

**17:28 Paused**

**Plan Preparation**

Calling at: Page 1 of 1

- Revised NPPF Consultation
- White Paper
- Housing Delivery Test
- Buffers
- Standard Method
- 2014 Projections
- Use it or lose it
- Presumption

**LPA**

**17:32 Delayed**

**Reg.18**

Calling at: Page 1 of 1

- Written Ministerial Statement
- Mandatory targets
- Density

**LPA**

**17:37 Pulled**

**Reg.19**

Calling at: Page 1 of 1

- 5YHLS
- Up-to-Date
- Neighbourhood Plan
- Green Belt Review
- LURB

**LPA**

**17:41 Withdrawn**

**At Examination**

Calling at: Page 1 of 1

- Green Belt allocations review
- Housing need
- LDS
- Over supply
- Levelling up
- Urban uplift

# Timed Out?

A projection of future local plan coverage in 2025 under prevailing policy conditions

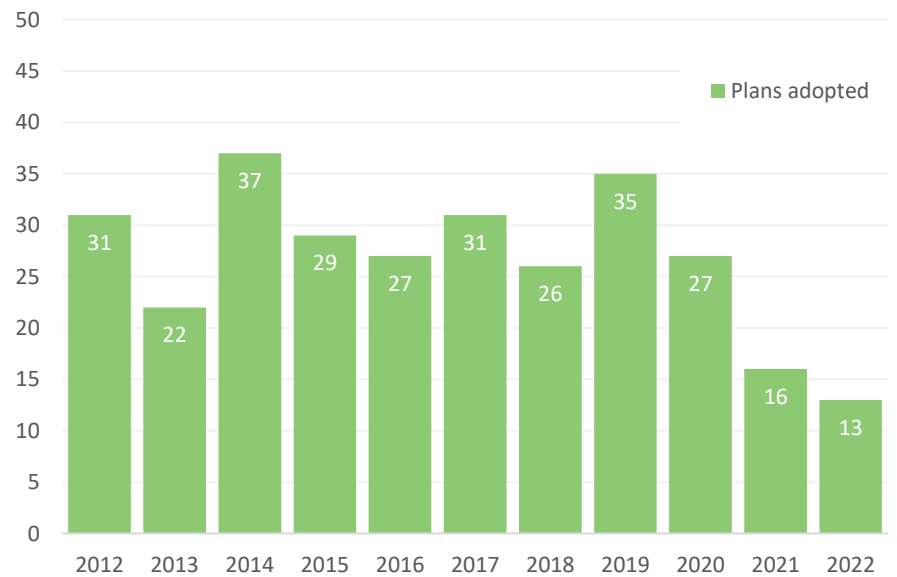
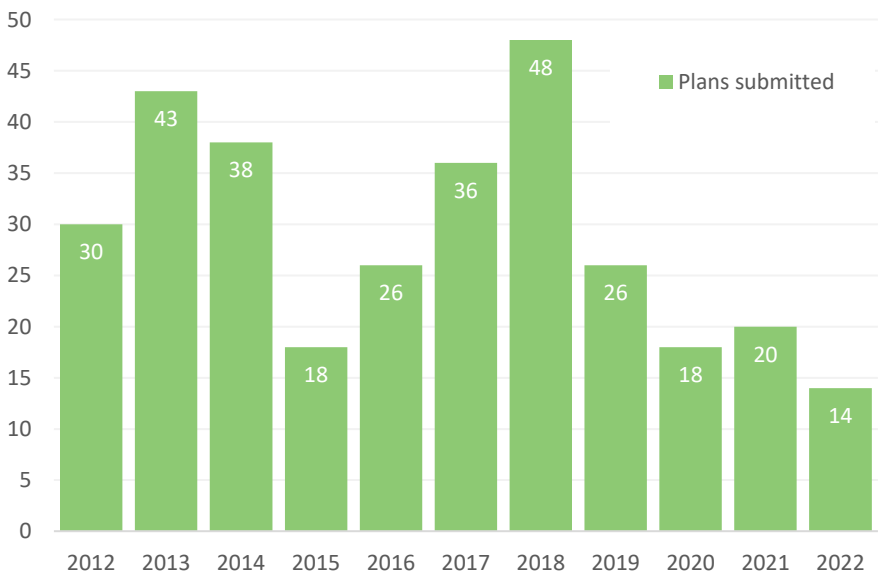
July 2023



# Lichfields was asked by the Land Promoters and Developers Federation to produce a projection of local plan coverage in England as at the end of 2025 under prevailing policy conditions. This report presents the findings of the resulting analysis.

Against a backdrop of planning reform and proposed changes to the NPPF, plan preparation activity has significantly slowed. As at July 2023 around 33% of LPAs had local plans that were up-to-date and less than five years old. With current trends likely to continue, Lichfields has estimated what local plan coverage would look like at the end of 2025.

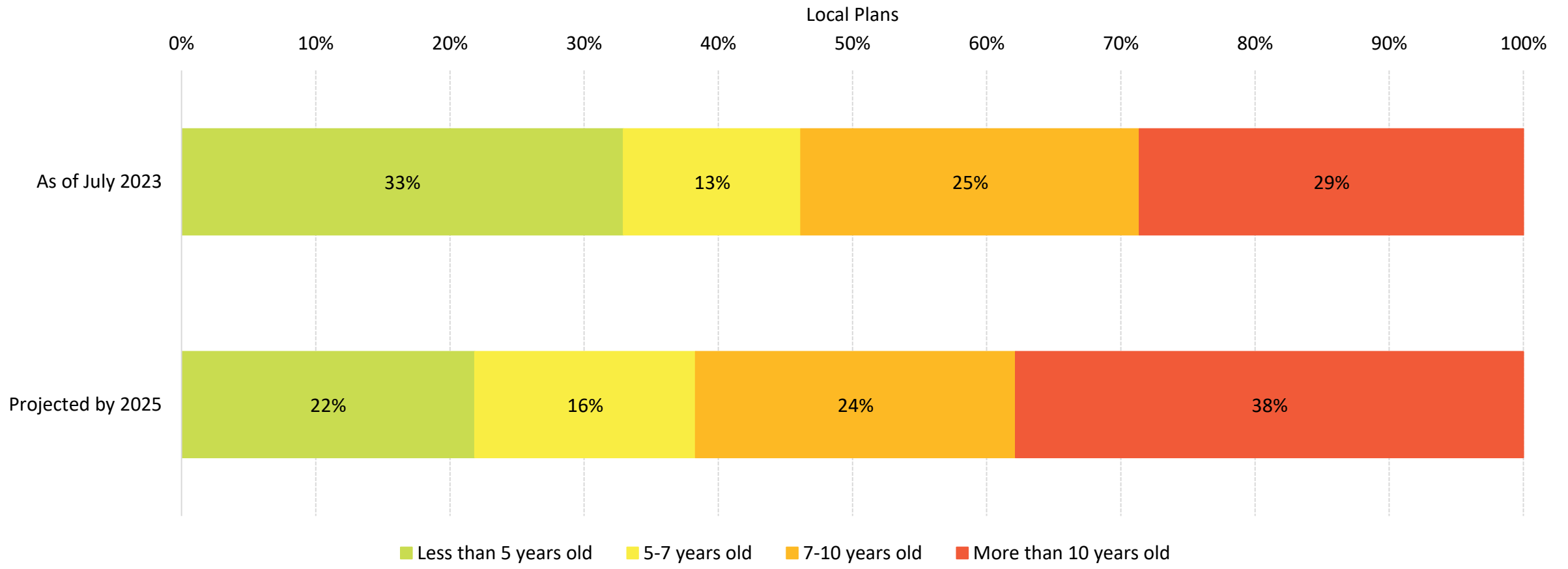
**Approach:** We have used local plan monitoring data from the Planning Inspectorate as a baseline, and from that projected future activity based on: the progress of current plans through the system; the average, and distribution of, timescales from local plan publication (Reg 19) stage to adoption; announced plan delays/pauses by LPAs; rates of unsoundness/withdrawal; and trends in adopted plans per year. That has given us an estimate of what the jigsaw of local plans will look like 30 months from now. 'Up-to-date' is used as a shorthand for strategic plans adopted less than five years ago and/or reviewed and found not to need updating.



The average number of local plans submitted to the Planning Inspectorate each year since 2020 (17) is roughly half what it was before the 2020 housing white paper (average of 33 from 2012-2019). For adopted plans, the position is similar; the average since 2020 is 18, whereas the average 2012-2019 is 30. Last year just 13 plans were adopted and only 14 submitted for examination, a historic low.

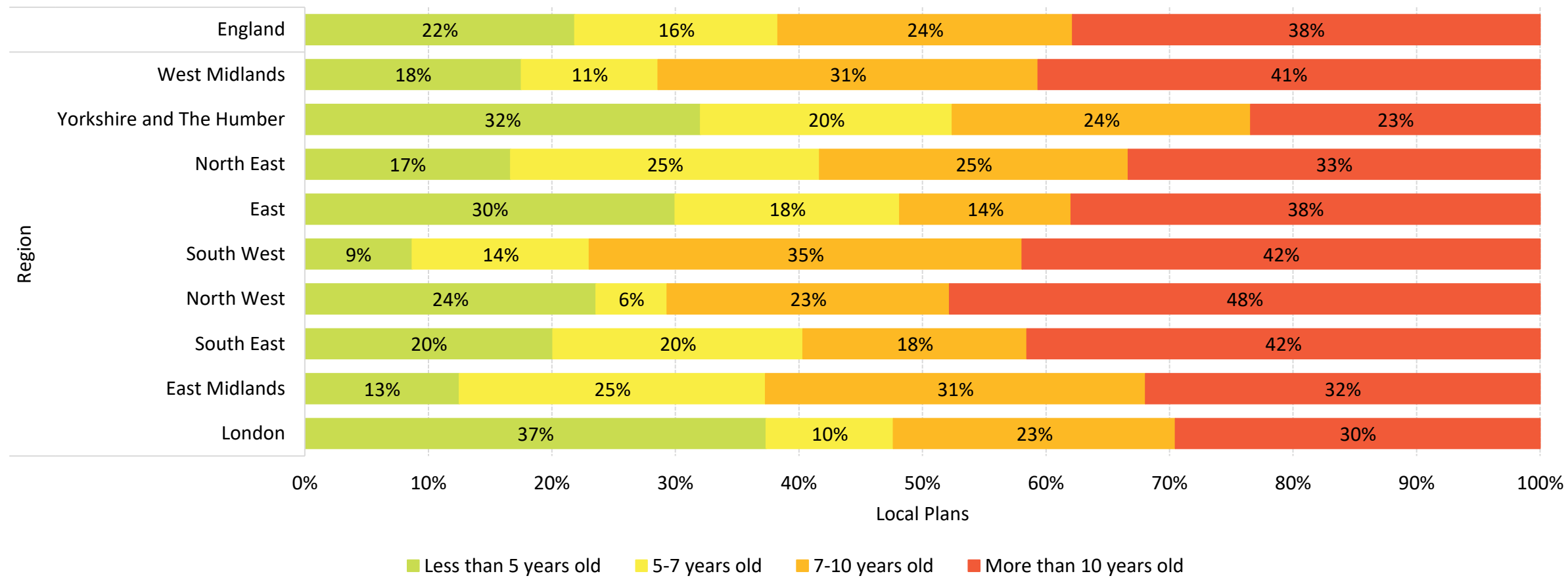
Source: Planning Inspectorate 2023. Lichfields analysis

The slow pace of plan preparation - and recent pauses in plan-making activity - will see the patchwork of Local Plans across England become increasingly out of date. Our analysis of the plan making pipeline suggests by end of 2025, just 22% will be up to date and less than five years old, compared to 33% in July 2023.



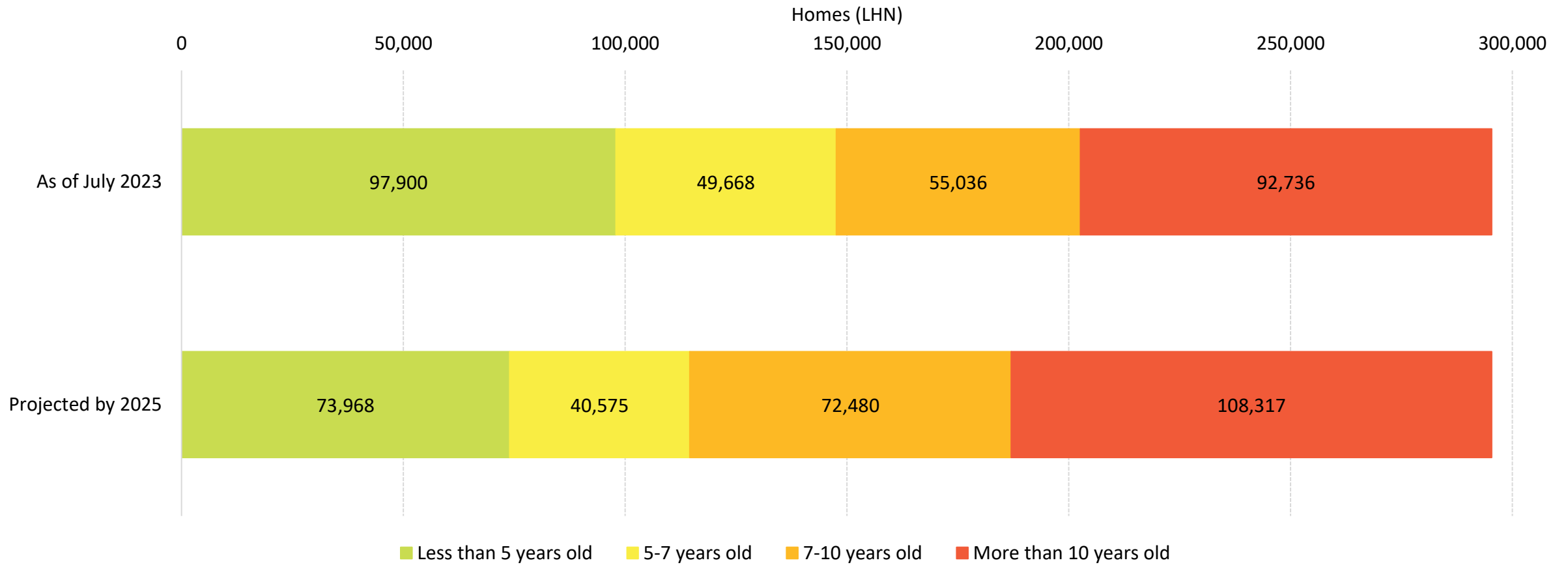
Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis of trends and a projection of future progress from the Local Plan pipeline, based on: the current status of Plans; the average and distribution of timescales from Local Plan publication (Reg 19) to adoption; announced Plan delays/pauses; rates of unsoundness/withdrawal; and trends in adopted plans per year.

Coverage of 'up-to-date' local plans by the end of 2025 varies by region. 37% of local plans in London will be less than five years old, whilst in the South West just 9% will be. The North West (48%) and South East (42%) will see the greatest share of Plans more than a decade old.



Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis and Projections of Plans by Region.

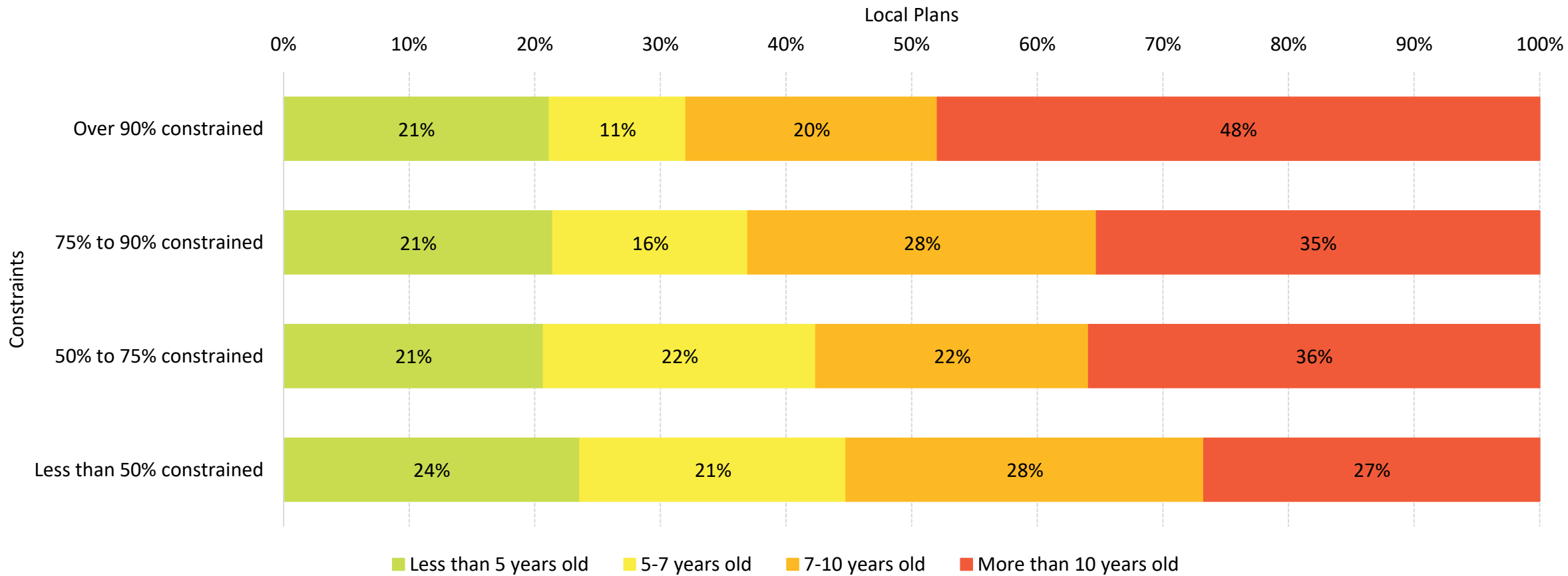
By the end of 2025 just a quarter of the national total of annual local housing need will be in areas with an 'up-to-date' plan. More than one third will be in areas where plans are more than a decade old. The need for around 180,000 homes annually will be in local areas where plans were adopted more than seven years ago.



Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis and Projections of Plans / Governments Standard Method for Assessing Local Housing Need.

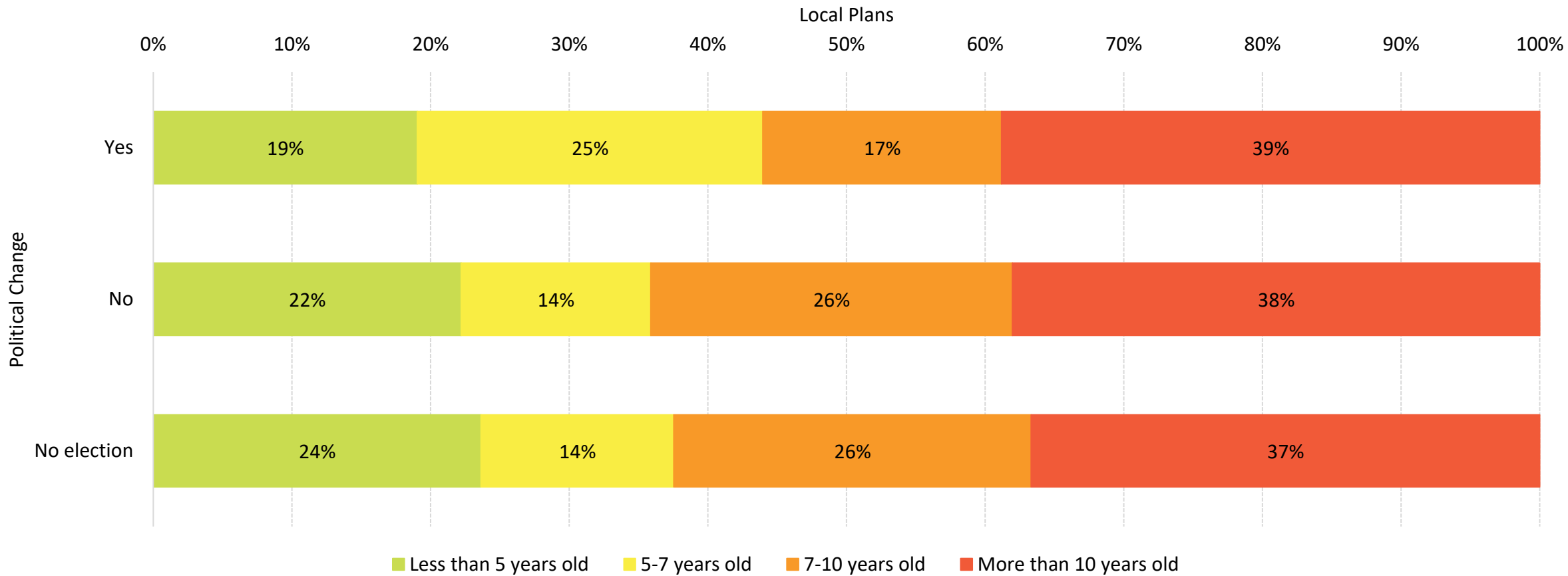
Nb 'Local housing need' is as defined by the standard method (as calculated at July 2023)

Plan coverage will be worse in areas of greater planning constraint, where growth is most reliant on up-to-date Local Plans to identify suitable land. In LPAs where more than 90% of the land is covered by Green Belt and/or other NPPF Footnote 7 constraints, almost half will have a Plan more than 10 years old by 2025.



Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis and Projections of Plans / Lichfields GIS Analysis of NPPF Footnote 7 Constraints by LPA Land Area

Councils that saw change in control in 2023's local elections are less likely to have an up-to-date plan, and more likely to have decade-old plans by 2025.



Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis and Projections of Plans

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