

Planning Reforms: Moving your Plan Forward

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Outline

Review changes to
legislation and policy

Discuss the implications for
local plans including
transitional arrangements

Provide recommendations
for local planning authorities
at varying stages of Local
Plan production

LURB: Key Reforms

FASTER PLAN MAKING

New plans will be adopted within 30 months of conception



SIMPLIFIED CONTENT OF PLANS

This will speed up the plan making process and will ensure that plans are accessible for the public and stakeholders

TIMESCALES FOR ADOPTION

LPAs will be required to start work on new plans by, at the latest, five years after adoption of their previous plan



ABOLITION OF DUTY TO COOPERATE

To be replaced by a simplified alignment test for cross-boundary strategic planning

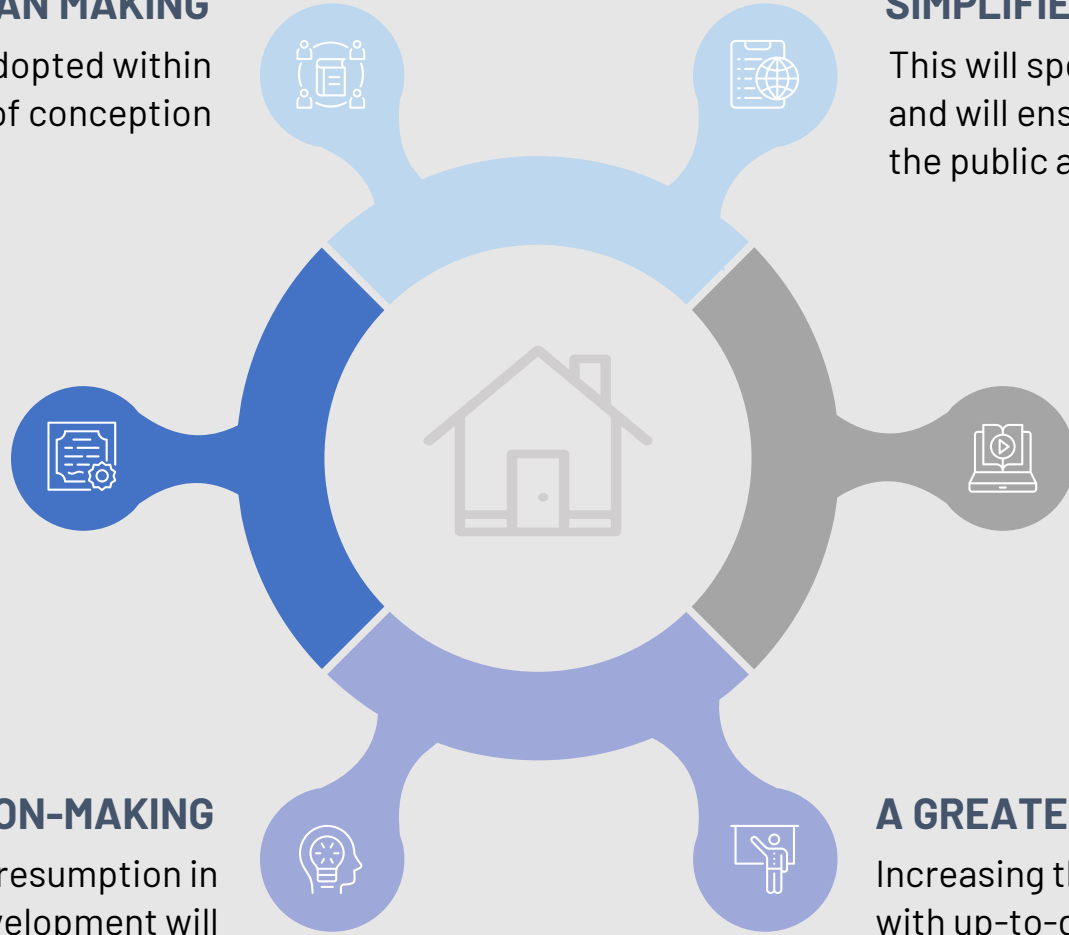
GREATER WEIGHT IN DECISION-MAKING

The application of the presumption in favour of sustainable development will limit the circumstances when unplanned development could be approved



A GREATER SAY FOR COMMUNITIES

Increasing the number of LPAs with up-to-date local plans will give greater certainty to those affected by the system



More imminent changes



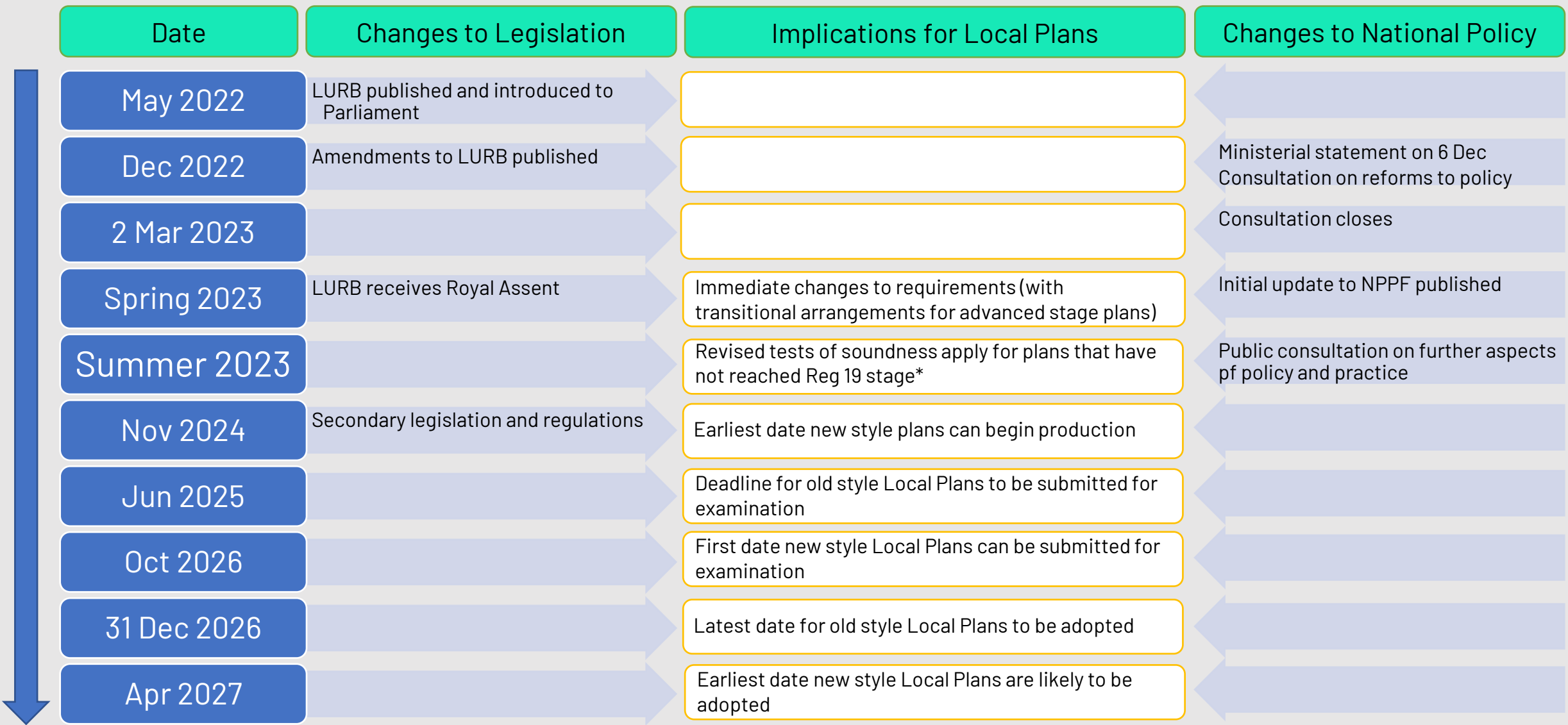
The reformed plan-making system set out in the LURB is intended to be introduced in late 2024.



In the meantime, there are policy changes outlined in the NPPF 'prospectus' which are expected to take effect from Spring 2023. This will be an important step towards implementation of the LURB.



In addition to the proposals for immediate implementation, the NPPF prospectus also details proposals for a fuller update of NPPF later in 2023. The consultation ends today at 23:45.



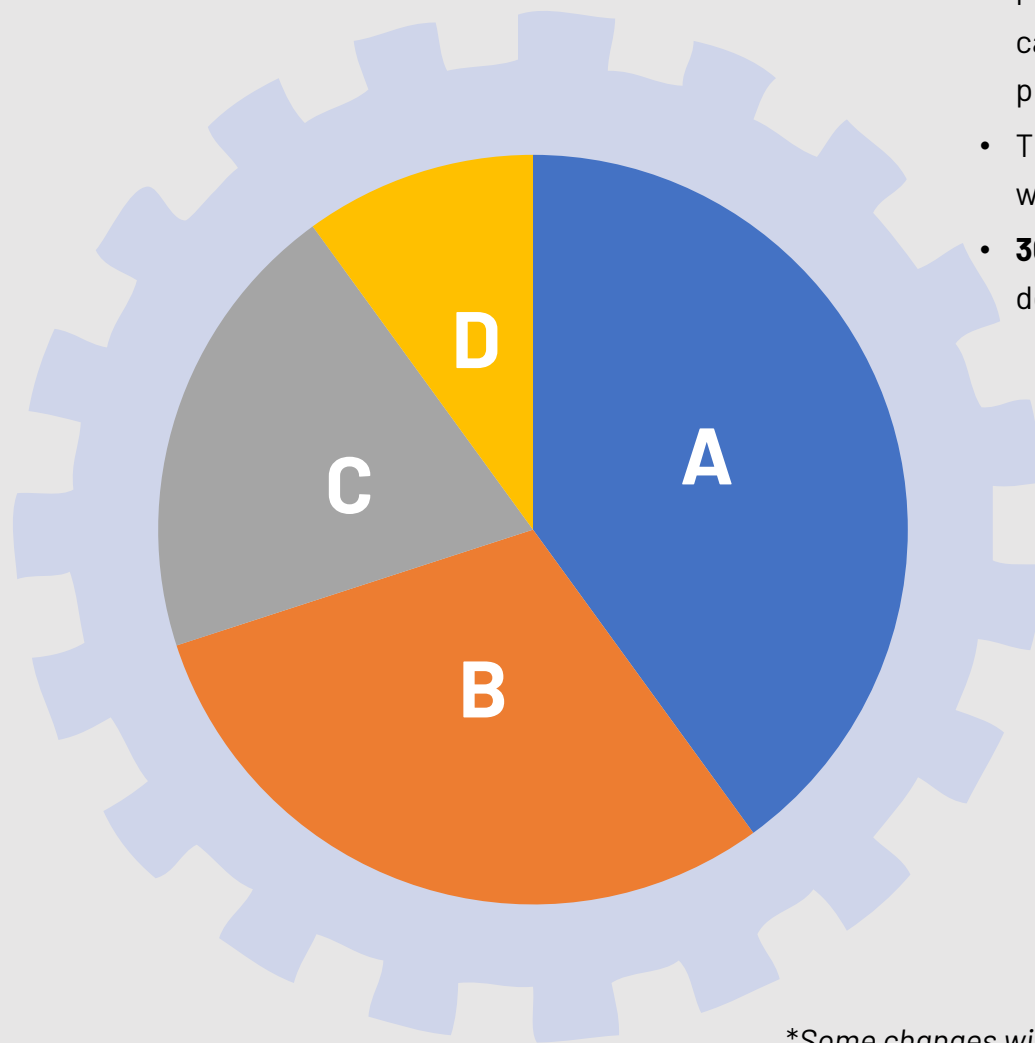
Categories of LPAs

D: Waiting for the new system

- LPAs with an out-of-date plan in November 2024, with no 'proactive preparation' of a local plan under the existing system for submission by **June 2025**.
 - New style plan preparation will need to commence immediately – i.e. **November 2024**
 - Up to date Local Plan should be in place by **April 2027** – risk of speculative development until then

C: Early-stage plans

- Currently pre-Reg 18 or beginning plan making in the current system. Will need to follow updated NPPF and meet the deadline for submission of **June 2025** and examination and adoption by **December 2026**.
 - If the submission deadline of Jun 2025 is missed, then adaptations will need to be made to emerging plan to meet new requirements.
- Work on new plan will need to start within 5 years of adoption, so latest **January 2032** with 30 months from that date to complete i.e., by **June 2034**.



A: Plans up-to-date in Nov 2024

- Production of new-style plans under the new system can commence. Latest date to commence production is **5 years** from adoption.
- They will have **30 months** to produce a plan from when they start.
- **30 month** grace period against speculative development for plans becoming out of date.

B: Advanced-stage plans

- Plans which are post Reg 18 consultation with policies maps and site allocations.
- Plans will need to follow updated NPPF* and be submitted for examination by **June 2025**, with examination and adoption complete by end of **December 2026**.
- Requirement to demonstrate 4 year land supply
- Work on new-style plan will need to start within 5 years of adoption, so latest **January 2032** with 30 months from that date to complete i.e., by **June 2034**.

**Some changes will not apply to plans reaching Reg 19 stage by summer 2023*

Benefits, risks and considerations



	A: Up-to-date plans	B: Advanced-stage plans	C: Early-stage plans	D: Waiting for new system
BENEFITS	Best possible position to adapt to reforms in the LURB and greater certainty for communities & protection from speculative development	4-year land supply incentive applies and taking advantage of NPPF changes will ensure plan can progress in short term	Can progress local plans in response to revised NPPF, including new simplified tests of soundness.	May reduce risk of abortive work – but equally can still progress key plan making work to inform new plan
RISKS	Plan production will begin early in new system whilst it's bedding down.	NDMPs may override adopted development management policies and disruption from NPPF reforms at a late stage of plan preparation.	No reduced requirements for housing land supply and risk of missing deadlines and prolonged period without up-to-date plan.	Prolonged period without an up-to-date plan and 'first mover' risks into the new system. Speculative development risk and less ability to manage development
CONSIDERATIONS	Grace period for plans that become out of date within 30 months of new system.	Proposed changes to tests of soundness do not apply if Reg 19 is reached before summer 2023.	Proposed changes to tests of soundness will apply. Continuing to prepare plan will ease transition to the new system in event of missing the deadline.	Continuing work on strategic policies and evidence will ensure preparation of the new-style plan is less resource intensive.

The Future of Planning

- Although 95% of local planning authorities have now adopted a Local Plan, we know that only around 40% of these authorities have adopted within the last 5 years. ***It is critical that work should continue on plans before the new system is in place, to ensure that the planning system can maximise its role in helping everyone shape the future of the areas they live in, maximising opportunities to enhance the environment and provide the jobs and homes needed locally.*** Ensuring a steady flow of plans will allow land continues to come forward and help to smooth the transition to the new system.

Department for Levelling Up, Housing and Communities, Dec 2022

Key Messages

- Taking advantage of the policy changes outlined in the NPPF prospectus will ensure that plans can progress in the short term.
- This will allow land for development to continue to come forward and help to smooth the transition to the new plan-making system.
- Authorities with an up-to-date local plan in place will be in the best possible position to adapt to the reforms provided for in the Bill.

Contact us

- You can find more detail on the topics covered on our website
- For a discussion on how we can assist you, please get in touch:

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- Scan the QR code for more detail on proposed planning reforms and transitional arrangements for local plans

