

## Annex 2 Options for local plan preparation

Area of work	Option 1- Proceed under current arrangements	Option 2- Proceed under new arrangements
Date of adoption	Between January and March 2026 – subject to no unforeseen delays arising from future changes to the NPPF, or outcomes of a further Regulation 18 consultation	April 2027 at earliest  'Presumption in favour of sustainable development' for longer period (1 year longer) but changes to Housing Land Supply mean not so critical
Duty to Cooperate	Duty to Cooperate applies- so pass/fail	Duty to Cooperate no longer applies.  To be replaced with an 'alignment policy' however details not yet known
Timing	Ability to set own timetable and timing of stages  Achievable deadline of 30 June 2025 for submission, even with an additional Regulation 18 stage  Option for a pause until the outcomes of the NPPF consultation (late Spring 2023)- however this makes this option more challenging	Timetable to be dictated- 30 months only  More intensive period for production but with likely savings in staff time and focus  Would be one of the 'frontrunners' for the new style plans – most likely with support from government
Content	More detailed and locally-specific matters for inclusion- strategic and non-strategic policies.  Ability to include development management policies- but some could be superseded by NDMPs and potential for abortive work	More concise plan covering strategic issues and matters relating to allocation of land  Cannot include Development Management policies  Ability to embed 'digital planning' from beginning of the process

	<p>NPPF changes mean that can include lower housing targets than the OAN and do not need to go into the Green Belt to meet targets</p> <p>This would be a change in direction from Regulation 18 but also supported by the representations</p>	<p>NPPF changes mean that can include lower housing targets than the OAN and do not need to go into the Green Belt to meet targets</p> <p>The existing Regulation 18 work would unlikely have much status, however due to its high-level nature it still provides a strong indication of local opinion which could be reflected</p>
Process	<p>Certainty- known, tried and tested arrangements under the existing Regulations</p> <p>Unclear at present what the implications of the removal of the 'justified' test of soundness and other amendments would mean on the existing examination process</p> <p>Sustainability Appraisal (SA) applies- tried and tested</p>	<p>New 'gateway approach' to plan preparation applies- intended to reduce risk of unsoundness</p> <p>Lack of certainty or timing of new arrangements in particular detail or process around plan preparation, timetable stages and approach to examination</p> <p>Unclear at present what the implications of the removal of the 'justified' test of soundness with regard to new process</p> <p>Unclear of process or content of the Environmental Outcome Report – however intentions are for it to be more streamlined and less onerous than SA</p>
Transitional arrangements	<p>As our Regulation 18 local plan did not include a policies map or site allocations we do not benefit from the reduced housing land supply requirement of 4 years, opposed to 5 (see paragraph 17 of the consultation) – seen as an incentive for plans currently within the system to progress under existing arrangements</p>	<p>n/a</p>

	<p>We would not be required to begin preparing a new-style plan until the newly adopted plan is 5 years old (anticipated March 2031)</p> <p>Transitional arrangements and timing of decisions relating to introduction of new Development Management policies could face further change or delay</p>	
Evidence Base	<p>Will be able to utilise the existing evidence base documents- e.g. Heritage Strategy, Level 1 SFRA</p> <p>Some pieces of evidence would need revisiting if housing targets were to change (e.g. Housing Market Delivery Study, Economic Development Needs Study) - with cost implications</p> <p>More detailed and costly – until clarity is provided on the implications of the removal of the ‘justified’ test on plans in preparation now</p>	<p>Will be able to utilise some of the existing evidence base documents- e.g. Heritage Strategy, Level 1 SFRA</p> <p>Some other existing evidence base work would become misaligned with the proposed plan period and/or out of date – costs of this already incurred</p> <p>Potential for lower evidence-base requirements with potential significant future cost savings – subject to further guidance on ‘proportionate’ evidence</p> <p>Opportunity to fully embrace the ‘digital agenda’ in the evidence base and data</p>
Design Code	<p>It is not realistic to be able to include design codes within the Local Plan so a Supplementary Plan (SP) would be the only option – additional costs associated with ‘light touch’ examination</p> <p>Design Code work programme around 18 months- commencing mid 2026</p>	<p>Options to include design coding within Local Plan or Supplementary Plan (SP with additional costs)</p> <p>Design Code characterisation work commencing late Summer 2023</p> <p>Design code to include parking standards and layouts – in place at an earlier date (around April 2027)</p>

	Design code to include parking standards and layouts– in place at a later date (late 2027) as would not be able to resource until latter period of local plan production	
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