

2026 Planning Introduction - an update for LPA Councillors



June 2026

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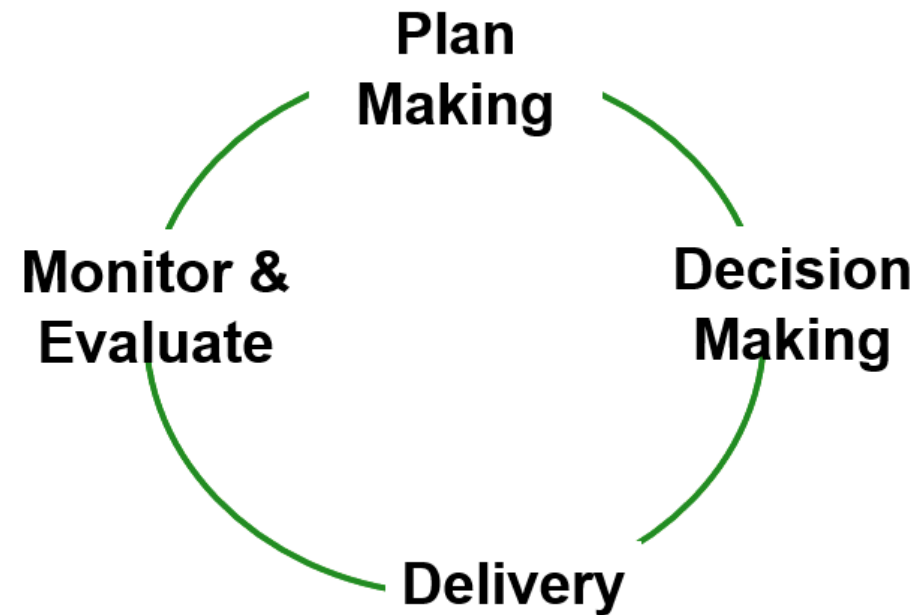
The wondrous circle of planning



Leicester City Local Plan adopted 2026



PAS Annual Monitoring Report advice



Hackney Council Planning Committee, Ed Sheridan of Hackney Citizen 2018



Sheffield: Grey to Green city scape & SuDS

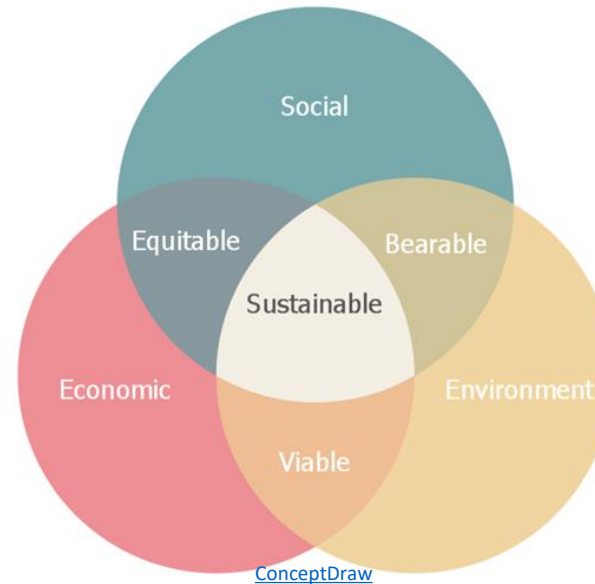
Purpose of Planning & the key roles you have

How much development should there be?

Where should development go?

When should development happen?

By what means will the development be delivered?



- Councillors working with officers
- You are not expected to become a planning expert.
- Decisions rest on real planning grounds and on the evidence, not on how loud the room is.
- You represent your ward - but in planning, your duty is to the wider community and the development of the whole council area.



Hackney Council Planning Committee, Ed Sheridan of Hackney Citizen 2018



Cllr McCoy, LB Sutton

Planning is place

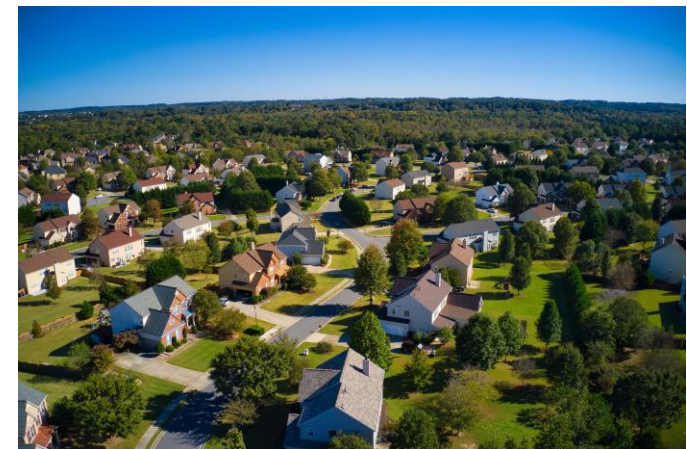
What does this mean in practice?



Planning Policy

The Importance & Role of Local Plan-Making

- Vision setting
- Strategic policies, general policies and site allocations
- Heart of the planning system and local decision-making
- Shapes and influences development
- Incorporates broader corporate ambitions
- Unlocking and projecting place-based initiatives
- Meeting community needs
- Manage development impacts
- Reduced risk



The 'Double Helix' of Planning Policy

- 2 legislative frameworks – the '**legacy**' & the **new** systems
 - New Regs switch on – **25th March 2026**
- Legacy system deadline – **31st Dec 2026: a 'guillotine' date**

'Legacy' system	New system (2026 Regs)
• Setting vision/strategy • Allocating land to meet corporate objectives • Undertaking public consultation • Producing evidence and policies	
• Average 5-7 years to complete • 2 mandatory formal consultations – Reg 18 & Reg 19 • Usually PDF format • Requirement to meet 'Duty to Cooperate' obligation • 15-year shelf-life	• 30-month timetable • 3 Gateway system - 3 consultations • Digital-first approach • Abolition of 'Duty to Cooperate' • 5-Year Review Cycle: Plans must be reviewed at least every 5 years to ensure they are up to date

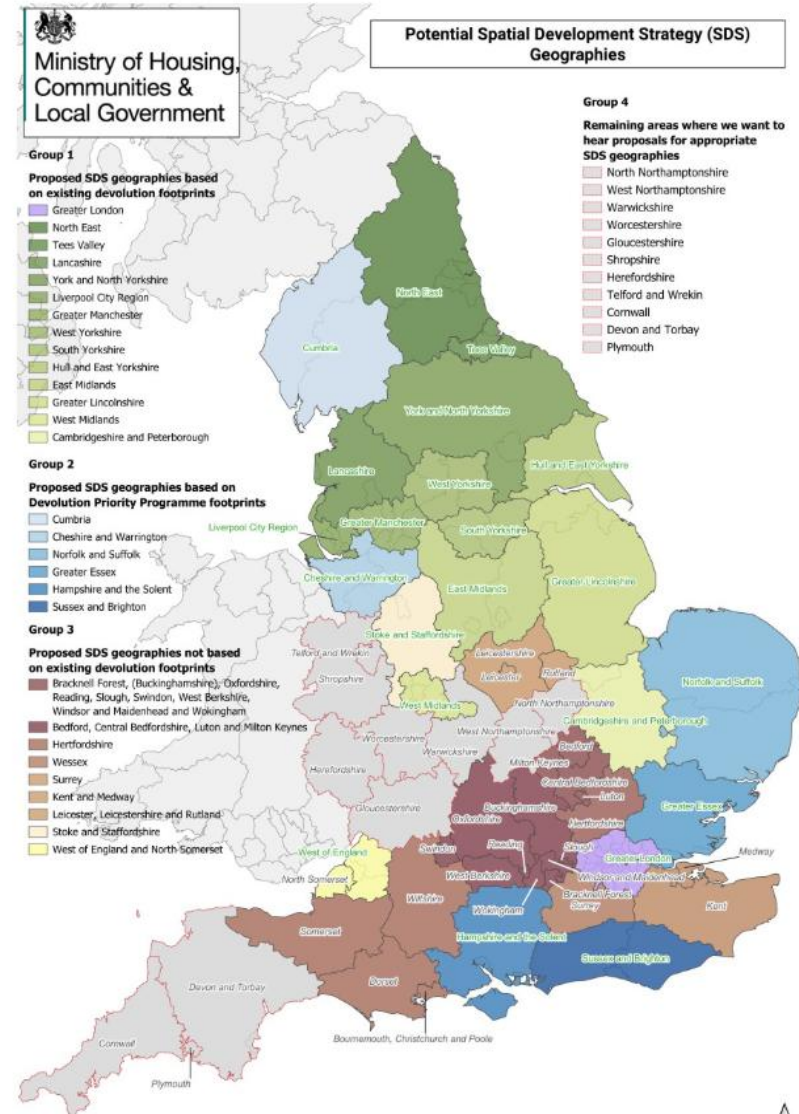
Remains the same →

← **Changes**

Strategic Planning: The Revival of SDSs

Planning and Infrastructure Act 2025

- **Spatial Development Strategies** delivering the Local Growth Plan and LNRS
- Strategic framework – positive vision for growth and change over 20 years, identifying broad locations (not allocate sites)
- Wide ranging (but not comprehensive) scope:
 - Housing targets and distribution (apportionment),
 - Strategic infrastructure,
 - Economic development,
 - Climate, nature and health.
- Process expected to include:
 - Preparation by CA or strategic planning board
 - Majority voting to agree
 - Independent Examination by PINS (tests in NPPF)
 - Regular review (every 5 years)
- Powers for Ministerial intervention if strategies not prepared



What Are Developer Contributions?

Community Infrastructure Levy (CIL)

- Non mandatory
- A charge on new development
- Set by the council in a Charging Schedule
- Based on floor space (£ per m²)
- Pooled into a general infrastructure fund
- Council decides how to spend it
- Must be used to fund infrastructure that supports development (but no direct link required) – e.g. could fund infrastructure that supports development (if in IDP / a priority)
- Secured through bid/work with council
- Risk: May not be a Council priority

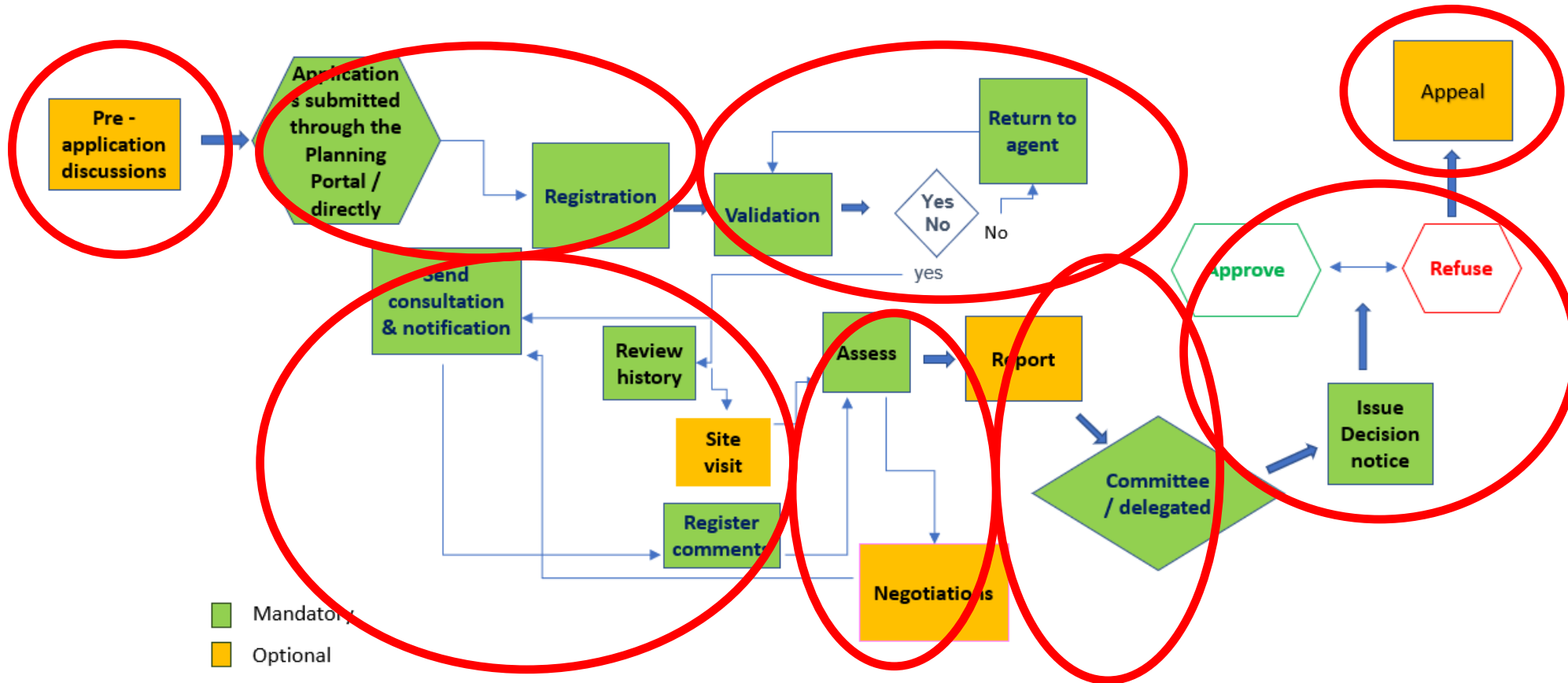
Section 106 Agreements (S106)

- Negotiated planning obligations on a case-by-case basis and supported by local plan policy
- Tied to a specific development
- Can include money, land or works
- Must be necessary & directly related
- Should be supported by policy in the Local Plan
- Legally binding on the developer
- Infrastructure eligible if development causes need
- Secured through engagement with local plan making & planning application stages
- Risk: Harder to justify without evidence and supporting policy

Both tools exist to ensure development pays its fair share of the infrastructure it requires

Decision-making

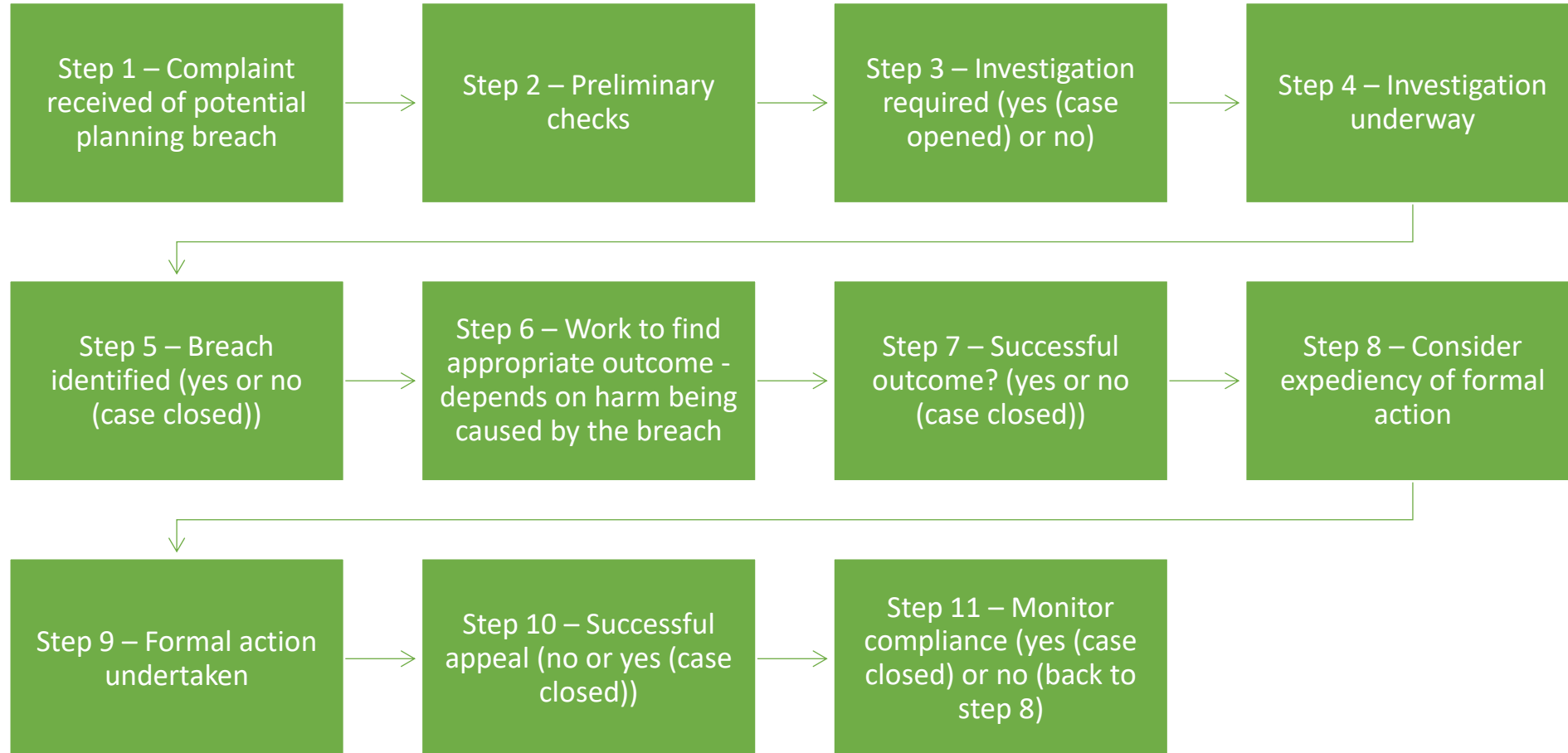
When to get involved: The life of a Planning Application



Planning committee reforms

- Schedule 1 – planning applications that can't be referred to planning committee
- Schedule 2 – planning applications that are either delegated or taken through a gateway test for chair and designated officer to decide if planning committee decision needed.
- Maximum size of planning committee -13 members
- Changes from 31st October 2026
- Mandatory training requirements to follow

The enforcement investigation process



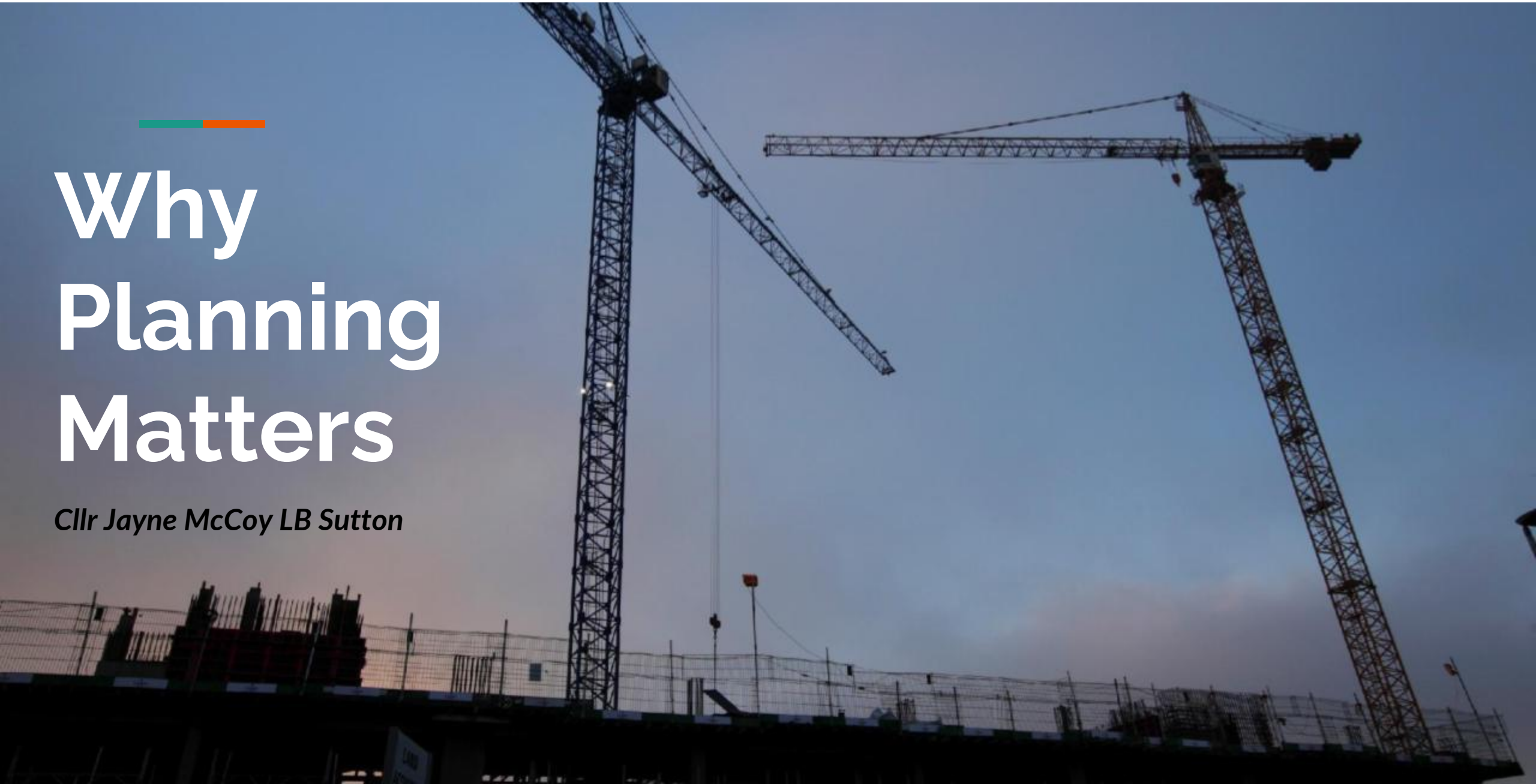
Planning: a positive approach

Cllr Bryony Rudkin,
Deputy Leader Ipswich Council
LGA Councillor Peer



Why Planning Matters

Cllr Jayne McCoy LB Sutton



The Planning Committee

Decisions and Reputation

Working with officers





The Local Plan

- Getting stuff done
- Developer contributions





What do you want to achieve?



Facilitate expansion

Invigorate your high street



Protect heritage and nature



What do you want to achieve?



Improve transport

Regeneration



Attract investment



Planning and participatory democracy

Encouraging and advising residents on how to comment on planning applications



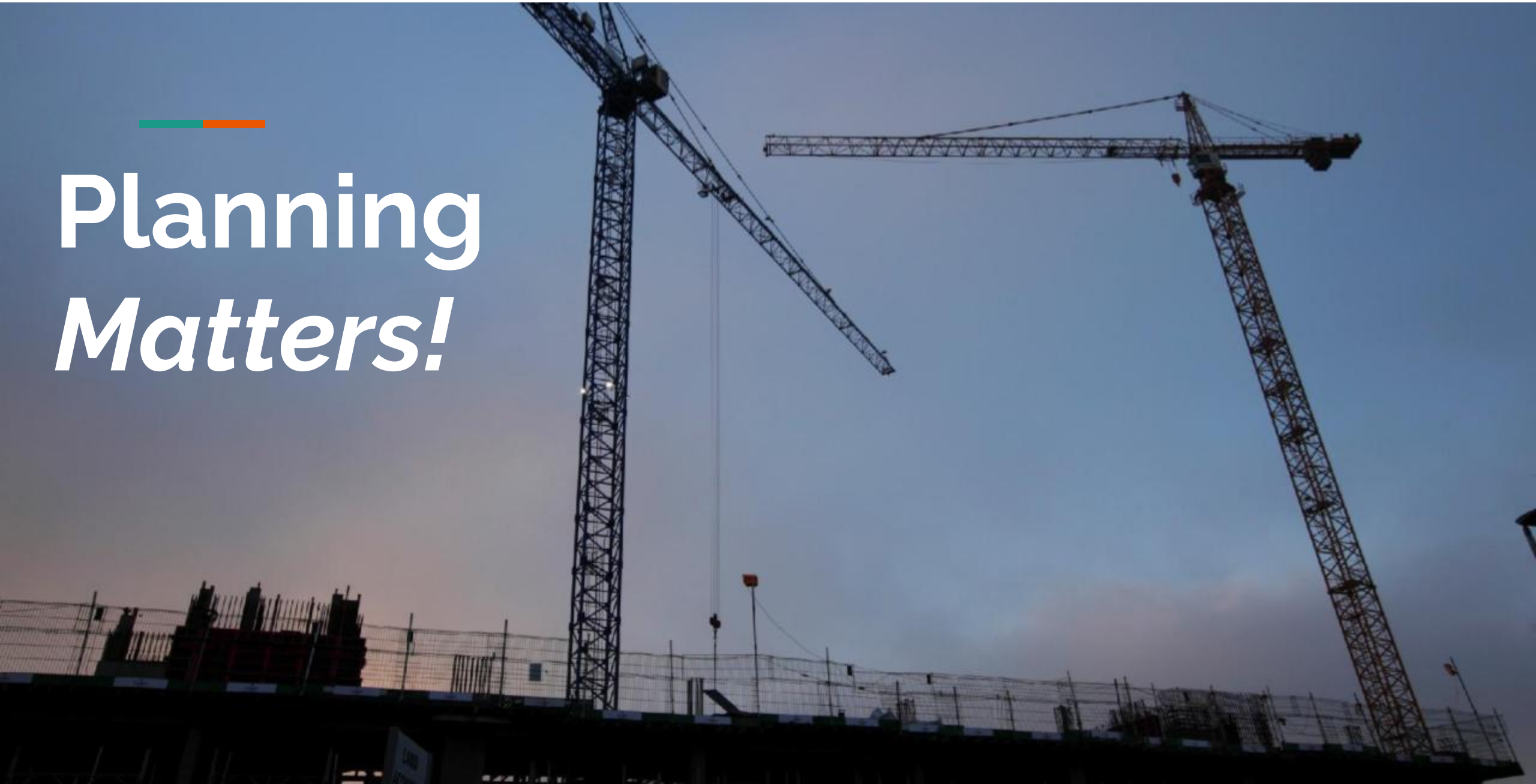
Planning and participatory democracy

Informing and engaging residents in the plan-making process





Planning *Matters!*



Next Steps

- Today's materials will be circulated and available in the PAS website
- PAS Bulletin – keep in touch
- [Leadership Essentials training residential courses](#); 10th & 11th Oct 2026 and 19th & 20th Jan 2027, Warwick. grace.collins@local.gov.uk
 - £150 per place incl accom, meals and learning materials
 - **Planning Committee Chairs:** session to help members understand the key characteristics of a good planning committee and to develop their skills as a Chair
 - **Leading the Local Plan:** for leaders and portfolio holders whose authority is preparing a local plan
- Planning Committee Reforms – presentation material to be published shortly!
- Local Plan reforms – [what we know so far](#)
- [Addressing the Nature Emergency for Local Planning Authority Councillors](#)