support service to LPAs navigating plan making reforms.

7.2 In December 2025 PAS advised that LPAs yet to undertake Reg 18 consultation should critically examine whether it would still be possible to meet the December 2026 submission deadline and emphasised that the aim is not to submit a plan for the deadline, but for the plan to be found legally compliant and sound at examination. Therefore, the ambition should not be to achieve the December cut off deadline at all costs.

7.3 PAS's Project Toolkit guidance shows that reprofiling the timetable to improve the prospects of delivering of a sound local plan would not meet the current system switch off (see Appendix 2).

8.0 PLANNING INSPECTOR ADVISORY MEETING (FEBRUARY 2026)

8.1 In light of the PAS advice and to assist in deciding how to progress the Local Plan, the Head of Strategic Planning and Housing requested an advisory meeting with a Planning Inspector to discuss in detail the prospects of delivering a sound Local Plan under either the current or new systems. This took place on 24 February 2026.

8.2 In summary, the Inspector's view was that continuing under the current system (Option A) was a monumental (unprecedented) task that carried a significant delivery and examination risk for the following reasons:

- a) The Local Plan timetable is extremely challenging, given the extent of the outstanding work and leaves no room for any slippage to unforeseen circumstances. The current LDS, in terms of Regulation 18 consultation in April, is no longer attainable due to the timescales for outputs from the key evidence documents under preparation. A reprofiled Reg 18 consultation for Aug/Sept 2026 would allow proper reflection of the key evidence but would leave too little time to prepare and publish the Reg 19 (full) version of the Plan by the December cut-off date.
- b) If the Council was able to meet the submission deadline, the rushed process could result in a difficult examination. This is because there is little time left to effectively sequence a Reg 18 consultation and subsequent publication of Reg 19 and at the same time commission and manage a raft of other evidence documents. Due to known constrained consultancy capacity there is a high risk of incomplete evidence base on submission leaving the Council open to challenge (ie evidence being retrospectively fitted to justify the plan). There is also likely to be a large consultation response and significant unresolved issues at this stage, but there would not be time for the Council to consult on any proposed focused changes to the Plan prior to its submission creating a serious risk that the examination could unravel quickly.

8.2 The Inspector noted that whilst there are still some uncertainties around the new Local Plan system, there is a clear commitment from the Government to implement it early in 2026. As set out above the regulations were published on 3rd March 2026. The new system would de-risk the process by avoiding the December 2026 deadline and allowing more time for engagement and the completion of evidence base work, none of which would be abortive.

9.0 OPTIONS ASSESSMENT

9.1 The Council now has two options:

- **Option A** is to to pursue a high risk accelerated submission by 31 December 2026 under the existing system.

- **Option B** is to adopt a more deliverable route under the new system (when regulations come into force) to prepare a new generation style Local Plan with reduced examination risk and greater long term resilience. A new timetable would need to be agreed showing how the new Plan can be delivered within 30 months from formal commencement and taking into consideration key milestones in the LGR process.

9.2 The table below summarises the implications of the two options:

Option A – Existing System	Option B – New System
Legislation and guidance	
<p>STRENGTHS/OPPORTUNITIES:</p> <p>System is already established – no surprises or delays</p> <p>WEAKNESS/RISKS:</p> <p>Plan would be prepared under Dec 24 version of the NPPF and risks limited weight upon adoption if found to be inconsistent with decision making policies in the new NPPF</p> <p>Guillotine nature of current system switch off leaves no scope to extend submission deadline.</p> <p>Inability to transfer to a similar stage of plan making in the new system. Plan making will need to restart procedurally resulting in a significant amount of abortive work and cost and inconvenience to stakeholders.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Written ministerial statement and roll out of detailed guidance gives confidence that the new system will start by April 2026.</p> <p>Draft guidance and other tools and financial support are available to confidently ‘get ready’.</p> <p>Enables full alignment with the updated NPPF (expected Summer 2026) and other reforms providing a plan with better long term resilience.</p> <p>WEAKNESS/RISKS:</p> <p>Delays to regulations coming into force will result in delay to commencement.</p> <p>Un-tested system – possible teething issues</p>
Timescale for adopting new Local Plan	
<p>STRENGTHS/OPPORTUNITIES:</p> <p>Maintains continuity with the existing LDS timetable.</p> <p>Faster route to adoption if successful - could lead to adoption up to 12 months earlier and before LGR.</p> <p>Reduces period in which we are vulnerable to un-planned growth. (Neither options would provide a quick means of mitigating this risk).</p> <p>WEAKNESS/RISKS:</p> <p>The compressed timetable carries a significant delivery and examination risk.</p> <p>If submission deadline is missed, the Council would need to start again under the new system.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>More realistic programme – reduces risks of examination failure.</p> <p>A timely switch would avoid abortive or repeated work or weakened public engagement. Existing work could be repackaged and updated relatively quickly.</p> <p>Plan making will continue at pace. No pause in preparation and early public consultation will still occur within similar timescales.</p> <p>Early progress would allow the Council to prepare a new generation Local Plan under the current organisational structure in a manner that is compatible with anticipated LGR timescales.</p> <p>WEAKNESS/RISKS:</p>

<p>A such, failure could result in longer delays than planned transition.</p>	<p>Longer programme but structured sequencing and gateways would help ensure adherence to new timetable.</p> <p>Prolonged period of plan making extends period of uncertainty for developers and public and increases period in which we are vulnerable to un-planned growth. Potential mitigation through adoption of interim policy guidance on housing to guide development to appropriate and sustainable locations.</p>
<p>Completion of evidence base</p>	
<p>WEAKNESS/RISKS:</p> <p>Key evidence is either incomplete or not yet commissioned.</p> <p>Evidence under preparation will not be delivered in time to inform Reg 18 preparation and consultation. Uncertain that the outstanding evidence base would be ready in time to inform the Reg 19 local plan.</p> <p>Consultancy capacity is stretched as a national level. High risk of incomplete evidence base at submission and an unsound plan.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>None of the existing evidence base will be wasted and would speed up the transition into the new plan making system.</p> <p>Provides more time to complete remaining studies and to refresh existing work if necessary to meet any templates and data standards required by MHCLG.</p>
<p>Opportunities for community & stakeholder engagement</p>	
<p>RISKS:</p> <p>Engagement would have be kept to the minimum required by the Regulations/SCI. This may result in dissatisfaction and challenge on basis that the process has been rushed and lacked sufficient meaningful public engagement and/or little time to reflect on the submissions received.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Greater opportunities for more meaningful and accessible engagement at early plan making stages. Emphasis on digital tools.</p> <p>More time and clear and structured opportunities for ongoing engagement with communities, Town and Parish Councils and members alongside formal consultation.</p>
<p>Quality of Local Plan</p>	
<p>RISKS:</p> <p>Creation of a Local Plan prepared under the existing (Dec 24) NPPF. It would be considered a 'legacy plan' that risks limited weight upon adoption if found to be inconsistent with decision making policies in the new NPPF (expected Summer 26).</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Creation of a new generation style Local Plan fully aligned to the new NPPF that is simpler and easier to access for end users (and easier to update).</p> <p>Greater opportunities to embed digital plan making and improved public engagement tools from the offset.</p>
<p>Resources</p>	

<p>STRENGTHS/OPPORTUNITIES:</p> <p>Budget provision is in place to support the preparation of the Local Plan under the existing system, including funding from MHCLG's Local Plans Delivery Fund (24/25).</p> <p>WEAKNESSES/RISKS:</p> <p>Create severe pressure on staff resource.</p> <p>Requirement to re-start under the new system at an advanced stage would result in significant abortive work and associated costs.</p> <p>Resource commitment to legacy system plan with risks of diminishing policy weight upon adoption.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Increased attractiveness of vacant post(s) to potential candidates.</p> <p>It is not currently anticipated that the cost of preparing the Local Plan will vary significantly to Option A as staff requirements are likely to be the same and operational costs should be similar as the evidence base work is transferable. Potential cost savings from a shorter examination may be offset by additional costs in other areas such as the purchase of plan making and consultation software.</p> <p>MHCLG funding available for plan making this financial year.</p> <p>WEAKNESSES/RISKS:</p> <p>Remains a significant volume of work in a time limited period for a small team.</p>
Local Government Reorganisation	
<p>STRENGTHS/OPPORTUNITIES:</p> <p>The current timetable programmes adoption for January 28, ahead of Vesting Day.</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Drafting a new generation Local Plan is one of the best ways of securing a positive outcome for residents and businesses in land use terms. Milestone for submission of plan for examination is achievable by April 2028.</p> <p>Enter LGR in a strong position with a new generation (and potentially most up to date) local plan submitted for examination and reputationally as being at the forefront of the new system.</p> <p>Plan making will commence within the known geography of the new unitary authority providing opportunity for meaningful engagement with constituent authorities.</p> <p>LGR regulations allow plans prepared but not adopted to carry over and continue to adoption.</p>
Public Perception	
<p>WEAKNESSES/RISKS:</p> <p>A failed or paused examination may undermine public confidence more than a planned transition.</p> <p>Risk of MHCLG intervention for lack of progress or where they perceive there is a high risk of</p>	<p>STRENGTHS/OPPORTUNITIES:</p> <p>Reputational advantage – Modern, forward thinking planning and at the forefront of the new system.</p> <p>WEAKNESSES/RISKS:</p>

failure at examination. This would result in reputational damage both locally and nationally.	Potential negative perception of delay or starting again.
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- 9.3 An early decision between options A and B is important because the Council will have to restart at the beginning of the new system. Restarting at a more advanced stage will result in increasing amounts of abortive work and expense; and inconvenience to stakeholders. Whatever decision is made, the planning policy team will continue to work at pace to ensure that a Local Plan is completed as soon as possible.
- 9.4 A presentation on the issues raised in this report was considered by the Local Plan Working Group (LPWG) on 27 February 2026. Members agreed that the balance of risk favours Option B. This is mainly due to the high risk of not meeting the December 2026 deadline in Option A which would necessitate the Council restarting the Local Plan process under the new system (with consequent delays and additional costs). Members also welcomed the fact that Option B would allow the Council to prepare a new generation style Local Plan with greater long term resilience.
- 9.5 The main concern expressed by the LPWG was the risk of exposure to un-planned (speculative) housing development while the new Local Plan is in preparation. It was noted that given the borough's housing supply has fallen below 5 years, neither Option A nor Option B would provide a quick means of mitigating this risk. The LPWG discussed the need to prepare interim policy guidance on housing development as a means of managing these development pressures until such time that the new Local Plan is adopted.
- 9.6 The guidance would set out how the Council will consider the sustainability of new housing proposals with the aim of guiding development to appropriate and sustainable locations using the document to assist in the consideration of planning applications. It would be a material consideration in decision-making without the status of development plan policy, the weight attached being for the decision-maker.
- 9.7 Having regard to the implications of the two options summarised in the table above, and the views of LPWG, it is recommended that the Council should switch to the new plan making system (Option B) at the earliest opportunity to reduce the risks inherent in the current system. Option B also offers more time for the completion and assimilation of a comprehensive evidence base and engagement with local communities and stakeholders and will result in a new generation style Local Plan that will be simpler and easier to use.

10.0 NEXT STEPS

10.1 If this Committee agrees the recommendation to follow Option B, the following activities will be undertaken in preparing for the scoping consultation as part of the getting ready stage.

- Update information online and send to stakeholders and consultees
- Prepare a Project Initiation Document setting out the project management and governance arrangements
- Publish a new local plan timetable
- Publish a notice of intention to commence the new plan making process
- Initiate recruitment of the Planning Policy Lead post
- Start shaping the draft vision and objectives
- Prepare an Engagement Strategy
- Publish completed evidence and commission remaining evidence

10.2 If this Committee chooses Option A, work will continue to focus on the preparation of the Regulation 18 consultation. This is not recommended.

11.0 RISK ASSESSMENT

11.1 As set out in this report, Option B is considered to involve less risk than Option A. The most fundamental being the risk of not meeting the December 2026 deadline cut-off date, which would mean having to start again in the new system. This risk would be removed by Option B. The other risks associated with the limited time available to commission and complete the evidence base, to draft and consult on the Plan, and to take account of representations are diminished but not entirely removed by option B as the 30 month programme is also challenging.

12.0 IMPLICATIONS

12.1 Approval of this report may have the following implications:

12.2 **Resources:** It is not currently anticipated that the cost of preparing the Local Plan will vary significantly to Option A as staff requirements are likely to be the same and operational costs should be similar as the evidence base work is transferable. Potential cost savings from a shorter examination may be offset by additional costs in other areas such as the purchase of plan making and consultation software.

The Council was successful in bidding for funding from MHCLG's Local Plans Delivery Fund (2024-25). A one-off grant payment of £227k was received to support the costs incurred in preparing the Local Plan under the current system. PAS has advised that clawback of the funding is a low risk, particularly where it has been spent on non-abortive work. Additional funding for early plan making under the new system is to be announced this month.

Delivery of the Local Plan programme is subject to the Planning Policy Team being fully staffed. Whilst efforts have been made to recruit into the vacant Planning Policy Lead post, these have been unsuccessful. Proceeding under the new system is a positive professional challenge that may increase the attractiveness of the vacant post to potential candidates.

12.3 **Legal:** Legal support will be required to progress the Local Plan under either option. Specialist support will be needed on procurement matters and planning matters including representing the Council through the examination of the Plan.

12.4 **Governance and Political:** LPWG will continue to provide guidance and input, and member briefings/workshops will be held at key stages. The draft Plan will be reported to the Committee before the Full Council is asked to agree that it is submitted for examination.

Early progress would allow the Council to prepare the Local Plan to submission stage under the current organisational structure in a manner that is compatible with anticipated LGR timescales. Under the relevant regulations¹, local plans prepared but not adopted can be carried over and continue through to adoption in the new authority. The regulations also state that new plans covering the whole of the new area must be adopted within 5 years of reorganisation.

12.5 **Environmental:** No direct environmental impacts. Climate change mitigation and adaptation will be embedded in the new Local Plan and which will be subject to statutory requirements to consider its environmental effects.

¹ [Local Government \(Structural Changes\) \(General\) \(Amendment\) Regulations 2018](#)

12.6 **Equalities:** There are no direct equality, diversity or inclusion implications in this report.

13.0 RECOMMEND THAT COMMITTEE

13.1 Note the emerging details of the new plan making system and associated guidance.

13.2 Agree that work on the Local Plan will be progressed under the new plan making system (Option B).

13.3 Delegate authority to the Director of Economic Development and Planning, in consultation with the Committee Chair, and where appropriate, seeking the views of the Local Plan Working Group to:

- Approve and publish the Local Plan timetable, attached as Appendix 3, subject to any alterations necessary to ensure alignment of timings in accordance with the regulations when they come into force; and
- Publish the formal notice to commence plan making

13.4 Authorise the Director of Economic Development and Planning to prepare a scoping consultation document to be agreed by this Committee at a future meeting.

13.5 Authorise the Director of Economic Development and Planning to prepare interim housing policy guidance on housing development to be agreed in draft form for consultation purposes by this Committee at a future meeting.

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CONSULTATION, BACKGROUND PAPERS

Advice has been sought from PAS and the Planning Inspectorate in preparing this report. The Local Plan Working Group considered the issues raised in this report at its meeting on the 27 February 2026.

- Report to Planning and Development Committee 27 November 2025 on the LDS
- Report to Planning and Development Committee 05 February 2026 on NPPF consultation
- Written Ministerial Statement: Reforming Plan Making (27 November 2025) [Written statements - Written questions, answers and statements - UK Parliament](#)
- MHCLG Guidance Collection: Create or update a local plan using the new system (27 November 2025) [Create or update a local plan using the new system - GOV.UK](#)

APPENDIX 1: New Plan Making System Process Overview

APPENDIX 2: Timetable for Option A

APPENDIX 3: Timetable for Option B

For further information please ask for Erika Eden-Porter, extension 4503