



Department for Levelling Up,
Housing & Communities

Plan-making Reforms

Supplementary Plans

November 2023

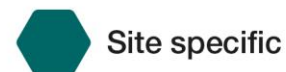
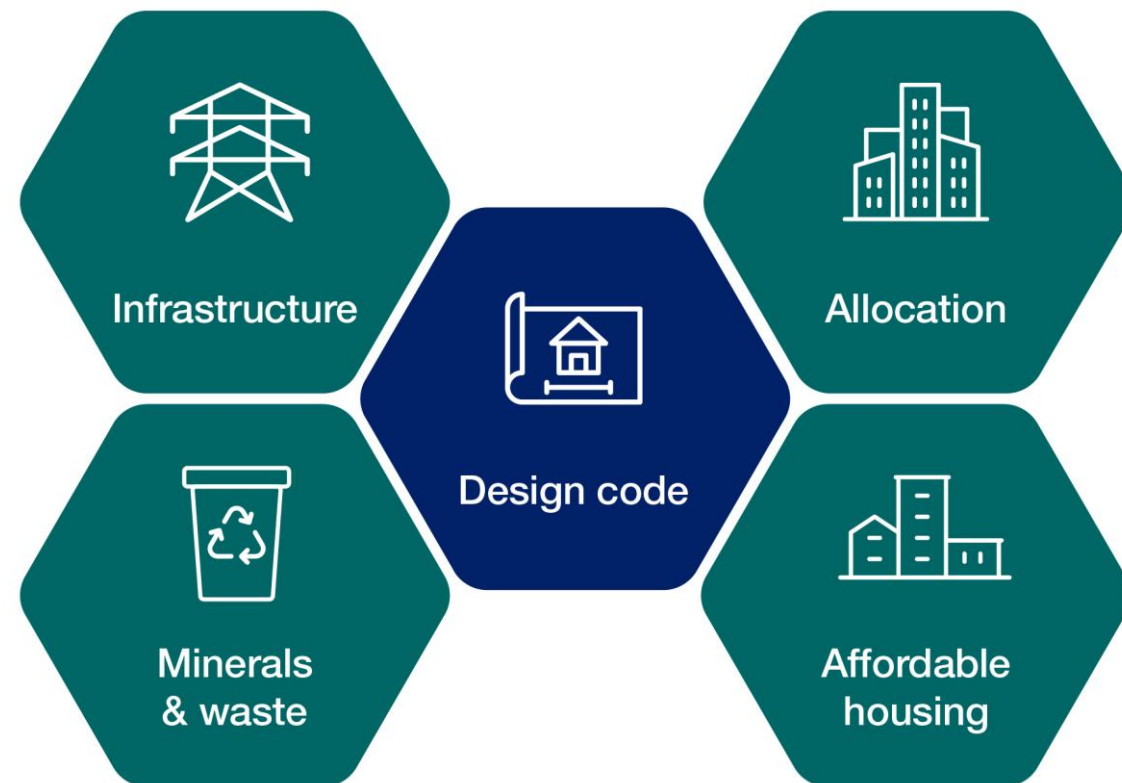
Agenda

| Time | Details | Lead |
|-------|--|--|
| 09:30 | Welcome and introduction to the session | PAS |
| 09:35 | Part 1 – Introduction to Supplementary Plans. | DLUHC with questions facilitated by PAS |
| 09:40 | Part 2 – Supplementary Plans and Design Codes. | |
| 09:50 | Part 2 – Q&A | |
| 10:00 | Part 1 – (continued)Examples of SPs | |
| 10:10 | Part 1 – Q&A | |
| 10:25 | Part 3 – Preparation / Examination of Supplementary Plans. | |
| 10:35 | Part 3 – Q&A | |
| 10:50 | Final Q&A's | |
| 10:55 | Wrap up | PAS |
| | | |
| 11:00 | Close | |



July 2023: Levelling Up and Regeneration Bill: Plan-making Reforms consultation (2023)

- Supplementary Plans enable planning authorities to react and respond positively to unanticipated changes in their area.
- They will have the same weight as a local plan and other parts of the development plan, giving communities and applicants much more certainty about the documents that applications are determined in line with. They will also be subject to consultation and independent examination.
- Not to subvert the role of the local plan as the principal planning policy framework for the LPA area.



Site specific



Authority wide & site specific

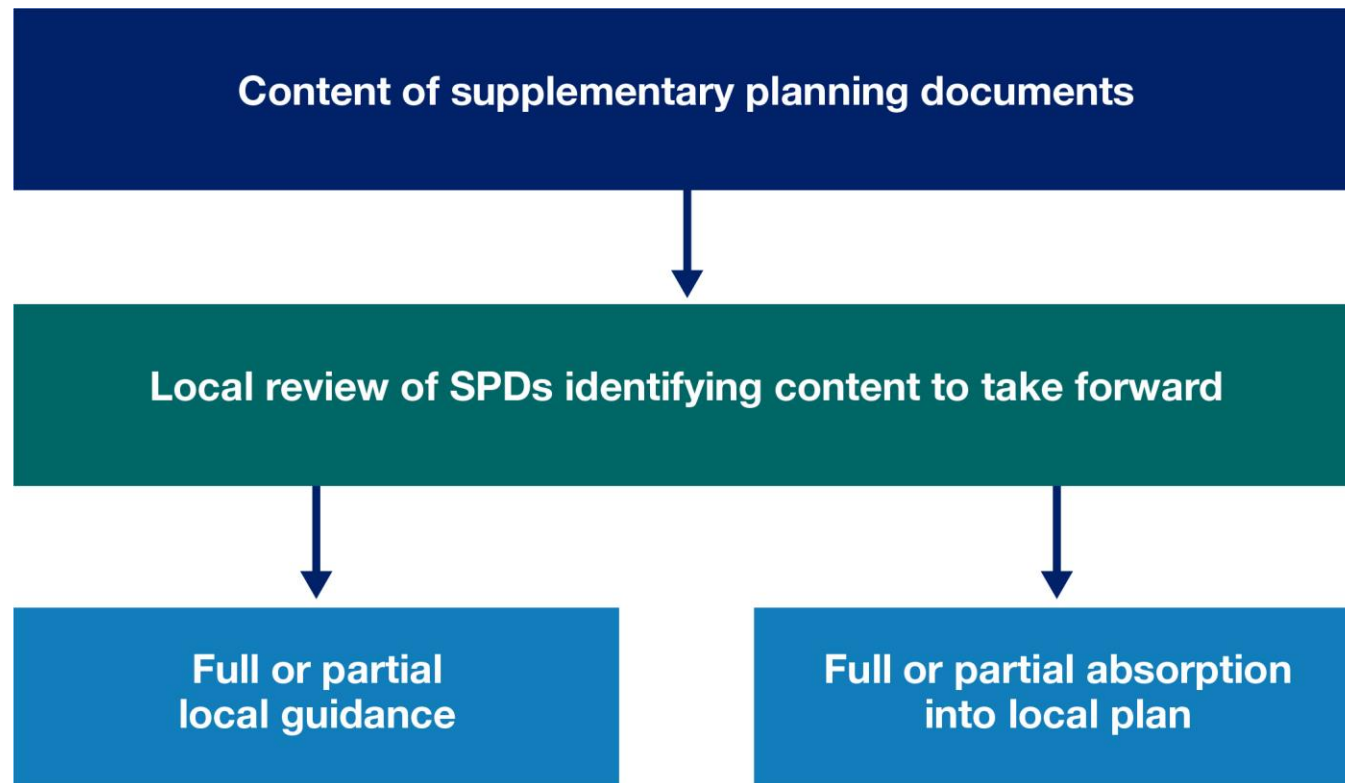


- They will provide a mechanism to respond to unanticipated development opportunities between plan-making cycles, with the expectation that supplementary plan content will be merged into the next iteration of the local plan, where those policies remain relevant.
- Supplementary Plans are not intended to be used routinely, **except where they set out either:**
- Authority Wide Design Codes (as required by the Levelling Up and Regeneration Act) , **or**
- build on existing policies in the development plan, for example, to set out a design code or masterplan for a site allocated in a local plan.
- Site specific supplementary plans are limited to a site, or two or more nearby sites.



Supplementary Planning Documents: Transition

- Our plan-making reforms will remove the legal powers that enable the preparation of SPDs and Area Action Plans
- Government expects LPAs to review the content of all existing SPDs.
- Where LPA wish to retain content, it should be retained as local guidance or included in a new-style local plan.



Existing SPDs will cease to be in force as Local Development Documents from the point that an LPA adopt their first new-style local plan.



- Supermarket next to a rail station
- Retail Park at the end of the High Street

Where SPs might be appropriate?





- Vacant urban brownfield site – what circumstance?

Where SPs might be appropriate?



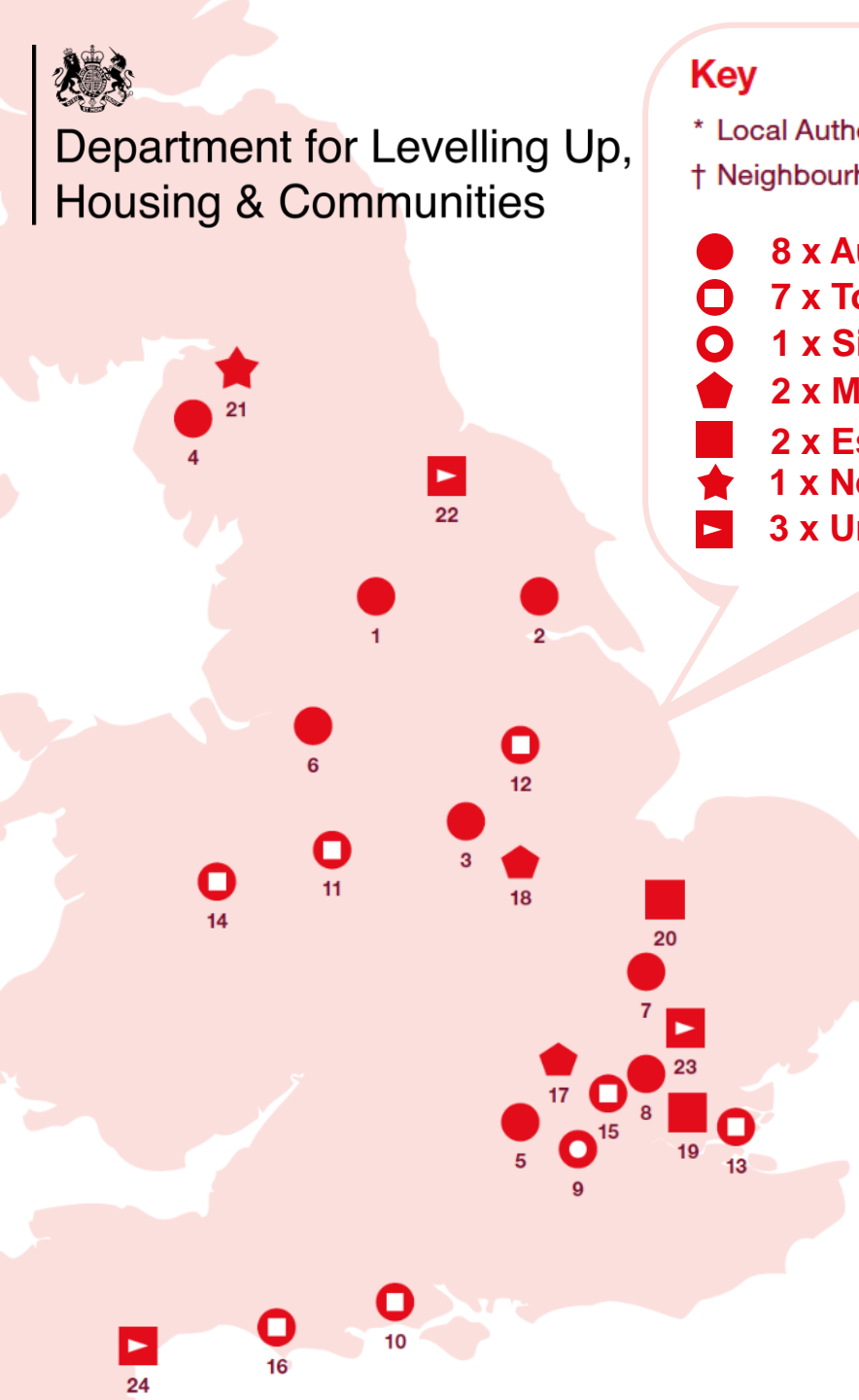


Department for Levelling Up,
Housing & Communities

Key

- * Local Authorities
- † Neighbourhood Planning Groups

- 8 x Authority-wide
- ◻ 7 x Town centre
- 1 x Site-specific
- ⬠ 2 x Mixed use site
- 2 x Estate
- ★ 1 x New settlement
- ▶ 3 x Urban extension



The average rating for the expert advice panels was **nine out of ten.**



“The panel drew out some key points to refocus efforts to address moving forward.”

“It’s given me confidence to be more ruthless ‘in terms of language and coding.’”

Design code pathfinder programme

Overview



80%
of Pathfinders independently made contact with another team, outside of formal sessions.

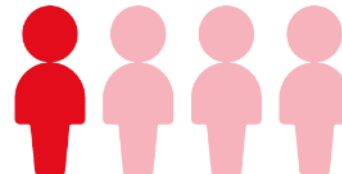
‘I think one of the most useful things for us has been the peer group, and having people at the same stage as ourselves, to reach out to and have regular chats and know that we’re not alone.’



The workshops rated as most useful were ‘Skills, Capacity and Consultants’ and ‘Community Engagement’.

A quarter

of Pathfinders asked for additional guidance on community engagement, making it the most highly requested piece of support.⁵



1.0 CREATING GOOD NEIGHBOURHOODS

2.0 CREATING STREETS

3.0 INTEGRATING CARS AND CYCLES

The design of public open space must be informed by community consultation and engagement with those specifically who are likely to use the spaces, including children and young people. They must also be designed to ensure the safety of girls and women according to guidance provided in *Safer parks: Improving access for women and girls*.

Where development includes new public open space on-site, the following requirements apply.

REQUIREMENTS

Public open space smaller than 300m² must include:

- informal opportunities for play;
- at least one formal seating type (e.g. benches);
- planting;
- natural surveillance, including no boundaries taller than 1m; and
- lighting clear of vegetation;
- access to direct sunlight for minimum 3 hours of the day over 80% of the area.

Public open space 300m² and larger must include all of the above, and:

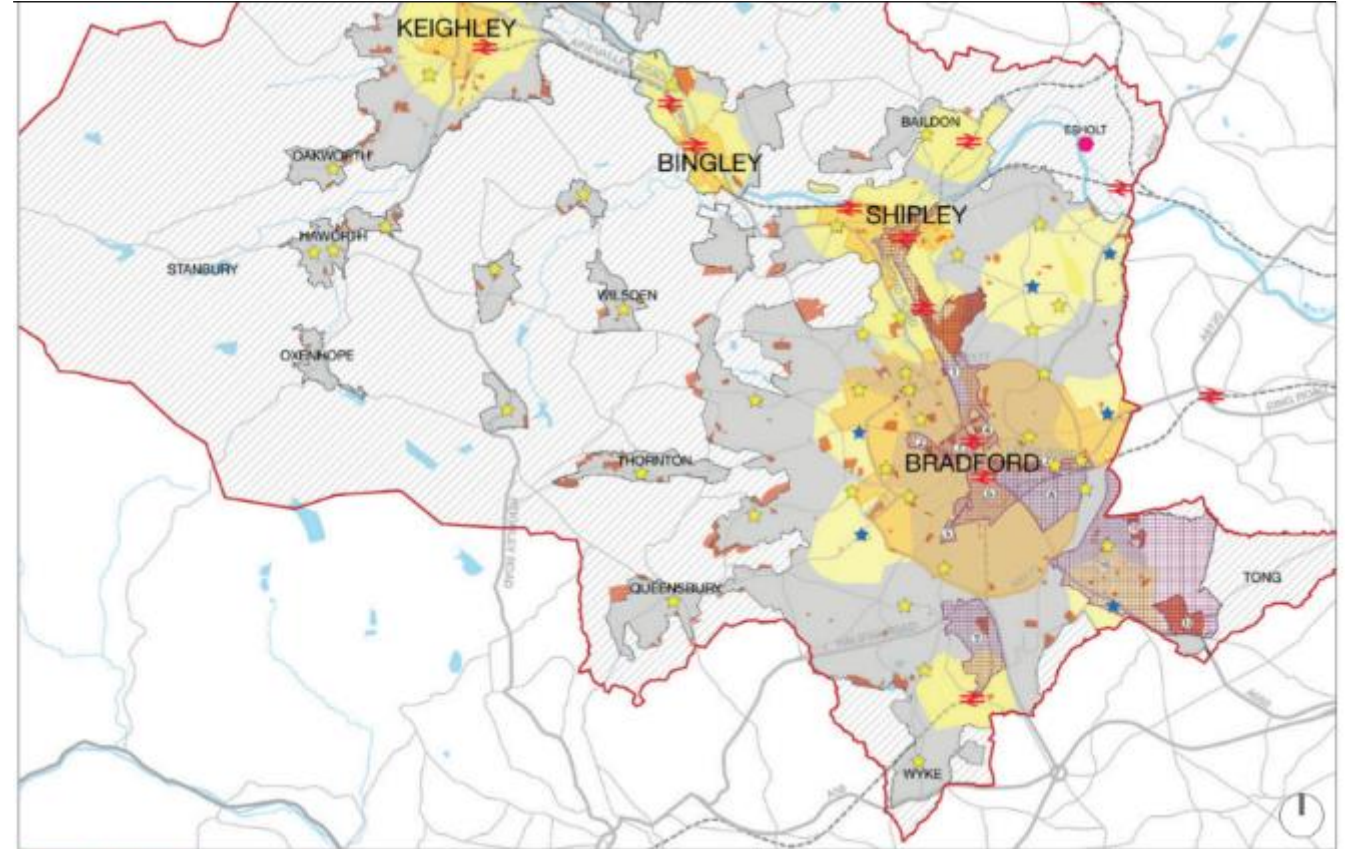
- at least one informal seating type (e.g. steps or boulders);

4.0 CREATING A SUCCESSFUL TRANSITION ZONE - FROM STREET TO FRONT DOOR

5.0 MAKING GOOD BUILDINGS AND HOMES



Natural elements for informal play, including large stones, alongside seating



CODING PLAN

| | | | | |
|--------------------------------|---|--|---|-----------------------|
| KEY | Bradford Metropolitan District boundary | Suburban built form (code may not apply) | Development Framework / Priority Regeneration areas | Leeds Road |
| Road network | Housing Delivery and Strategic Sites | District Centre | Canal Road Corridor | Bowling Back Lane BDZ |
| Waterbodies | AREAS WHERE CODE APPLIES | Local Centre | Thornton Road | Odsal Growth Area |
| Railway line | Areas of existing urban form | 15-minute walking neighbourhoods | City Village | Hoime Wood Study Area |
| Train stations | 15-minute walking neighbourhoods | Foster Square Regeneration Area | Manchester Road | Hoime Wood North |
| Area where code does not apply | | Southern Gateway (extended) | Hoime Wood South | |

DOCUMENTATION REQUIRED

Open and play space strategy, including layout design and management/maintenance plan

Coding plan, coding by theme

Bradford's code focuses on intensifying 15-minute walking zones from public transport and local amenities



Design code pathfinders: What have we learnt so far: preparation, skills and support

What are the biggest risks to the success of your design code?

As with any project, **being prepared is key:**

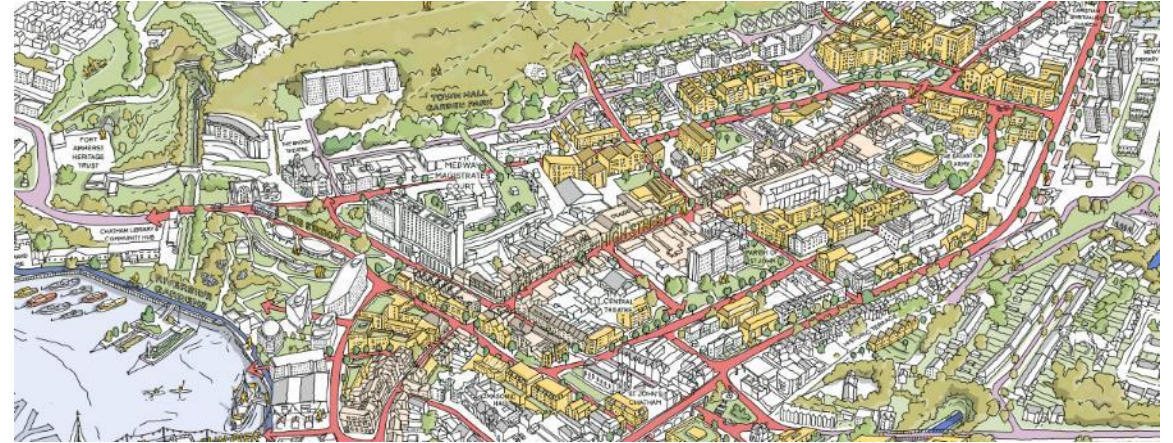
- Do you know what a design code is?
- How will it sit alongside your wider planning policies and other guidance? Existing evidence base?
- What do you need your design code to do? Are there particular challenges that your code must address?

Understanding in-house skills that exist and gaps

- Project management, consultation, design expertise (urban design, architecture)
- How will you procure other expertise – graphic design, code writing, digital design

Do you have **senior support and local support?**

- Do not work in isolation – senior executive and councillor support
- Prepare an engagement strategy at the outset



Pathfinders knew the extent of their coding area at the outset



Pathfinders knew the relationships they needed to build



- Monitoring the adoption process for pathfinder design codes
- Engage with implementation stages of codes – role of compliance and monitoring processes, impact on planning process
- Ensure NMDC is clear about authority wide coding process and clarify role of area types and coding language.
- Better understand potential for digitalising design codes – drawing on expertise in the departments digital planning team
- Exploring what guidance can be given to Neighbourhood Planning Groups to support the development of design codes at the neighbourhood plan scale.

Design code pathfinder programme - Next Steps

Design Council

Our Mission **Our Work** Our Events Our Resources Who We Are

Home > Our Work > Projects & Partnerships

Design codes

Supporting local authorities and neighbourhood planning groups to develop design codes, as part of the Design Code Pathfinder Programme.

What is a design code?

They are a set of concise illustrated design requirements providing the parameters for the development of a site or area to deliver more predictable design outcomes. These codes are tailored to local conditions and priorities, which seek to support well-designed places by:

- Enhancing local character
- Supporting vibrant and healthy communities
- Addressing the climate emergency

Pathfinder insights

A series of articles about topics critical to the coding process.

Drawing on Pathfinders' coding experience to offer advice and practical steps for teams to consider. These articles help shape the coding process and approach. Subjects covered include:

- **COMMUNITY ENGAGEMENT.**
How to involve communities in the creation of design codes to build a community's confidence, agency and skills to engage in the development of codes.
- **DESIGN CODES IN PRACTICE.**
How to produce a place specific, enforceable code that is informed by local character, touching on developing a vision, incorporating local character and the use of area types.
- **MANAGING CODE CREATION.**
How to set-up a skilled and experienced project team and work in partnership with consultants and stakeholders to ensure the production of a deliverable code which is acceptable to all.

➤ **PRESENTING CODE.**
How to write user friendly and impactful codes through the use of language and graphics.

Conversations with pathfinders

Interviews with a set of Pathfinders who are each coding at different scales and in different contexts.

They cover the details of each Pathfinder's code, the process they took, their challenges and learnings. Including:

- A neighbourhood planning group (NPG).
- A local authority producing a district wide code in an urban area.
- A local authority producing a district wide code in a rural area.

READ NOW

<https://www.designcouncil.org.uk/our-work/projects-partnerships/design-codes/#/introduction>



- SPs are optional and so do not have a set preparation time such as 30 months
- Must be in general conformity with operative spatial development strategy, have regard to any other relevant part of the development plan (including the local plan, local vision for growth and neighbourhood plans).
- They can be prepared before new style local plan is adopted
- They may be subject to Environmental Assessment (or subsequent Environmental Outcomes Reports), depending on content
- Regs may make further provision about preparation procedures.

Q. What preparation procedures would be helpful, or unhelpful, to prescribe for supplementary plans? e.g. Design: design review and engagement event; large sites: masterplan engagement, etc.



- Formal consultation with communities, stakeholders, statutory bodies
- SPs are an opportunity for enhanced public involvement, a key objective of the planning reforms
- There is a balance when preparing plans to flexibly respond to planning needs, at pace, whilst ensuring sufficient meaningful formal consultation

Q. Do you agree that a single formal stage of consultation is considered sufficient for a supplementary plan? If not, in what circumstances would more formal consultation stages be required?



Examination

- Broadly modelled on Neighbourhood Plan examinations
- Written representations as a general rule, but hearing may be appropriate to ensure adequate examination or that a person has a fair chance to put a case
- Independent examiner can be appointed by SoS or by the LPA as a ‘private sector’ examiner.



- Examiner should consider compliance with preparation procedures, and consider:
 - Be designed to secure development and use of land that contributes to climate change mitigation and adaptation to climate change
 - Local nature recovery strategies if relevant
 - Has complied with any requirements set out in regulations and government guidance

Q. Is this a proportionate basis for the independent examination of supplementary plans? If not, what policy or regulatory measures would ensure this?

Q. Should there be thresholds for supplementary plan examination routes?

What thresholds would be most helpful? e.g. minimum size of development planned for in terms of land use and spatial coverage; level of interaction of proposal with sensitive designations, such as environmental or heritage.