

BCP Local Plan: Scoping consultation

What is a Local Plan?

We are creating a new Local Plan for the BCP area. The Plan will guide where new homes, jobs, community facilities and infrastructure go over 15 years from 2028-2044.

When complete the Local Plan will be used to make planning decisions.

We want your views on what should be included in the Plan.

How you can get involved?

Some parts of the plan are set by national policy and cannot be changed. But many important decisions like the vision for our area and how growth should happen can be shaped by your feedback. There are three stages to get involved:

• Now – Scoping stage (6 weeks)

Help shape the vision by telling us what issues matter most, anything else the plan should include and how best to engage with people going forward.

• Vision & strategy stage (6 weeks)

Comment on the evidence, proposed development strategy, site allocations and policy approaches.

• Draft Plan consultation (8 weeks)

Comment on the final draft with the detailed policies and site allocations.

To get updates on each stage you can sign up to our consultation database at [BCP Council](#)

The starting point

Existing planning policies come from the former councils that joined to form BCP Council, some date back to 2002 and no longer reflect today's needs.

New national rules require councils to prepare Local Plans within 30 months, with several “gateway” checks before they are independently examined.

Government have set out that we must plan for around 3,000 new homes each year, as well as space for jobs, community uses, shops and supporting infrastructure such as roads, schools and health services.

This growth will help provide new homes for people who cannot currently form new households, provide more affordable housing and enable people to move to the area to access jobs, supporting the growth of businesses.

Given the development needs the Plan must accommodate, we think key issues for the plan are:

- Addressing the housing crisis by providing **new market and affordable homes** to meet the needs of our communities.
- Supporting job growth and the **local economy**.
- Providing a **safe, sustainable and convenient transport** network.
- Providing the **infrastructure** needed to support growth.
- Regenerating our **town centres and high streets**.
- Conserving and enhancing the **natural environment**.
- Mitigate and adapt to the **climate and ecological emergency**.
- **Delivering high quality places** that help improve health and wellbeing.

BCP Local Plan: Scoping consultation

✓ What will be in the Plan?

There are parts of the Plan that are fixed because they are set by national policy, we must:

- Set a clear **vision for the area** and up to **10 measurable outcomes**.
- Set out a **spatial strategy** showing where housing and employment growth and key infrastructure will be located and any areas to be protected.
- **Allocate sites** to meet development needs.
- **Identify settlements** and their boundaries.
- **Define town centres** and a hierarchy of centres.
- Set development standards for **affordable housing, infrastructure, parking, densities, housing mix, open space, sports provision and design expectations**.
- Set what **development contributions** will be required for **affordable housing and infrastructure**.

We can also include policies for local issues such as **managing tourism accommodation, protecting employment sites or any special policy areas**.

The Local Plan will be supported by an Infrastructure Delivery Plan (IDP) covering infrastructure requirements including those relating to **transport, utilities, schools, health facilities**. It will link to **Community Infrastructure Levy (CIL)** a charge that new developments have to pay in order to fund infrastructure. We will also complete a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) of the Plan.

✗ What will not be included in the Plan

Some things fall outside the scope of the Local Plan because they are controlled by other regulations or policies. Development will need to comply with these and Local Plan policies. We will not include:

- **Matters set by national planning policy** (we cannot repeat national policies on these topics: the principle of sustainable development, viability in decision making, biodiversity net gain, flood risk management, climate mitigation, management of community facilities and open spaces, management of heritage assets, transport strategy, design principles).
- **Building regulations issues** (construction standards, energy efficiency, falls from height).
- **Licensing matters**.
- **Day-to-day highways matters** (detailed parking restrictions, TROs).
- Detailed **street scene/neighbourhood level issues** (paving, benches railings, lighting public art).
- **Design codes/masterplans** - these will be separate to the Local Plan but could be pursued alongside it
- **Site-specific assessments** required at application stage.
- **Policies for areas outside of the BCP area** - we work with neighbouring authorities but cannot set their policies.

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How will we engage

Engagement will take place at each plan making stage. In line with government recommendations engagement will make the best possible use of digital tools but will not be digital only.

We will be talking to:

- Important national bodies including the Environment Agency, Natural England, Historic England and neighbouring councils.
- Communities: residents, local groups, parish and town councils.
- Other stakeholders: developers, agents, landowners, utilities, National Highways.

At each stage we will:

- Email people who have registered on our consultation database.
- Provide documents on our website with online surveys and response forms.
- Include any interactive digital maps to show locations of development sites and growth areas.
- Provide access to evidence on the website.
- At the Vision and Strategy and Draft Plan stages we will set up public drop-in events, meetings with town/parish councils and meetings with any community groups potentially most impacted by proposed allocations.
- Provide social media updates.

- Meet with statutory bodies and partners.
- Liaise with our Agents & Developers Forum and site promoters.

Next steps

After this consultation we will summarise all responses and use them to shape the vision and strategy for the Local Plan. We will publish the findings so you can see how your feedback has influenced the Plan.

We would like you to tell us

- Is there anything missing from the key issues we have identified for plan making?
- Are there any other topics or specific policies that should be in the Local Plan scope?
- Are there any other ways we should engage with people or organisations?