



planning advisory service



# **Local Route Mapper: Navigating Plan Making PAS Conference 2019**

Nottingham

September 2019

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

## Who are PAS?

**“PAS exists to support local planning authorities in providing effective and efficient planning services, to drive improvement in those services and to support the implementation of changes in the planning system”**

- Funded by the Ministry of Housing Communities and Local Government (MHCLG)
  - Part of the Local Government Association (LGA)
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# PAS Local Plan Support

Direct support for authorities and groups of authorities on all aspects of local plan making – and a separate programme related to strategic planning

Development of materials and resources that support plan making

Bespoke support from advice on specific plan making issues, to events linked to national policy change through to our Planning Peer Programme

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# Purpose of session

1. Introduce you to the PAS Route Mapper and Toolkit
  2. Familiarise you with its purpose, role and content
  3. Give you an opportunity to explore it in a highly practical way
  4. Encourage its use to support plan making in your own authority
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# The Project Team

**Our project team has been commissioned by the Planning Advisory Service (PAS) to provide advice and a programme of support to assist local planning authorities with Local Plan production.**

- David Coleman Director of DAC Planning
  - Tim Parton Associate DAC Planning
  - Sara Dilmamode, Director of Citiesmode
  - Nicky Linihan, NJL Solutions
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# The Project Team

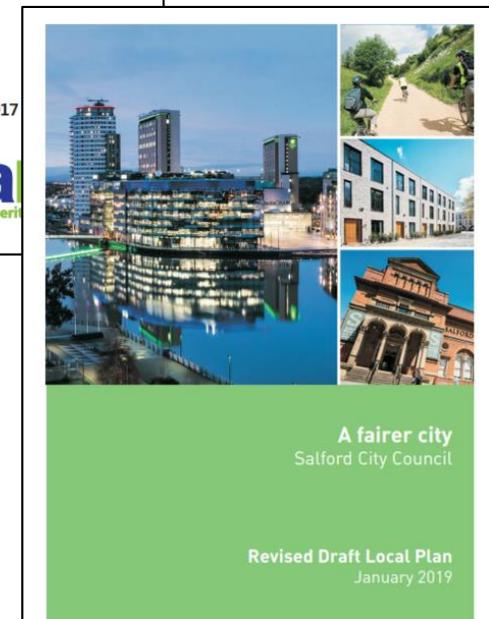
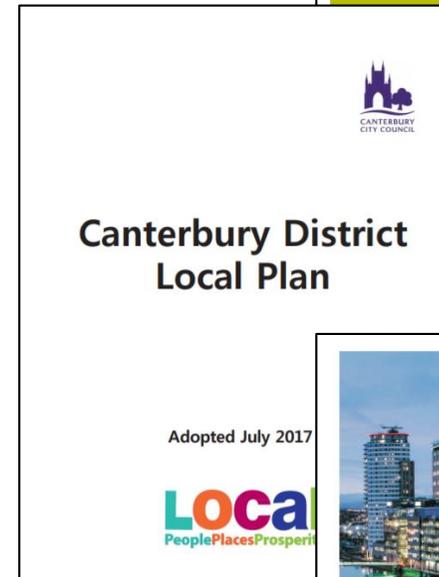
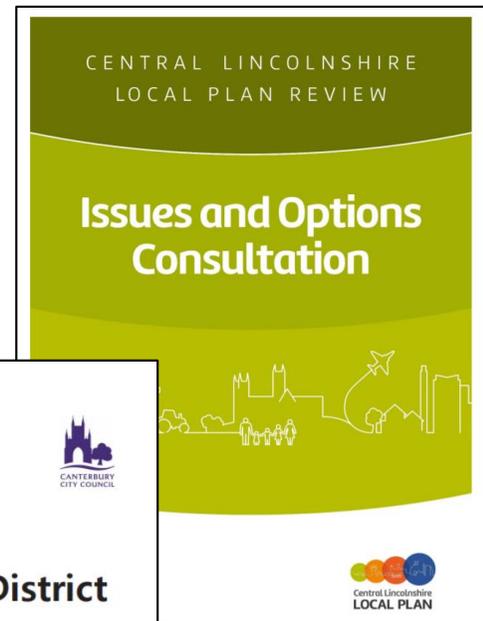
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**We all work in local plan making practice!**

# Pilot Local Planning Authorities

- Central Lincolnshire
- Canterbury City Council
- Salford City Council
- Torbay Council
- Gateshead Borough Council
- Newcastle City Council



# Local Plan Route Mapper & Toolkit

**Route Mapper and toolkit to help assess soundness and legal compliance and create quality plans in an efficient and effective way.**

**This covers all stages of plan making including new requirements for plan review every 5 years.**

**It will replace existing PAS compliance checklist and soundness assessment**

Use by local authorities as part of a self assessment

Use as basis of support to authorities offered by the project team via PAS

Potential use by peers from other authorities

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# Driver: Key NPPF Changes

- The revised NPPF was published by MHCLG in July 2018 with updates in February 2019.
- The NPPF changes have particular importance for the production of Local Plans and plan making guidance – from changes to tests of soundness to plan content requirements
- **Requires plan review every 5 years**



Ministry of Housing,  
Communities &  
Local Government

National Planning Policy Framework

February 2019  
Ministry of Housing, Communities and Local Government

# Project approach

Continued emphasis on:

- Soundness
- Compliance

But also

- Quality of plans
- Best practice
- Efficiency of production
- Effectiveness of approach



**+Creativity**

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# Project stages

## Stakeholder engagement

1. Stakeholder Interviews
2. Technical Expert Meetings
3. Workshop with PAS team

## Development and testing

1. Pilot Workshop with 10 LPAs
2. Consultant interviews (+ review)
3. Case study interviews

## Pilot Testing

1. Pilot support 6 LPAs
2. Revisions to the approach
3. PAS Review and finalising the document

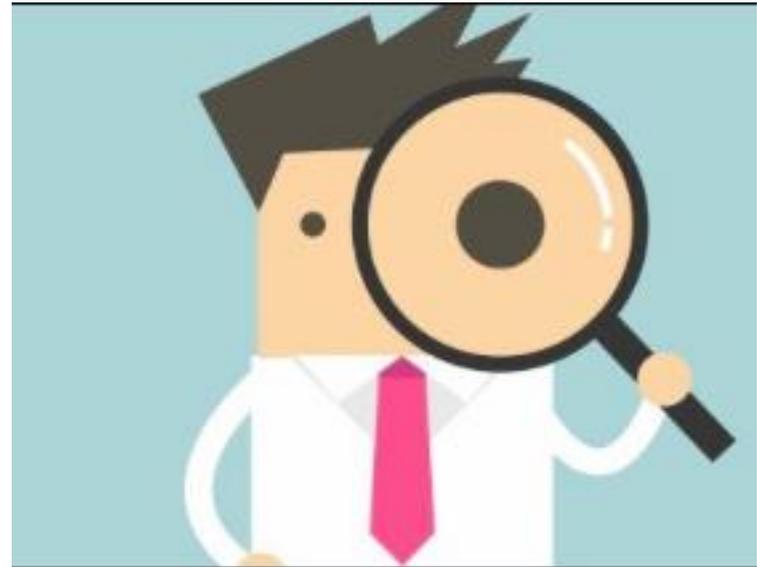
## Support roll out

1. Training for peers
2. Roll out support to 15 authorities
3. Ongoing evaluation

# PAS legal / soundness check

*Assessed current materials:*

- Sometimes a checklist doesn't help. It's a good quick check of NPPF soundness but will it help you get to a sound plan especially when used late in the day
  - revise approach
- But sometimes a checklist is just the ticket
  - update – fill gaps



# A different approach

Positively Prepared: the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirement....

Sections of the DPD which address delivery, the means of delivery and the timescales for key developments through evidenced infrastructure delivery planning.

**List each of the main growth areas and strategic sites and the key infrastructure needed to support delivery**

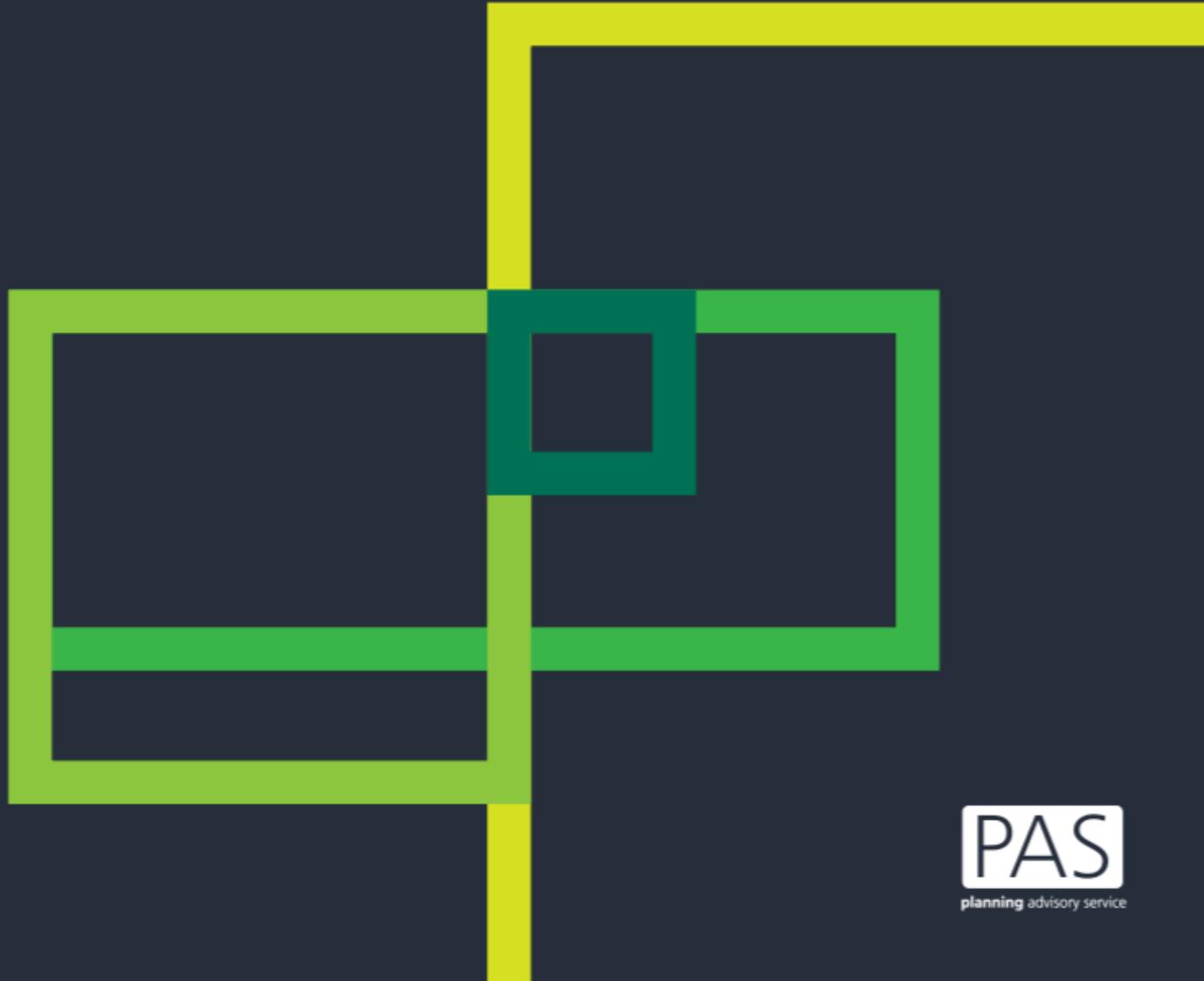
**Do site allocations include sufficient detail on the mix and quantum of development, including, where appropriate any necessary supporting infrastructure?**

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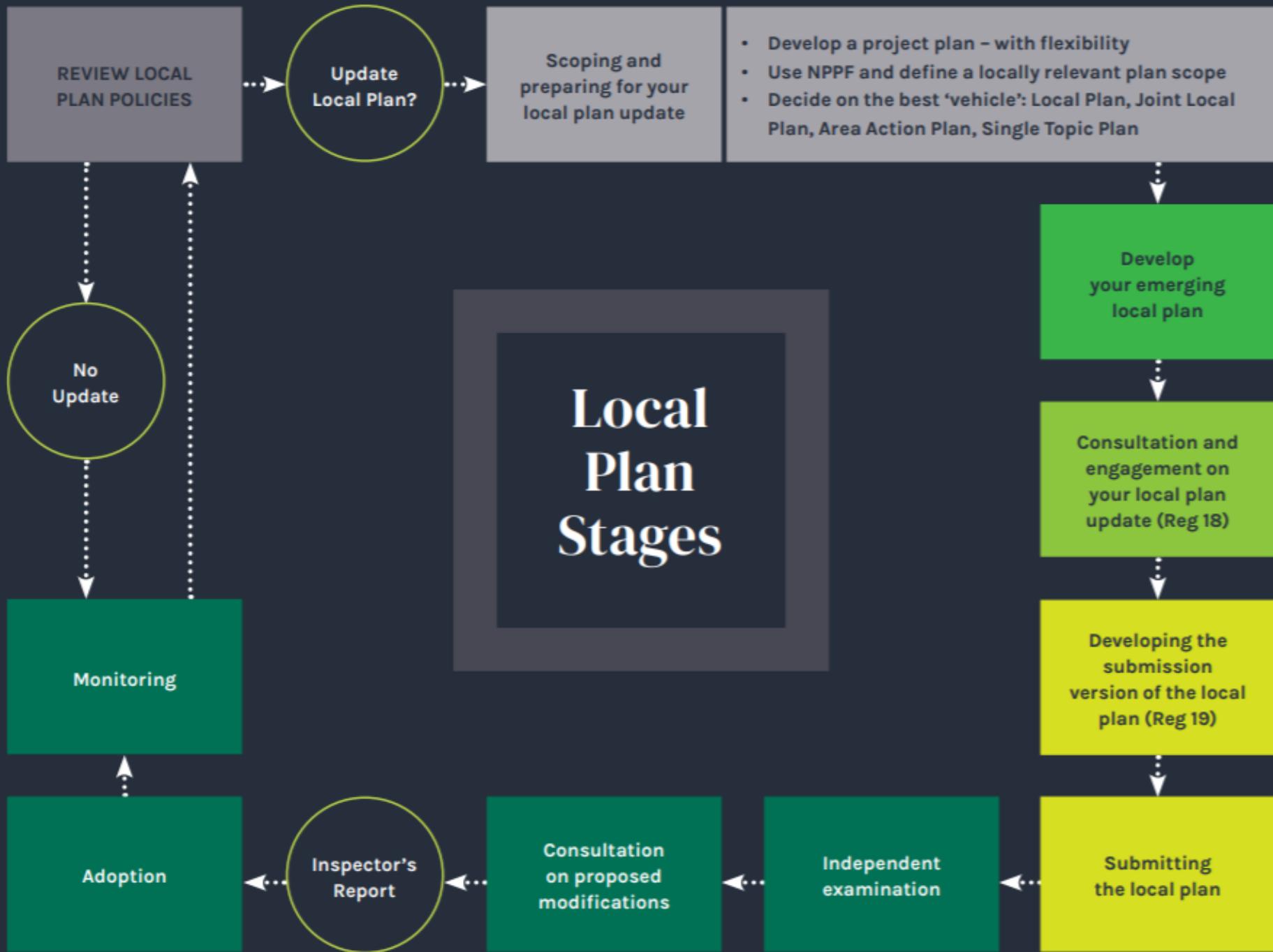
PAS

# Local Plan Route Mapper

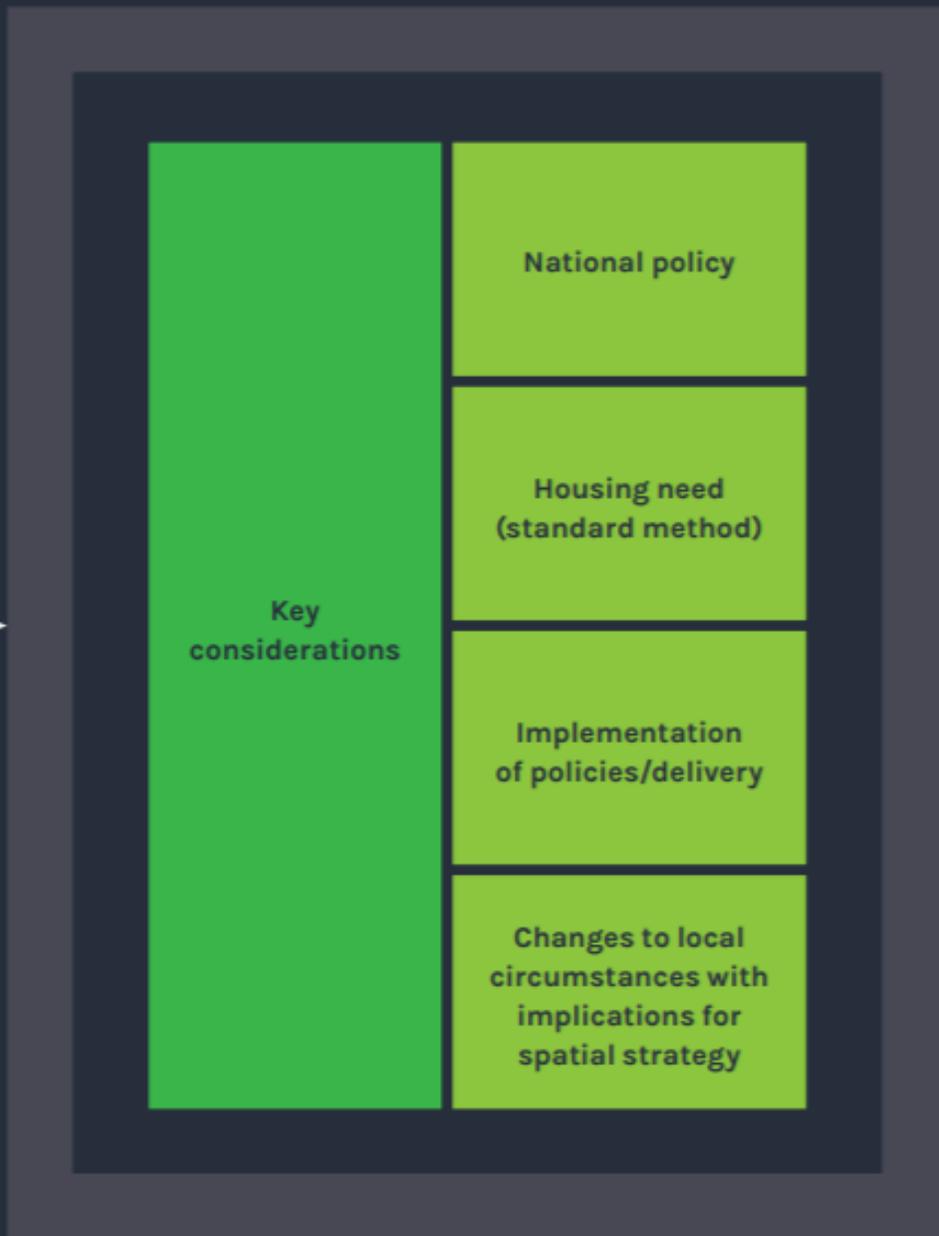
Navigating plan preparation  
efficiently to arrive at a quality plan



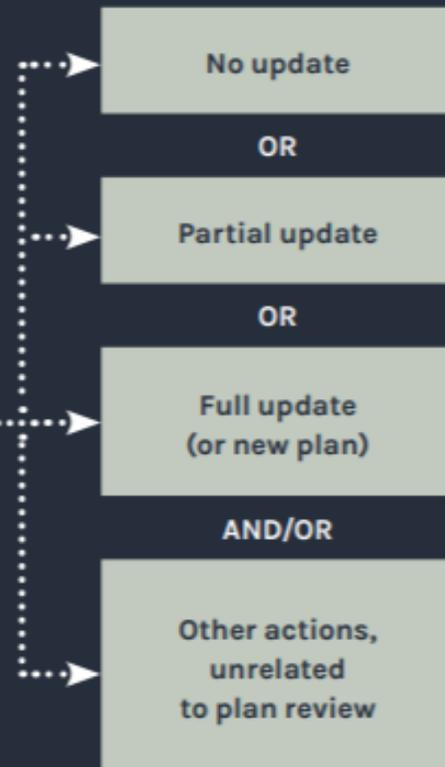
September 2019



REVIEW  
OF LOCAL  
PLAN  
POLICIES



LEADING  
TO



# Local Plan Route Mapper & Toolkit

PART	
<b>1</b> Reviewing the need to update your local plan policies	<b>A</b> Navigating the process of reviewing local plan policies
<b>2</b> Project Planning and Management	<b>B</b> Scoping and preparing for your local plan update
<b>3</b> Updating your local plan	<b>C</b> Developing your emerging local plan
	<b>D</b> Consulting or engaging on updates to your local plan
	<b>E</b> Developing the Submission version of the local plan
	<b>F</b> Independent Examination and Adoption

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# Toolkit – Extract from Part 1

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	<b>PLAN REVIEW FACTORS</b>		
A1.	<p><b>The plan policies still reflect current national planning policy requirements.</b></p> <p><b>PROMPT:</b> As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the ‘content’ requirements of the current NPPF (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>		Reason (with reference to plan policies, sections and relevant evidence):
A2.	<p><b>There has not been a significant change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</b></p> <p><b>PROMPT:</b> Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>		Reason (with reference to plan policies, sections and relevant evidence sources):

# Toolkit – Extract from Part 4

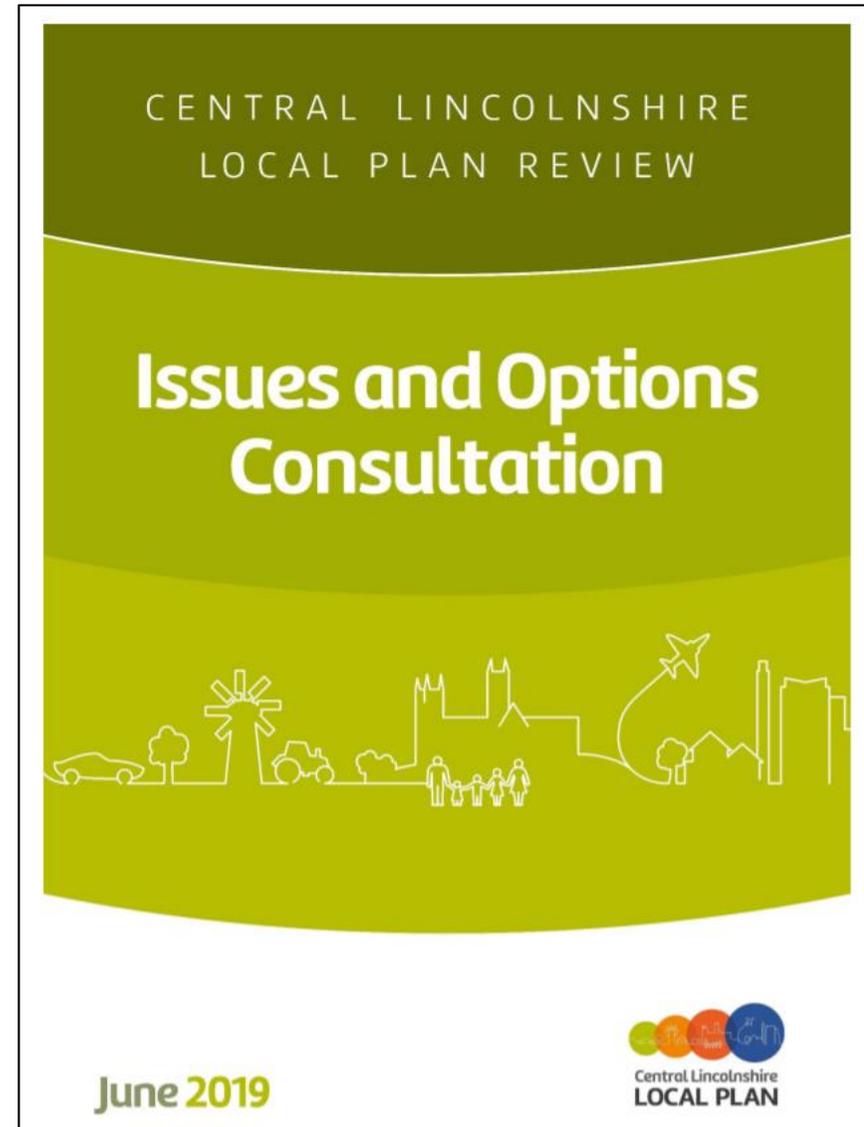
September 2017

		<b>Assessment</b>				
<b>KEY QUESTIONS</b>		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
1.	Overall does the local plan update clearly articulate the strategy for <u>where</u> and <u>how</u> sustainable development will be delivered and that this is ‘an appropriate strategy’ within the context of paragraph 35 of the NPPF?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score:				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
2.	Is it clear how the amount of development identified for any growth areas or major site allocations has been determined – and that the level proposed is deliverable and justified?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score:				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
3.	Is it clear that the local plan update provides for the most appropriate level of housing growth using the standard methodology as a starting point? Can you clearly articulate why planned growth levels should not be higher or lower?  If you are proposing any material change away from the level of housing indicated by the standard method, can you clearly justify this through evidence?  Does the level of housing provide for an appropriate and justified buffer?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score:				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						

# Experience of pilot local planning authorities

## Central Lincs

- LPA completed Part 1 of Toolkit
- Project team completed Part 2 of Toolkit
- Advice note issued and well received
- Good example of approach to updating recently adopted Local Plan
- Recommendations provided on how to progress plan-making



# Experience of pilot local planning authorities

## Canterbury

- LPA completed Part 1 of Toolkit
- Project team provided advice to guide future Local Plan review and update process
- Highlighting considerations from NPPF 2019 and requirement for review



## Canterbury District Local Plan

Adopted July 2017

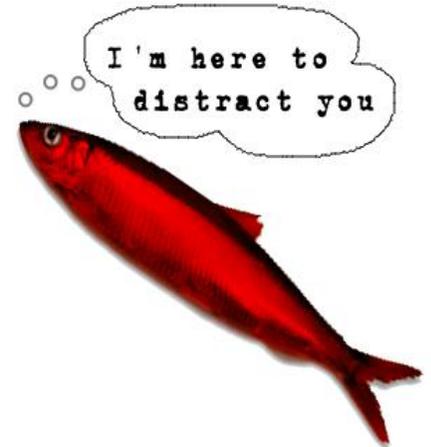


# Exercise: Local Plan Review Assessment

## In groups on tables:

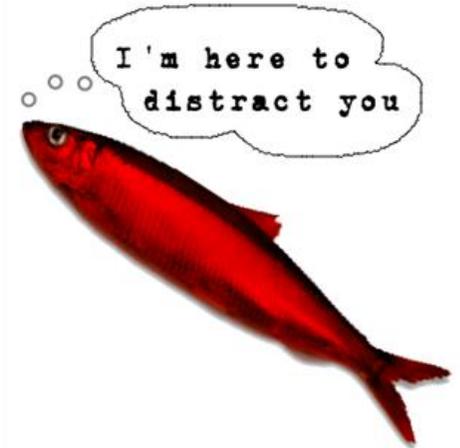
You have been provided with 3 scenarios to consider. For each scenario in turn please use the relevant extract from part 1 of the toolkit to help you determine whether or not your local plan policies may need updating.

Is the scenario a 'trigger' for a policy update or a 'red herring'?



# Some scenarios to consider

1. Housing need calculated under the standard method has dramatically fallen. Delivery is on target but has been primarily public sector driven to date
2. Funding has been pulled for a key piece of transport infrastructure serving a proposed growth area accommodating 10,000 new dwellings
3. Employment growth (and employment floorspace) has not kept pace with targets



**Thank you**

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