



Local Plan

Frequently asked questions (FAQs) for Local Plan scoping consultation

What is a Local Plan?

A Local Plan sets out a long-term vision for how the borough will grow and develop over a minimum 10-year period. It helps to identify what development is needed, where growth should take place, and how new development can support communities, the economy and the environment.

The Local Plan will contain planning policies that guide decisions on planning applications and will help ensure that future development is planned in a coordinated and sustainable way.

Once adopted, the Local Plan will become the primary document used to determine planning applications across the borough.

Didn't the Council already consult on the Local Plan?

Yes. The Council previously carried out an Issues and Options consultation last year, which invited residents, businesses, community organisations and other stakeholders to share their views on the challenges and opportunities facing the borough.

What happened to the comments made during the Issues and Options consultation?

All comments and representations received during the Issues and Options consultation have been reviewed and a summary of the responses can be found here: [Local Plan Issues and Options - summary of responses](#).

The comments have helped us to understand local issues, opportunities and concerns. We have used them to help with work on land and site availability, and we will consider them when drafting policies for the new Local Plan.

Why are you consulting again?

Since the previous consultation was carried out, the Government has introduced a new plan-making system with different legal requirements and timescales. The Council must now follow this process to continue the conversation and put a new Local Plan in place as soon as possible.

On 12 June 2026 the Council published its [Local Plan timetable](#) and the notice of intention to commence Local Plan preparation under the new plan-making system [Notice of intention to commence Local Plan preparation](#).

In line with the Town and County Planning (Local Planning) (England) Regulations 2026, before the preparation of the new Local Plan formally starts, the Council has to carry out a scoping consultation, which asks what the Local Plan should contain (the 'scope' of the plan) and how future engagement should be carried out.

What is a scoping consultation?

A 'scoping consultation' is the first formal stage in starting to prepare a Local Plan under the new plan-making system. It is designed to identify what the Local Plan should cover and how people would like to be involved in shaping it.

It is **NOT** a consultation on development sites, housing numbers or draft policies or preferred development options.

This consultation is an opportunity to confirm the issues that should be addressed in the Local Plan and to understand how local communities would like to participate in future engagement and consultation activities.

How is this consultation different from the Issues and Options consultation?

The Issues and Options consultation asked people about a broad range of planning issues, opportunities and possible approaches for the borough.

This scoping consultation has a more specific purpose. It focuses on:

- What issues the Local Plan should address
- Whether there are any additional topics that should be considered
- How communities and stakeholders would like to be involved in future stages of plan preparation

It is targeted at the general and specific consultation bodies identified in the Local Planning Regulations, but any persons, including residents, will be able to submit comments.

What are you asking people about?

We are asking for views on:

- Whether there are any locally specific policies that should be included in the Local Plan
- Whether there are any policy areas that may have been overlooked

- How communities would like to be kept informed and involved as the Local Plan progresses

Has the Council already decided what will be in the Local Plan?

No. The Local Plan is at an early stage of preparation, and many important decisions have not yet been made.

This consultation takes place before detailed policies, site allocations and development proposals are prepared. The purpose of consulting at this stage is to help ensure that local views can inform the development of the Plan from the outset.

All consultation responses will be considered alongside technical evidence, national planning policy and legal requirements as work on the Local Plan progresses.

Is this a consultation on planning policies?

No. We are not consulting on draft planning policies at this stage.

Future stages of Local Planning preparation will include opportunities for people to comment on emerging policies and later, on the full draft Local Plan.

Is this a consultation on proposed development sites?

No. This consultation does not seek views on specific development sites or potential site allocations.

This consultation is not about where development should or should not take place. Those matters will be considered at later stages of Local Plan preparation and will be subject to further consultation.

Can I suggest a site for development through this consultation?

No. This consultation is not a “call for sites” exercise and is not inviting submissions of land for development.

We plan to run a separate, targeted call for sites later in 2026.

Can I support or object to a particular site through this consultation?

No. As this consultation is not considering specific sites, comments supporting or opposing individual sites cannot be made as part of this consultation.

There will be opportunities in future consultations to comment on site allocations and development proposals if they form part of the emerging Local Plan.

Is this consultation deciding where new development will go?

No. This consultation is not making decisions about the location, scale or type of future development.

Before those decisions can be made, the Council must gather evidence, prepare draft proposals, undertake further consultation and consider all relevant information.

Further consultation stages will provide opportunities for people to comment on these matters.

Will there be more opportunities to get involved?

Yes. This is the first formal stage in preparing the new Local Plan and there will be further opportunities to participate as work progresses.

The Council's current [Local Plan timetable](#) includes future stages where people will be able to comment on emerging proposals, draft planning policies and the full draft Local Plan.

Details of future consultations will be published on the Planning Policy website and shared with interested parties: [New Local Plan](#)

How will consultation responses be used?

All responses received during the consultation will be reviewed and considered by the Council. Following the consultation, the Council will publish a summary of the main issues raised.

The feedback will help inform the scope and preparation of the new Local Plan and will contribute to decisions about future engagement and consultation activities.

Where can I find out more?

More information about the new Local Plan, supporting documents, the consultation timetable and future opportunities to get involved can be found on the Council's [Planning Policy website](#).

You can also register on the Council's [Consultation portal](#) to receive updates about the future consultation and engagement activities.