



planning advisory service

## PAS Conference 2023



# Future proof your Local Plan

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[www.pas.gov.uk](http://www.pas.gov.uk)

# Planning Reforms: Moving your Plan Forward

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# Outline

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**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

LPA's 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

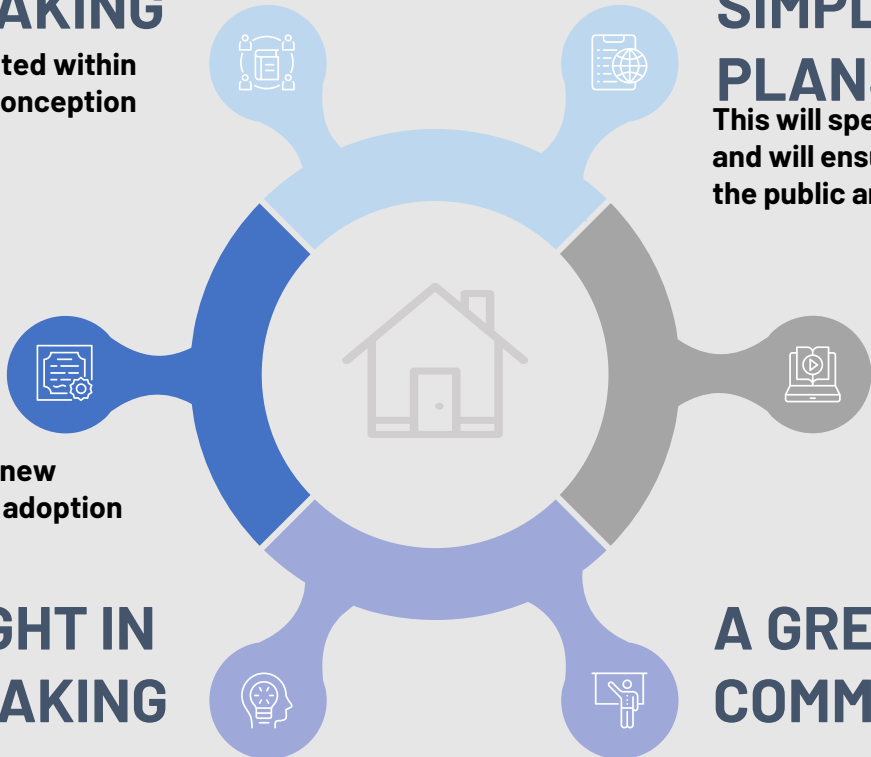
## GREATER WEIGHT IN DECISION-MAKING

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 LPA's with up-to-date local plans will give greater certainty to those affected by the system



## More imminent changes

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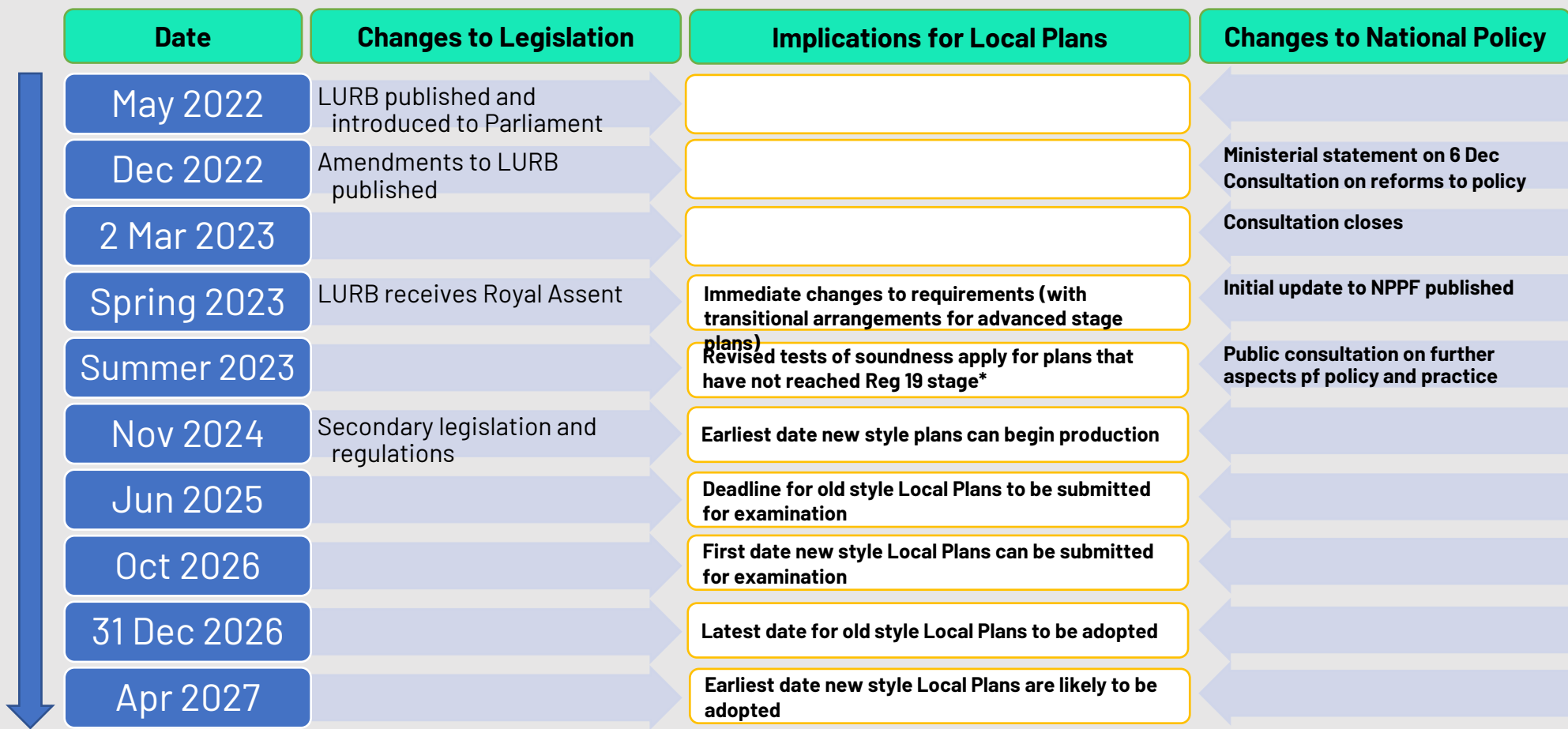
**The reformed plan-making system set out in the LURB is intended to be introduced in late 2024.**



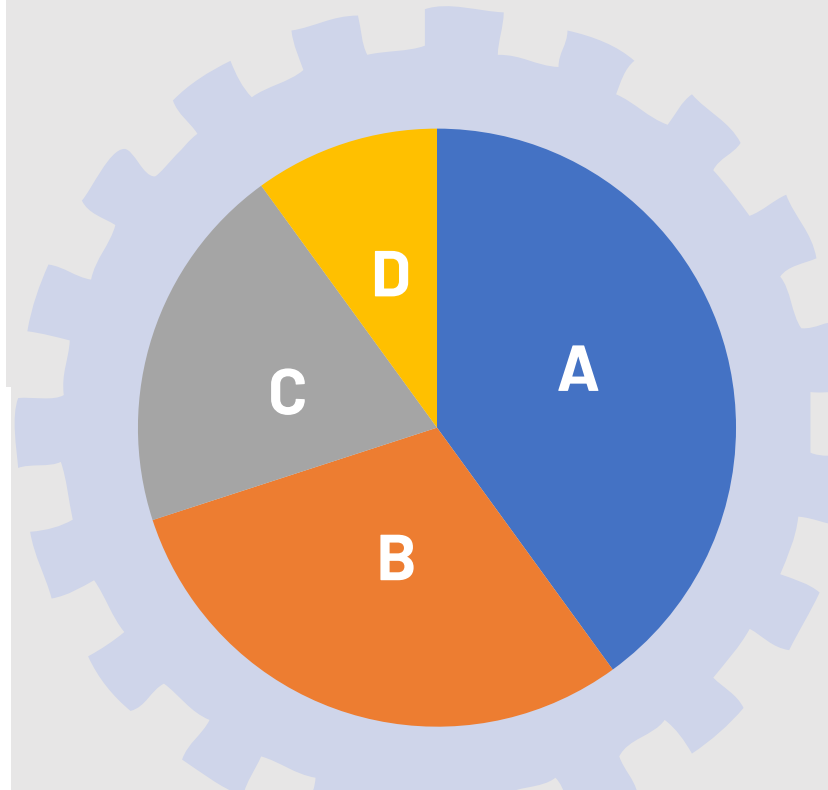
**In the meantime, there are policy changes outlined in the NPPF 'prospectus' which are expected to take effect from Spring 2023. This will be an important step towards implementation of the LURB.**



**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: Wait for New System

- out-of-date plan in Nov 2024, no 'proactive preparation' for existing system submission by June 2025.
- Commence new style plan preparation immediately - i.e. November 2024
- Up to date Plan should be in place by April 2027 - speculative development risk

## C: Early-stage plans

- Currently pre-Reg 18 or beginning plan making in the current system. Follow updated NPPF, meet submission deadline June 2025 and examination and adoption by Dec 2026.
- If Jun 2025 submission deadline missed, adapt emerging plan to meet new requirements.
- Work on new plan needs to start within 5 years of adoption (latest January 2032) with 30 mths to complete i.e., by June 2034.

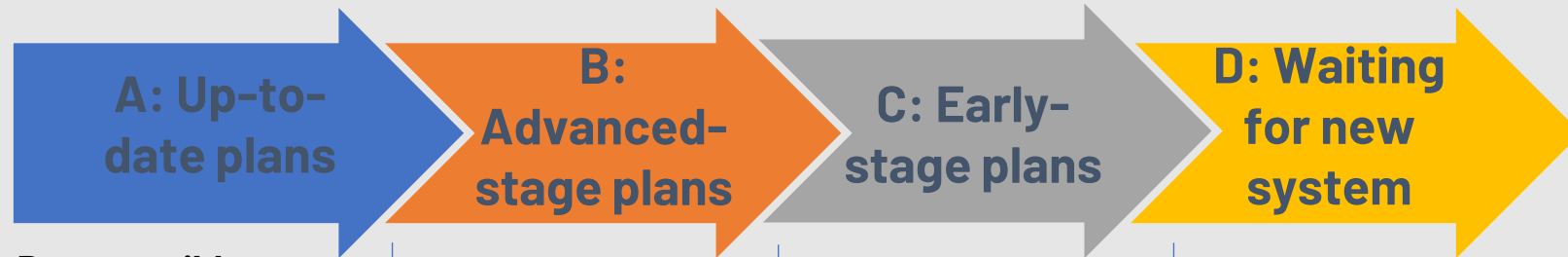
## A: Plans up-to-date in Nov 2024

- Production of new-style plans can commence. Latest date to commence production is 5 years from adoption.
- 30 months to produce a plan.
- 30 month grace period against speculative development for plans becoming out of date.

## B: Advanced-stage plans

- Plans post Reg 18 with policies maps and site allocations.
- Plans need to follow updated NPPF\* and submitted for examination by June 2025, with examination and adoption by end Dec 2026.
- Requirement to demonstrate 4 year land supply
- Work on new-style plan needs to start within 5 years of adoption (latest Jan 2032) with 30 mnths to complete i.e., by June 2034.

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



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



# The Future of Planning

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- 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

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- 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

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- 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**

