

PLYMOUTH LOCAL DEVELOPMENT SCHEME (LDS)

Briefing paper, January 2025



1. PURPOSE OF A LOCAL DEVELOPMENT SCHEME

- 1.1 A Local Development Scheme (LDS) is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). It specifies the following things:
- the development plan documents which, when prepared, will comprise part of the development plan for the area
 - the subject matter and geographical area to which each is to relate.
 - the timetable for the preparation or revision of the development plan documents.
- 1.2 Although Plymouth City Council has an adopted Joint Local Plan with South Hams District Council and West Devon Borough Council, the three councils will not be preparing a new Joint Local Plan. Therefore, the Local Development Scheme relates purely to Plymouth.
- 1.3 Following the publication of the National Planning Policy Framework (NPPF) on the 12th December, all local planning authorities are required to prepare and submit an updated LDS to MHCLG within twelve weeks of the publication of the NPPF, which is the 6th March 2025.
- 1.4 Subject to approval, the 2025 LDS will supersede the 2019 version for Plymouth.
- 1.5 The Executive Decision seeks approval to publish the LDS on our website and submit to MHCLG.

2. THE PLYMOUTH LOCAL DEVELOPMENT SCHEME

- 2.1 Plymouth's new local plan will, once adopted, be the primary development plan document for the city. It will cover the administrative area of the Plymouth and set a clear vision and planning strategy for the city moving forward. In particular, it will:
- Respond to the new standard method for local housing need by identifying deliverable and developable sites for housing;
 - Align the planning strategy for the city with its economic strategy and growth plan, recognising the key economic and growth drivers and needs, and delivering strong strategic connectivity;
 - Recognise Plymouth's strategic role as a regional city within a mainly rural area, surrounded by high quality landscapes and environments and providing a service centre for a significant hinterland;
 - Support transformational change in Plymouth City Centre with a major step change of housing provision and regeneration;
 - Deliver policies and proposals for a well-connected and accessible city, with thriving well-designed communities and protection of the city's richness of environment, both marine and land;
 - Respond to the challenge of delivering a net zero and climate resilient city;
 - Plan for the infrastructure needed to deliver a sustainable city, according to forecast demographic changed linked to housing delivery and economic growth.
 - Cover the period 2026 – 2050, with detailed site allocations for at least a 15 year period to 2041.
- 2.2 The timetable for preparing this new local plan, and potentially its scope, is dependent on a number of factors including the timing of the government's publication of revised Local Plan

Regulations (the government has indicated that this will be by autumn 2025¹), whether the standard timetable for new local plans under the Levelling-up and Regeneration Act remains as consulted upon by the previous government² and the outcomes of the government's proposals for devolution and local plan reorganisation following publication of the English Devolution White Paper in December 2024.

2.3 In advance of formal commencement of the local plan, the City Council will undertake preparatory work to help inform the scoping and delivering of the plan. This will include, for example:

- Review of the Statement of Community Involvement;
- Engagement of communities on local planning issues;
- Urban capacity assessments to establish scope for urban intensification in city centre and other areas as appropriate;
- Site investigations to help identify potential development opportunities;
 - Early evidence base work;
 - Conversations with regional stakeholders on issues of shared interest.

¹ As set out in MHCLG Proposed reforms to the National Planning Policy Framework and other changes to the planning system, 2 August 2024

² [Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms - GOV.UK](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-consultation-on-implementation-of-plan-making-reforms)