

Guildford Local Plan timetable

Version History:

Version	Date	Details	Decision maker
001	05/06/2026	Guildford Local Plan Timetable	Guildford Borough Council – Executive
002	30/10/2026	Update to reflect that the scoping consultation was extended by one day	Director of Planning

1. Introduction

- 1.1 This document sets out the timetable for the preparation of the new Guildford Local Plan. It has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026 which prescribe the statutory process for preparing a ‘new-style’ Local Plan as established by Part 2 of the Planning and Compulsory Purchase Act 2004 (PCPA) as amended by Schedule 7 of the Levelling-up and Regeneration Act (LURA) 2023.

2. Background

- 2.1 The Council's current Local Plan is comprised of two parts; the Local Plan: Strategy and Sites (LPSS), adopted in 2019, and the Local Plan: Development Management Policies (LPDMP), adopted in 2023. They were both prepared under the Planning and Compulsory Purchase Act (PCPA) 2004, supported by detailed procedures set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Government has since introduced a new plan-making system and the new Guildford Local Plan will need to be prepared in line with detailed procedures set out in the Town and Country Planning (Local Planning) (England) Regulations 2026 and the PCPA as amended by the LURA.

3. The new Guildford Local Plan

- 3.1 Once adopted the new Guildford Local Plan will replace both parts of the current Local Plan (LPSS and LPDMP). Whilst preparation of the early stages of the new Local Plan are being carried out under Guildford Borough Council, later stages will occur after the new unitary authority of West Surrey has been created. Vesting day, which is the date that the new unitary authority will formally assume all powers, is 1 April 2027. The current position is that work on preparing the Guildford Local Plan, which covers the existing Guildford Borough Council administrative geography, will continue to occur. This is consistent with Government expectations that Local Government Reorganisation should not hinder plan preparation¹.

4. The Local Plan timetable

- 4.1 The Local Plan timetable needs to contain specific information as required by the relevant legislation and regulations. Section 15B of the PCPA as amended by the LURA sets out certain matters that the Local Plan timetable needs to specify. These details are set out in Annex 1. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2026 provides further detail regarding the form and

¹ <https://questions-statements.parliament.uk/written-statements/detail/2025-06-03/hcws676>

content of the Local Plan timetable. In particular it requires that the timetable specifies the date upon which all the necessary steps that are required by law in producing a new Local Plan are envisaged to be undertaken. These dates are included in Annex 2.

- 4.2 In order to comply with Regulation 8, this timetable is published, with an accompanying statement that it is to have effect, on the same date as the notice of intention to commence local plan preparation. The date that these were made available is 5 June 2026. The timetable and statement that it is to have effect is available to view on the Council's website at: <https://www.guildford.gov.uk/localplantimetable>. The notice of intention to commence local plan preparation is available to view on the Council's website at: <https://www.guildford.gov.uk/newguildfordlocalplan>.
- 4.3 The dates specified for the stages after gateway 1 reflect Government's preferred 30-month timescale (including 6-months for examination and 1 month for adoption).
- 4.4 The PCPA as amended by the LURA and associated regulations also require that the Local Plan timetable indicates whether the Council intends to prepare a Supplementary Plan and whether either the Local Plan or any Supplementary Plan(s) are intended to be prepared jointly with another local planning authority. At this stage the Council has not taken a final position on whether a Supplementary Plan will be prepared. Should this position change, it will be reflected in future revisions to this timetable. There is no current intention to prepare a joint Local Plan.

5. Revisions to the Local Plan timetable

- 5.1 In accordance with Regulation 6, the Council is required to ensure that the Local Plan timetable is kept up to date and must be reviewed, and if necessary updated, on at least a monthly basis. The dates specified in the timetable will be kept under review and updated accordingly including when either a relevant plan preparation stage or a relevant event occurs, or a decision is made to carry out an additional consultation stage.
- 5.2 The Council's latest Local Plan timetable is available to view online at: <https://www.guildford.gov.uk/localplantimetable>.

Annex 1 – Local Plan scope and content

Matters which the local plan for their area is to deal with	The Guildford Local Plan will: • Define the strategic spatial strategy for the area, including how housing, employment and other needs will be met and supported by the appropriate level of infrastructure. • Allocate sites for development, including sites for housing, employment, travellers and other uses. • Set locally specific development management policies where these are not already sufficiently addressed by any national decision-making policies that exist at the time. • Identify area-based growth strategies or policies for particular settlements, growth areas, and/or regeneration locations. • Include a policies map showing all policy designations.
The geographical area to which the authority's local plan is to relate	Guildford Borough Council administrative boundary (ONS E07000209) / map included in the notice of intention to commence local plan preparation.
Any supplementary plans which the authority are to prepare	To be confirmed.
The subject matter and geographical area, site or sites to which each of those supplementary plans is to relate	N/A
How the authority propose to comply with the requirement in section 15F(1) (requirement in relation to design code)	To be confirmed. Government indicated in their response to the NPPF 2024 consultation that they will keep under review the provisions contained in the Levelling Up and Regeneration Act 2023 on authority wide design codes. As part of the NPPF 2025 consultation it further stated that proposed policy reflects the move away from a legal requirement for authority-wide design codes. This matter will be kept under review and confirmed as part of future revisions to the Local Plan Timetable.
Whether the authority are to prepare a joint local plan or supplementary plan, and whether to form a joint committee for that purpose	No.

Annex 2 - Timetable

Regulation²	When	Stage	What does this mean?
Reg 19	5 June 2026	Publish notice of intention to commence local plan preparation	This commences the minimum 4-month notice period so that stakeholders are aware plan-making is beginning.
Reg 20	2 September 2026	Start of the first formal consultation (notice of scoping consultation)	We will seek feedback from stakeholders on how to engage with them and what the plan should contain.
Reg 20	15 October 2026	Date by which representations need to have been received	The consultation will run for a 6-week period.
Reg 21	30 October 2026	Gateway 1: self-assessment of readiness	Publication of a document setting out details of how we have gotten ready for plan-making. This marks formal commencement of plan-making for the purposes of Government's 30-month timeframe.
Reg 23	7 April 2027	Start of the second formal consultation (notice of proposed plan content and evidence consultation)	We will seek feedback from stakeholders on proposed local plan content and evidence, including a draft vision. It will also include the proposed spatial strategy and any initial draft policies.
Reg 23	19 May 2027	Date by which representations need to have been received	The consultation will run for a 6-week period.
Reg 26	1 September 2027	Gateway 2	We will seek observations and advice from the Planning Inspectorate (PINS) to help identify and resolve potential soundness issues at an early stage, and to ensure the plan is progressing towards meeting the statutory and policy requirements set out in legislation and national planning policy.
Reg 27	1 March 2028	Start of the third formal consultation (notice of proposed local plan consultation)	We will seek feedback from stakeholders on the proposed local plan. This is the version of the Local Plan that we intend to

² The Town and Country Planning (Local Planning) (England) Regulations 2026

Regulation²	When	Stage	What does this mean?
			submit to the Secretary of State for examination.
Reg 27	26 April 2028	Date by which representations need to have been received	The consultation will run for an 8-week period.
Reg 31	25 August 2028	Gateway 3: prescribed requirements assessment	We will seek observations and advice from the Planning Inspectorate (PINS) to test if the proposed Local Plan meets the statutory and policy requirements set out in legislation and national planning policy, that all submission documents have been prepared and that the Local Plan is ready to proceed to examination.
Reg 34	29 September 2028	Examination	A 6-month examination of the Local Plan by an independent Planning Inspector to test whether the plan meets all legal and soundness requirements.
Reg 39	30 April 2029	Adoption	Publication of the Local Plan and adoption statement.