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Local Plans and Policies workshop

Birmingham



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Local Plans- Policies and Procedures

Rachel Danemann- Regional Planning Manager (Midlands and SW)



Local Plans and Policies Workshop

Overview

- HBF and my role
- Planning Policy Process 1
the current system
- Exercise One- Writing a Rep
- Planning Policy Process 2
the new system
- Exercise Two-Responding to a Rep
- Feedback



Please do ask questions at any time

Rachel Danemann

Regional Planning Manager (Midlands and SW)



What is my role at HBF?

Primarily responding to Local Plan consultations in my regions:

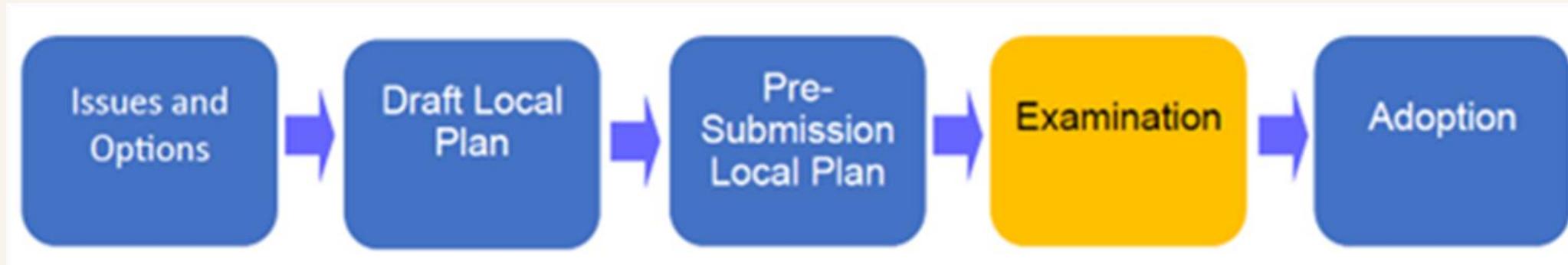
- Reg 18
- Reg 19
- EIP MIQs
- Main Mods and
- Attending Examinations in Public

Quarterly Regional Meetings for HBF Members

Quarterly meetings of NPC

National Lead for BNG

Original Local Plan System



Supporting Documentation – feeds into the process

- Sustainability Appraisal
- Habitat Regulations Appraisal
- Whole Plan Viability
- Other supporting evidence, reports and representations

Opportunities for HBF engagement

Issues and Options

What issues are important?

How many homes do we need?

What is most important to you as a resident or local business?

What local policies do we need?

For example:

- Climate Change
- Better than Building Regulations
- More than 10% BNG

Preferred Options

How many new homes do we need to plan for?

Where should we allocate sites?

Which sites should we allocate?

What is the spatial strategy?

Affordable Housing %

Viability?

Submission Plan

Includes Site Allocations and detailed site-specific policies

Includes detailed Development Management Policies

Monitoring Framework?

Plan Review Policy?

Comments about legal compliance and tests of soundness only

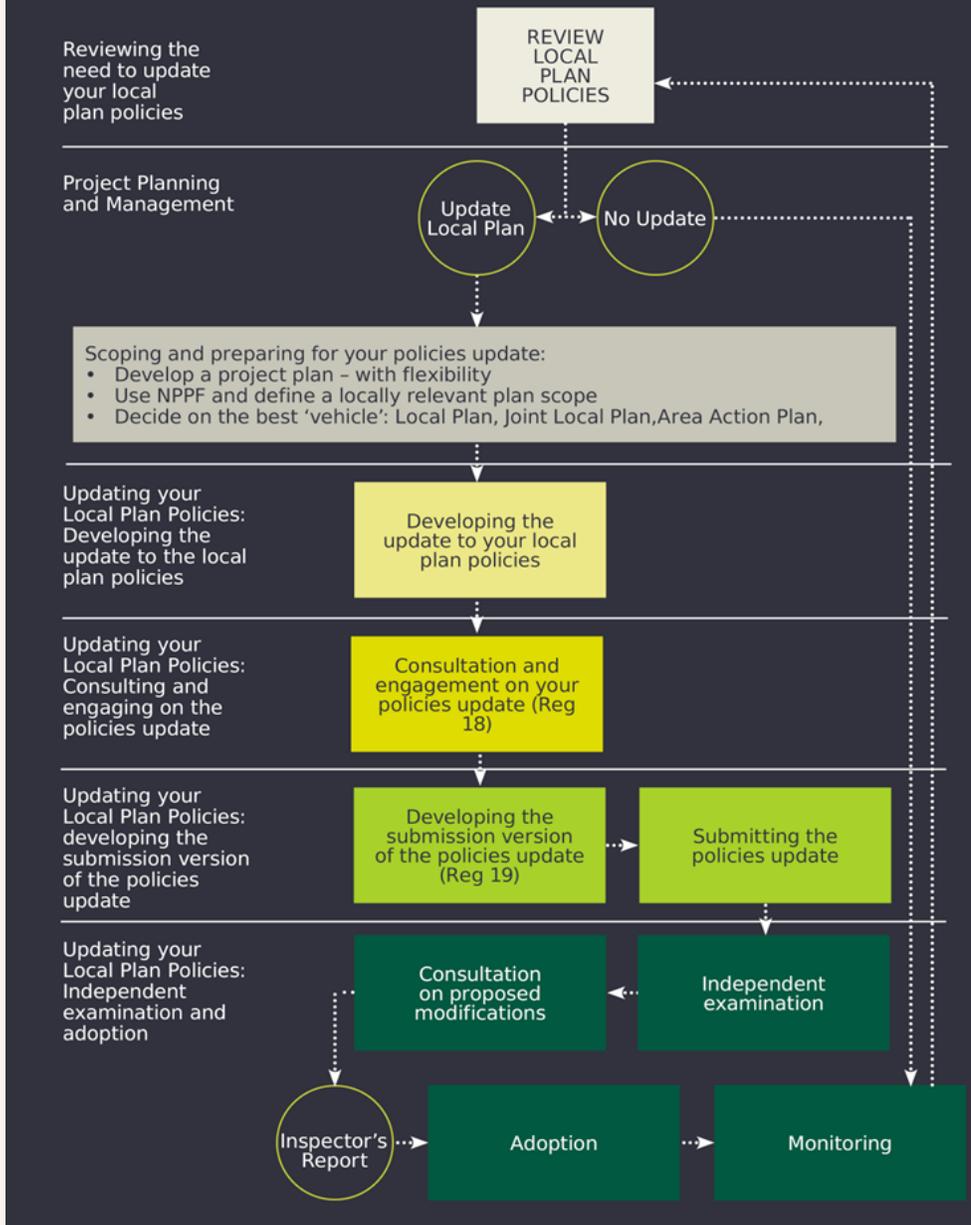
Current Local Plan System

- Initial Work by LPA
- Reg 18 Consultation
- Council considers reps and other evidence
- Reg 19 Consultation (Submission Version)
- Examination in Public by PINS
- Main Mods Consultation
- Inspectors Report
- Adoption

Changed from three mandatory pre-submission consultation stages to only two



Local Plan Stages



Current Local Plan System

Now has two formal stages of pre-submission consultation where HBF can comment

- Reg 18
- Reg 19

We also respond to Inspector's MIQs and attend Examination on Public Hearing Sessions

There is also a Main Modifications consultation, and sometime other consulaion whilst the EIP is ongoing

Diagram from Planning Advisory Service

Opportunities for HBF engagement

Reg 18

Additional consultations?



What issues are important?

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What local policies do we need?

For example:

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- More than 10% BNG
- How many new homes do we need to plan for?
- Where should we allocate sites?
- Which sites should we allocate?

Reg 19

What is the spatial strategy?

Affordable Housing %

Viability?

Includes Site Allocations and detailed site-specific policies

Includes detailed Development Management Policies

Monitoring Framework?

Plan Review Policy?

Exercise One

Respond to a Draft Policy





Exercise One

On your table you have a draft policy-
you are going to draft a response to the
Council on behalf of the HBF

Establish if it is a Reg 18 or Reg 19

Consider what changes you would
want made to the policy

Think about range of HBF views and
how to capture this

You will then submit your response to
the Council by the deadline (the
neighbouring table in 20 mins time)

Prepare a Response from HBF

Group As

Telford's Policies

NE4: Development
Greening Factor

NE5: Green Network

Group Bs

Leicester's Policies

CCFR01. Energy
Statements

CCFR04. Low Carbon
Heating and Cooling

Group Cs

Exeter's Policies

H14: Accessible Homes

H15: Housing Density and
Size Mix (Strategic)

Opportunities for HBF engagement

Reg 18

Additional consultations?

What issues are important?

How many homes do we need?

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For example:

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Reg 19

What is the spatial strategy?

Affordable Housing %

Viability?

Includes Site Allocations and detailed site-specific policies

Includes detailed Development Management Policies

Monitoring Framework?

Plan Review Policy?

General Comments

**Legal Compliance
Tests of Soundness**

Exercise One: Feedback

What issues did you pick up in relation to the Draft Policy



The New Planning System

SDSs and 30-month Local Plans



DELAYED

DELAYED

The Need for 'Larger than Local' Planning

Many issues are too large, complex, important, strategic to be addressed at a Local Plan level

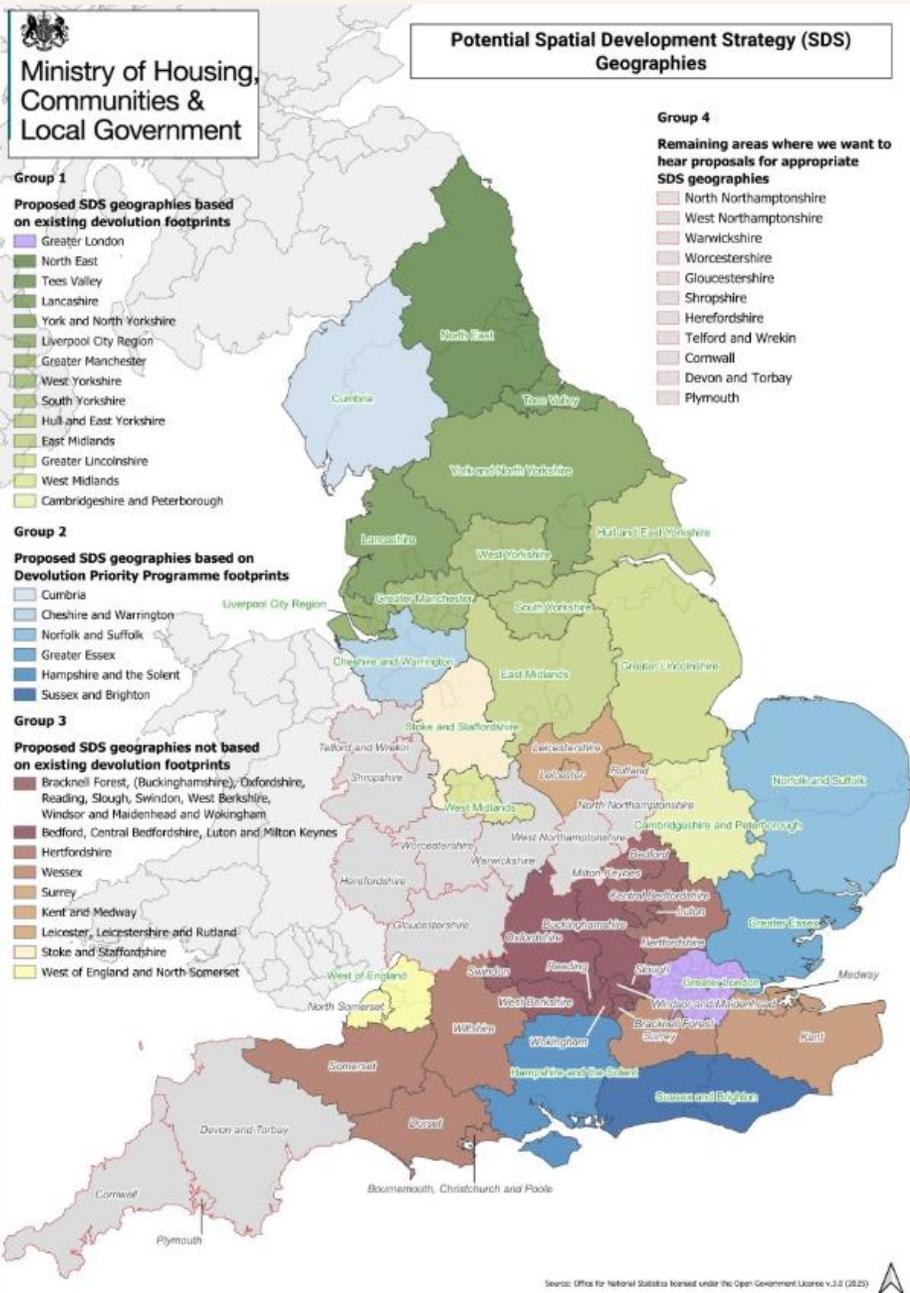
- Infrastructure
- Transport
- Housing Numbers- unmet need
- *but Regional Planning has a complex history in England*

Regional and sub-regional planning links to mayors and devolution *but not in all cases*

→ Spatial Development Strategies



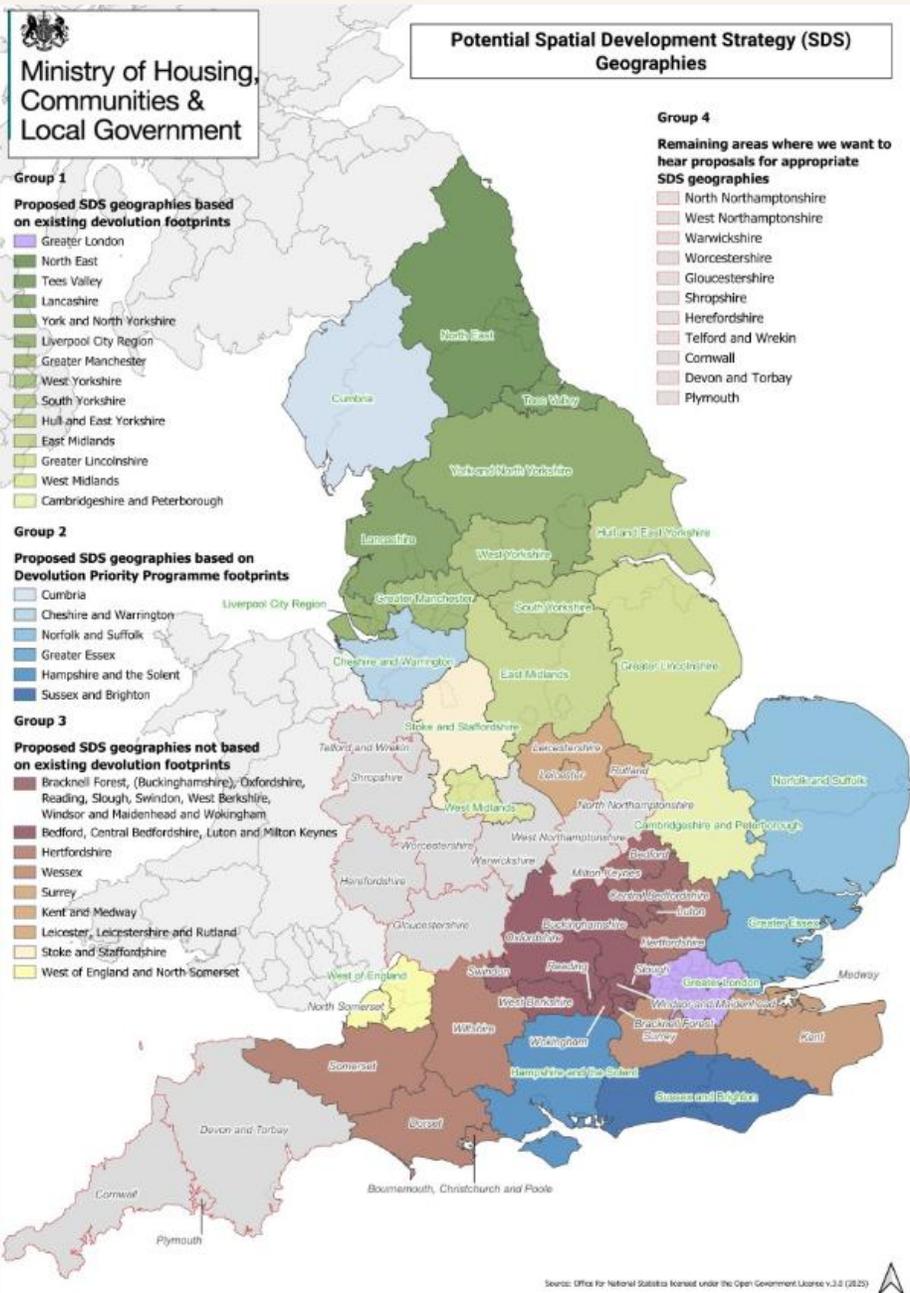
Please do ask questions at any time



Spatial Development Strategies

The government was clear in its manifesto that housing need in England cannot be met without planning for growth on a larger than local scale, and that it will be necessary to introduce effective cross-boundary strategic planning.

Government is currently consulting on SDS Geographies until March 26



Spatial Development Strategies

The Planning and Infrastructure Act, which received Royal Assent in December 2025, contains provisions that place a duty on combined authorities, combined county authorities, upper-tier councils and unitary authorities to prepare a SDS for their area. The Bill also enables the government to establish ‘strategic planning boards’ to prepare SDSs on behalf of specified groupings of these authorities.

Secondary legislation is required to make the strategic planning system operational. This is expected to be laid before Parliament breaks for summer recess, and at this point we will commence the SDS provisions in the Act, meaning that the duty to produce an SDS will become active.

Issues with the Current Local Plans System

The result in plans that are slow to prepare and too long

- DTC can fail a Plan and is *unresolvable*
- Multiple Consultations
- Planning making takes too long
undermines the plan-led system
- Lack of clarity for Development Management
need for a more rules-based system
- Planning Creep
policies on too many non-planning/other regulatory regime issues



Local Government Reorganisation will also have impacts

New Local Plans System

Overview



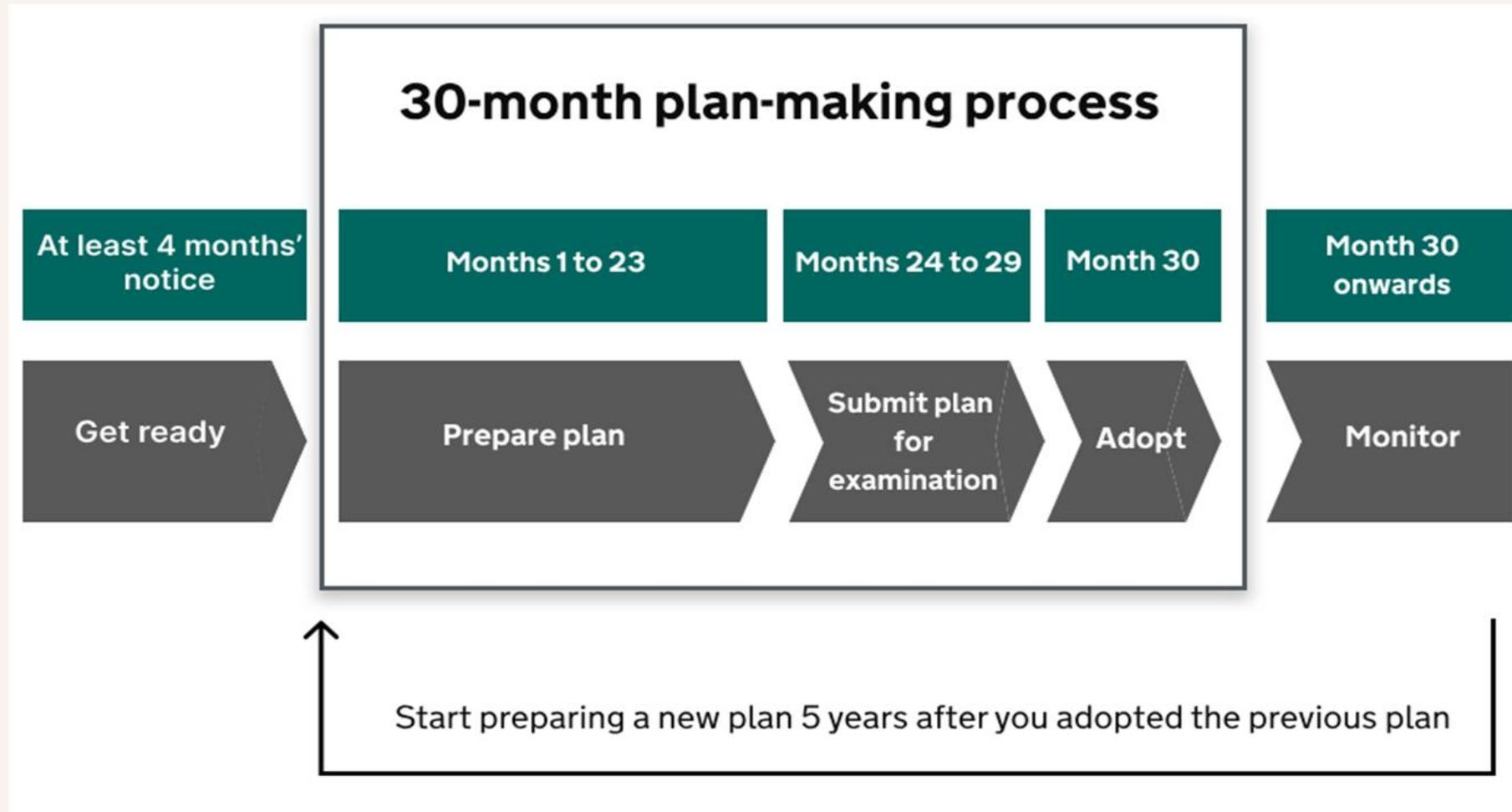
- National DM policies in NPPF
More rules-based system
- Local Plans prepared in 30 months
- Housing numbers by standard method
- Any unmet need redistributed by SDS
- Gateway check-in with PINS

Still different stages of consultation

- Scoping
- Evidence
- Plan

But will these changes lead to quicker plan-making? What about Resources and Local Politics?

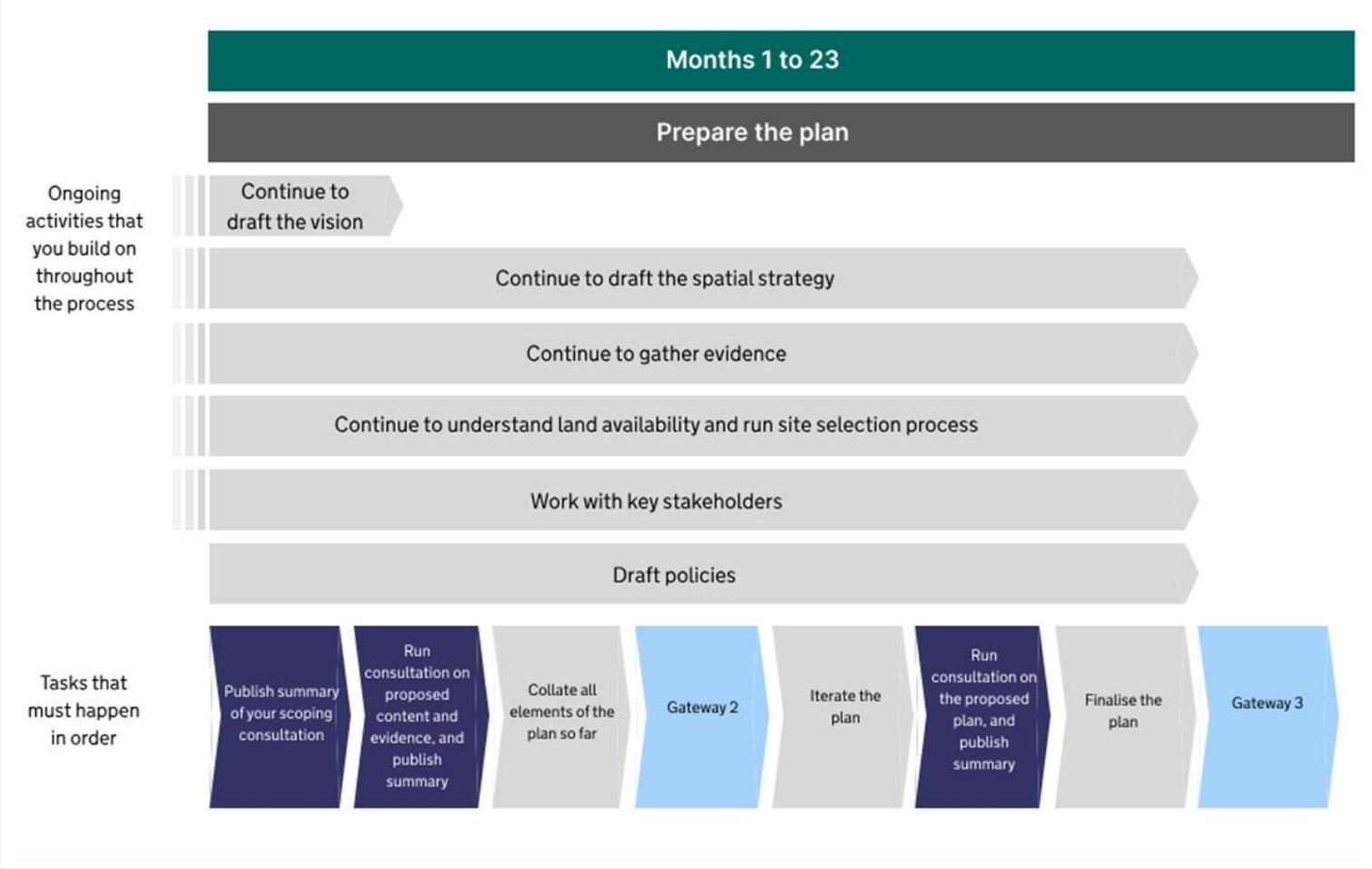
New Planning System



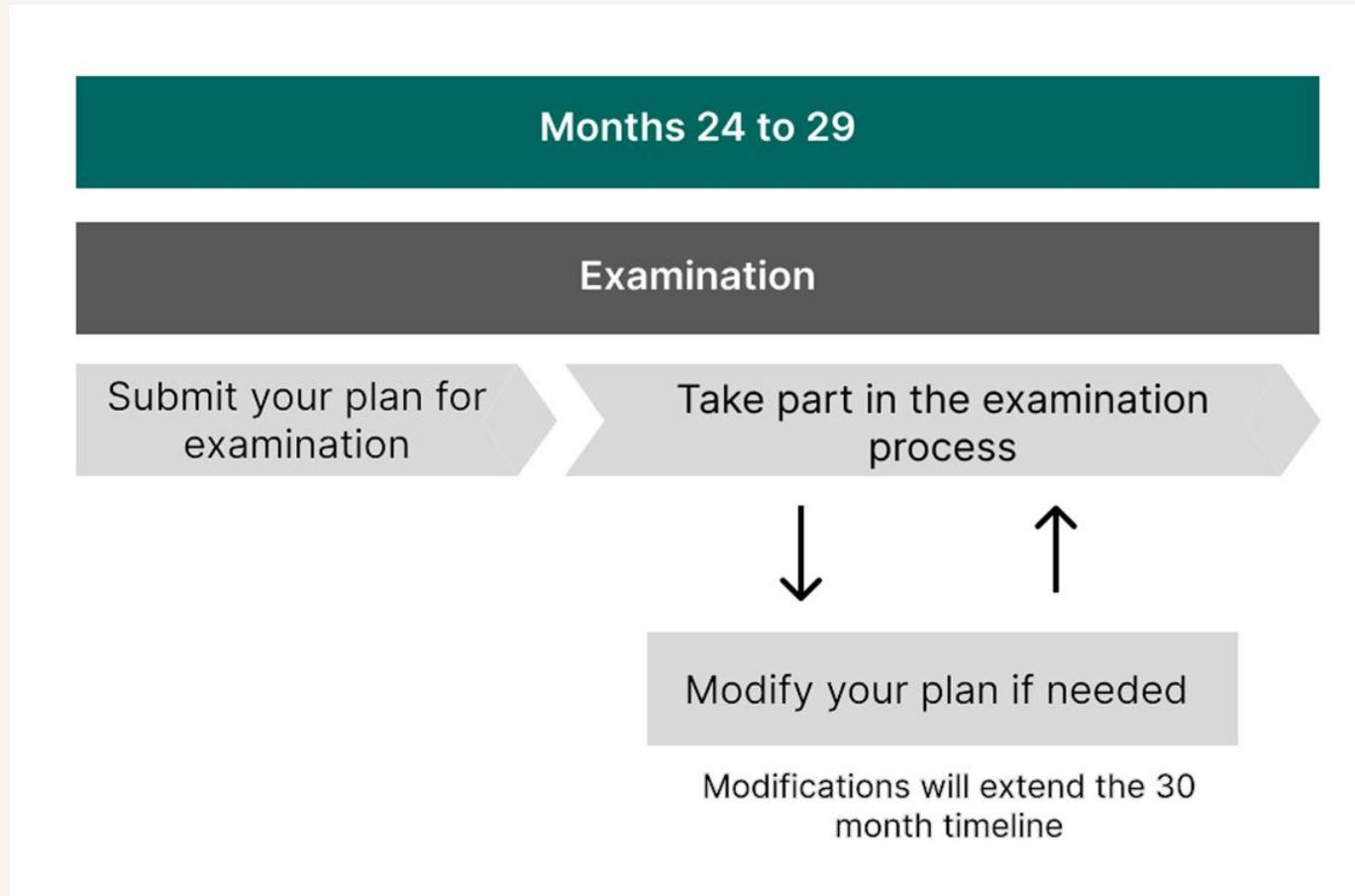
Before the 30-month process starts



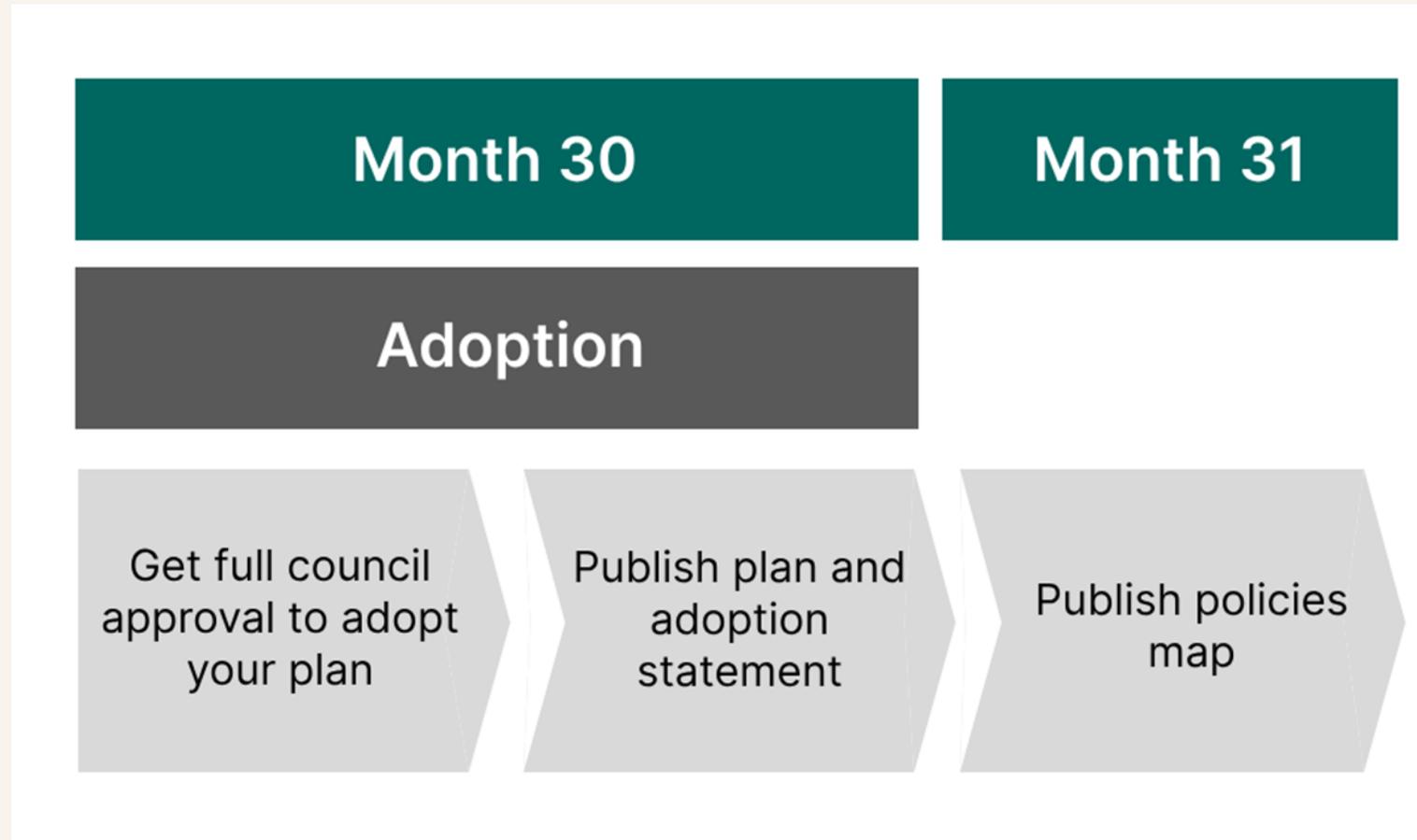
Months 1 to 23: prepare the plan



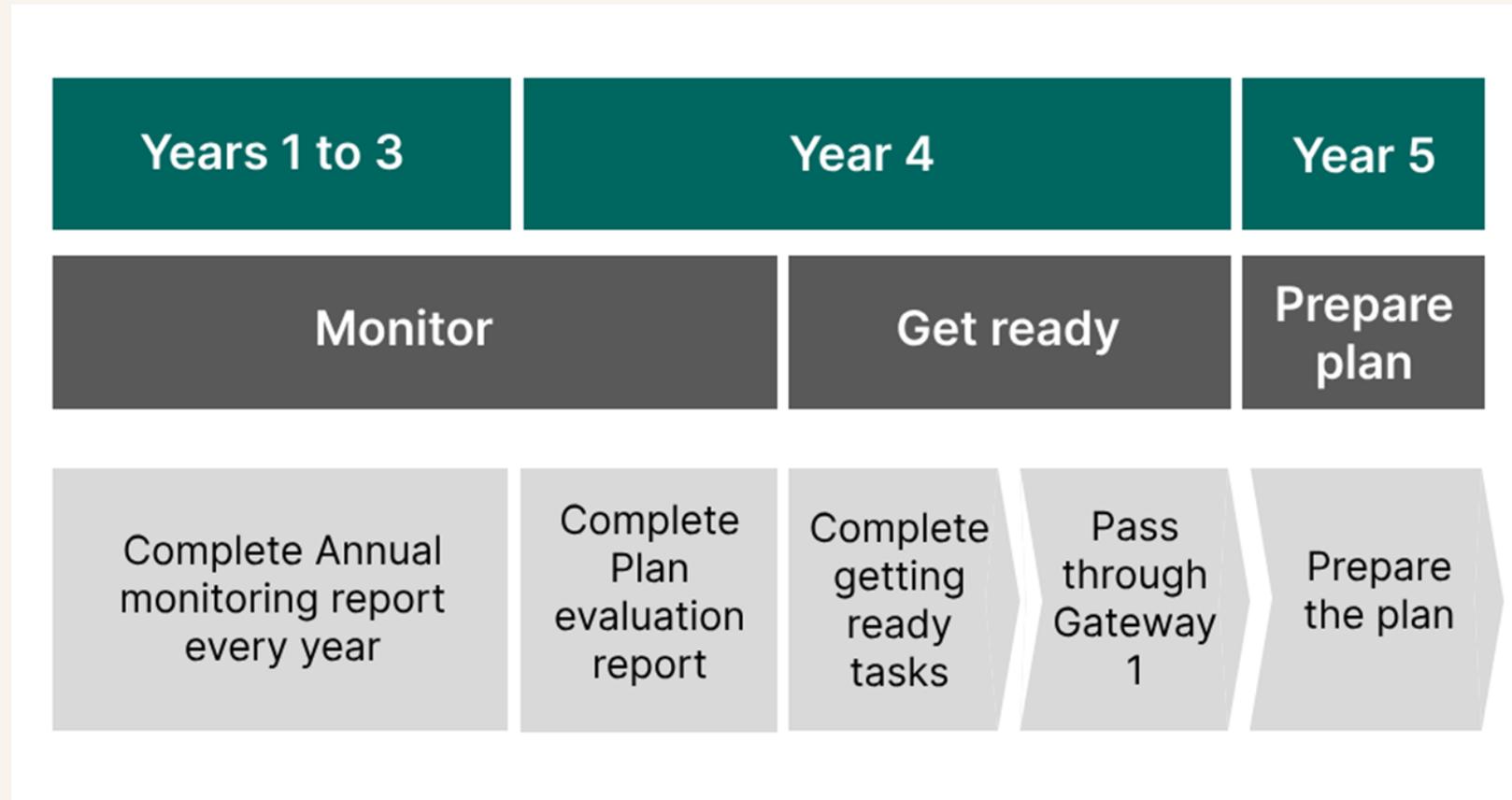
Months 24 to 29: submit your plan for examination



Month 30 to 31: adopt plan and publish policies map



Month 31 onwards: monitor your plan



Exercise Two

Respond to a Representation



Prepare a Response from the Council

Group As

Telford's Policies

NE4: Development
Greening Factor

NE5: Green Network

Group Bs

Leicester's Policies

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Heating and Cooling

Group Cs

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H14: Accessible Homes

H15: Housing Density and
Size Mix (Strategic)



Exercise Two

You will now have received a response to the Council as part of your Local Plan consultation on behalf of the HBF

Review and summarise the response

Consider what your response to the comments are

Consider if you would want to make any changes the policy

Set out your reasons

You will then present your response and recommendation to the Cllrs (the room)

Exercise Two: Feedback

Feedback on your response to the representation you received



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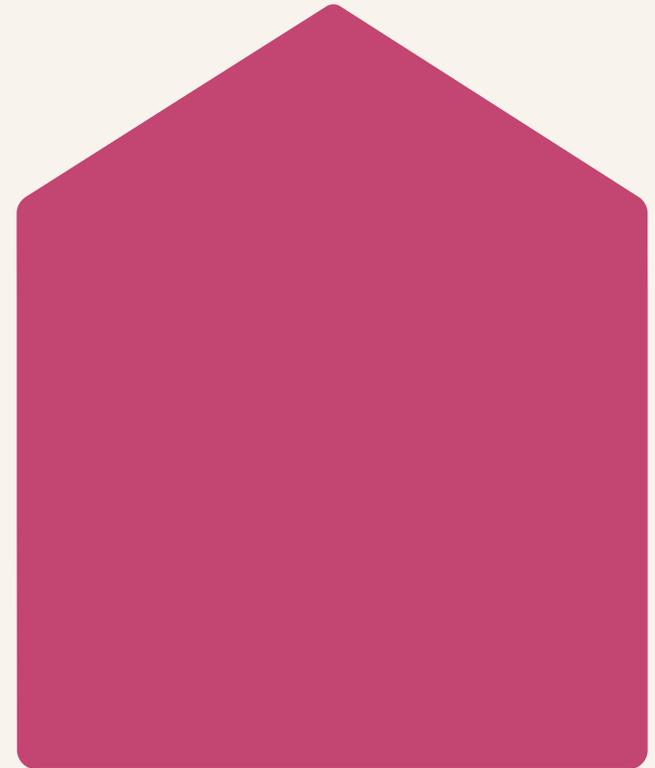
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