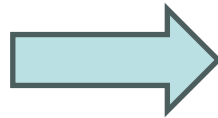


Local Plan Briefing Scrutiny



**Plymouth
Local Plan
2026-2050**



The Plymouth Local Plan - Toward 2050

What is a Local Plan



- Section 3 of the [National Planning Policy Framework](#) (NPPF) requires that each local planning authority (LPA) should prepare a Local Plan for its area.
- Local Plans are at the heart of the planning system
- The Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area.
- Set the framework in which decisions on particular proposals (planning applications) are taken locally.
- Sets out a vision and policies for future development over the Plan period

The current JLP



- Adopted in March 2019, covering period 2014 - 2034
- Covers Plymouth, South Hams and West Devon
- Meets our 'objectively assessed housing need' in full
- Monitored annually (AMR)
- Governance arrangements:
 - JLP Senior Management Board
 - JLP Partnership Board
- 5 Year Review Report published (March 2024),
- The JLP will remain in place until such a time it is replaced by the new Plymouth Local Plan



National context



National Changes and Announcements Announced

- Updated National Planning Policy Framework Dec 2024
- New Standard Method for Housing

Awaiting

- Local Plan Regulations to be able to formally start plan making, and associated updates to National Planning Policy Guidance
- Potential consultation Draft NPPF
- Consultation on Draft National Development Management Policies
- Guidance on spatial development strategies
- Regulations on new Environmental Outcomes Reports
- Planning and Infrastructure Bill

Local context

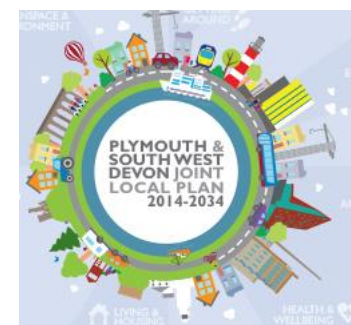


- **January 2025:** JLP Partnership Board agreed authorities progressing with individual Local Plans for Plymouth and separately South Hams and West Devon
- **Team Plymouth:** Partnership with defence, industry, academia and local and national government working together across the city and wider region
- **City Centre ‘New Town in a City’** shortlisted as potential new town (partnership work with Homes England and MHCLG)
- Need to plan for a **level of growth** not previously seen in the city to deliver Standard Method figure (1280 pa).

Sub-regional context



- Main city and focus for services in Far South West
- Existing joint approaches

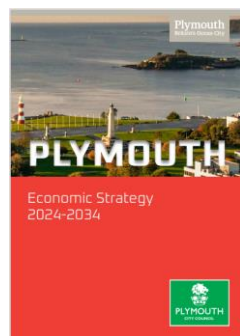
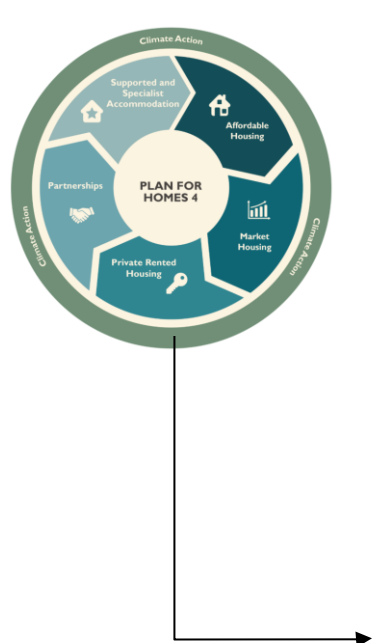


- Duty to Cooperate (or replacement)
- JLP, meeting Housing need - Woolwell and Sherford
- Connectivity and route resilience

Why is the new Plymouth Local Plan important



- Sets the spatial strategy for the city going forward
- Provides local vision, objectives, policies and allocations which can support the delivery of other Council strategies
- It is the basis that planning decisions are made on



TEAM Defence-driven growth
PLYMOUTH

Plymouth 'New Town in a City'



New Plymouth Local Plan

Local Development Scheme



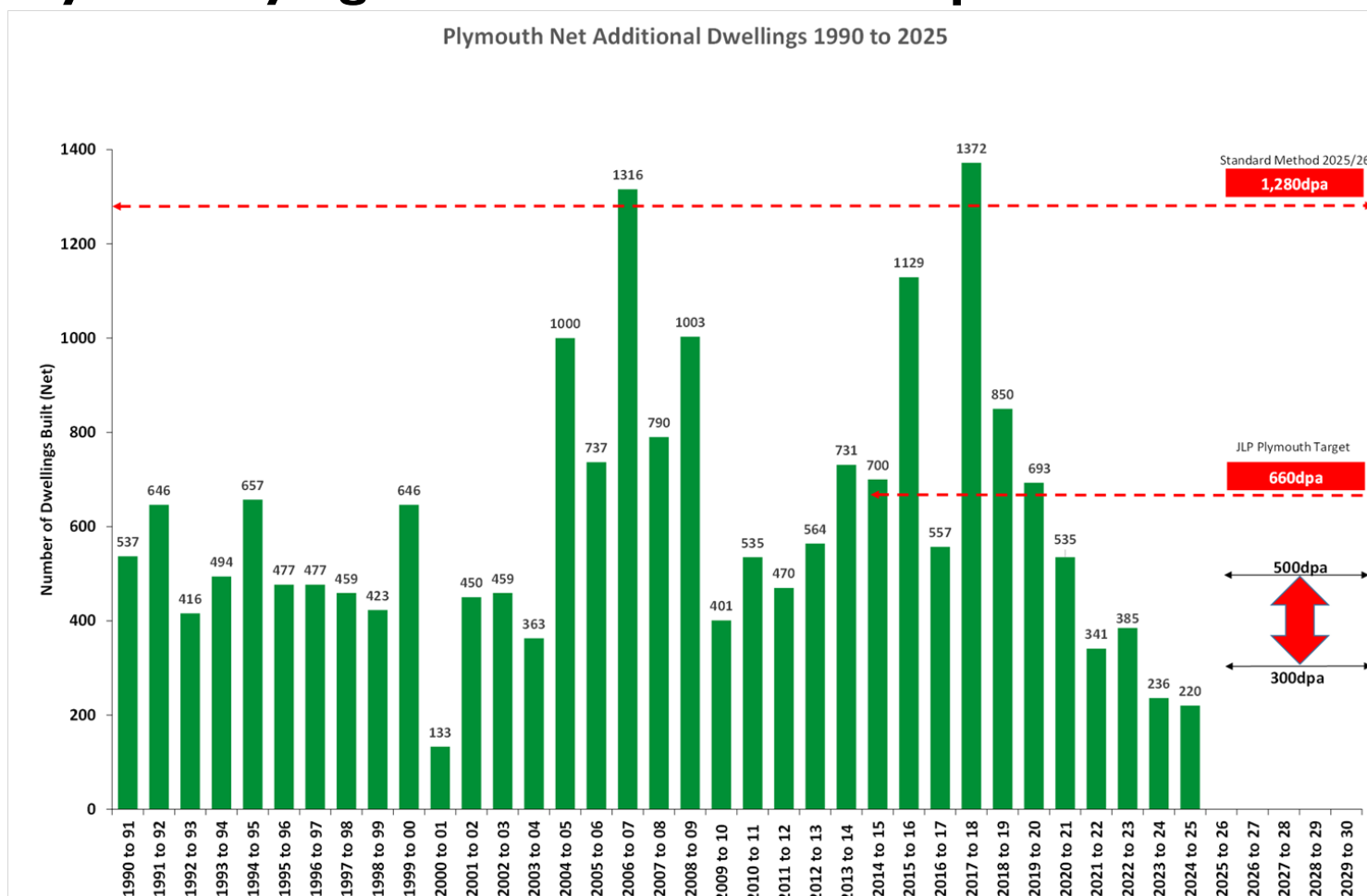
- **February 2025:** Local Development Scheme (LDS) published and submitted to MHCLG inline with required Government timetable.

Stage of process	Target	Dates
Scoping	4 months	January 2026 – April 2026
Plan visioning and strategy development	23 months	May 2026 – December 2026
Evidence gathering and drafting the plan		January 2027 – November 2027
Engagement / proposing changes, submission		December 2027 – March 2028
Examination	6 months	April 2028 – September 2028
Finalisation and adoption of digital plan	1 month	October 2028

Scope of the Local Plan (from LDS)



- I. Respond to the new standard method for local housing need by identifying deliverable and developable sites for housing



Scope of the Local Plan



2. 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:

- Delivering sufficient employment land
- Growth in defence and marine
- Plymouth and South Devon Freeport
- Connecting people with jobs
- Delivering strategic connectivity within, from and to the city from the region and nationally

Scope of the Local Plan



3. 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:

- Developing regional role of the city, in the Southwest Peninsula
- Need for cooperation at regional level
- Plymouth as a centre for service, facilities, economy and growth
- Unique natural environment

Scope of the Local Plan



4. Support transformational change in Plymouth City Centre with a major step change of housing provision and regeneration:

- New Town proposal
- Delivering new residential community
- Homes England and MHCLG partnerships
- Building on public realm improvements
- Retail, leisure and cultural heart of the city
- Protecting heritage while embracing regeneration opportunities

Scope of the Local Plan



5. 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:

- People can connect to employment opportunities, local services and facilities, education facilities, open, natural and green spaces all through sustainable transport choices
- Well designed and healthy communities
- Connecting people with nature
- Protecting our most important environmental assets as part of a sustainable future growth strategy

Scope of the Local Plan



6. Respond to the challenge of delivering a net zero and climate resilient city:

- Meeting the impacts of a changing climate
- Increased implication of flood risk
- Resilience of built and natural environment to change
- Future proofing and adaption to ensure sustainable and resilient development and transport choices
- Positively planning for renewable energy and its delivery as part of future growth strategy

Scope of the Local Plan



7. Plan for the infrastructure needed to deliver a sustainable city, according to forecast demographic change linked to housing delivery and economic growth:

- Identifying and planning for infrastructure that is required to support future growth
- Meeting the needs and priorities for cities changing population
- Providing range of housing choices
- Updating Infrastructure Needs Assessment
- Mitigation (SI06, CIL)

Questions



Are they these right issues, are there others that should be considered?