

## CITY OF PLYMOUTH

**Subject:** Review of Local Development Scheme  
**Committee:** Cabinet  
**Date:** 13 July 2010  
**Cabinet Member:** Councillor Fry  
**CMT Member:** Director for Development and Regeneration  
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**Part:** I

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### **Executive Summary:**

The Local Development Scheme (LDS) is a three year project plan setting out the planning documents that the City Council will prepare as part of the Local Development Framework (LDF). It includes:

- A list and description of local development documents to be prepared as part of the LDF
- A timetable for the preparation of these documents
- Information on the current status of previous planning policy documents
- Other general information as required by legislation.

The current version of Plymouth's LDS was adopted by the City Council on 7 April 2009. Although the LDF timetable is kept under constant review by the Cabinet Member for Planning, Strategic Housing and Economic Development, significant amendments to the LDS itself need to be agreed by Cabinet and by Government Office South West. The key changes proposed in this LDS review include:

- Updating of the policy schedule which identifies which past policy documents are 'saved' pending completion of the LDF work programme
- Amendments to the timetable, including an update on the Derriford & Seaton Area Action Plan (AAP) programme which is being adjusted to allow for additional consultation on options for a proposed district centre
- Amendments to the list of Local Development Documents under preparation.

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### **Corporate Plan 2010-2013:**

The LDS directly supports the delivery of Corporate Improvement Priority (CIP) 12, which relates to the delivery of sustainable economic and housing growth. It sets out the programme for the LDF, which is a key driver of the growth agenda.

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**Implications for Medium Term Financial Plan and Resource Implications:  
Including finance, human, IT and land**

Each LDF document incurs costs in relation to evidence base, community engagement, implementation of statutory processes, publication of documents and Public Examinations. These costs are met from the Spatial Planning budget. The programme set out in the report is able to be funded from this budget, although it will be kept under review through the Council's medium term financial planning process.

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**Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.**

The LDF will directly support the promotion of community safety through the provision of policies to influence the design and nature of physical development. Equality impact assessments are undertaken for each Development Plan Document, usually at submission stage.

The LDS is a critical document for managing main risks associated with Risk 51 on the Council's Strategic Risk Register: 'Failure to deliver sustained and accelerated economic and population growth.' It is the means by which one of the existing control measures is delivered, namely a prioritised LDF programme focussed on the delivery of the growth agenda.

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**Recommendations & Reasons for recommended action:**

It is recommended that the Cabinet:

- 1 Approve the revision to Plymouth City Council's Local Development Scheme, to take effect from 24 July 2010, pursuant to Regulation 11 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

**Reason:** To comply with the planning legislation and enable the City Council to progress its Local Development Framework in accordance with Corporate Improvement Priority 12. The 24 July 2010 is the earliest date that the LDS can take effect given the City Council's constitutional arrangements.

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**Alternative options considered and reasons for recommended action:**

The main alternatives relate to the content of the LDS rather than whether or not to adopt it. Failure to adopt an LDS would have ramifications for the Council's performance in relation to the proactive use of planning policy to drive the growth agenda.

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**Background papers:**

*LDF Core Strategy*, adopted April 2007

*LDF Local Development Scheme – Adopted*, April 2009.

*LDF Annual Monitoring Report*, December 2009.

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**Sign off:**

Fin	KF DevF1011 0004	Leg	JAR/10/1 51	HR	N/ A	Corp Prop	N/ A	IT	N/ A	Strat Proc	N/A
Originating SMT Member Paul Barnard, Assistant Director of Development (Planning Services)											

## 1.0 BACKGROUND

- 1.1 The Local Development Scheme (LDS) defines the scope of and a three-year rolling programme for producing Plymouth's Local Development Framework (LDF). It explains:
- What documents are going to be produced, by whom and when;
  - How these documents will provide the framework for considering the long term social, economic, environmental and resource impacts of development on the city.
  - The current status of other planning policy documents.
- 1.2 The intention is that the LDS will:
- Assist the community's understanding of and involvement in the new planning system. It complements the Statement of Community Involvement (SCI) which explains Plymouth's approach to engaging people in the planning process;
  - Provide a 'three year Project Plan', to ensure the timely production and review of Plymouth's LDF;
  - Enable the Council, other Agencies and key stakeholders to coordinate their investment programmes.
- 1.3 Plymouth's original LDS was submitted to Government Office South West (GOSW) for its approval in January 2005 (and adopted in July 2005). Since then, it has been rolled forward on an annual basis, in response to issues raised through the LDF Annual Monitoring Report and other matters that arise during the course of the year.

## 2.0 CURRENT REVIEW

- 2.1 The Council has made excellent progress in meeting its LDS targets. Not only was it the first city in the country to have a sound Core Strategy, but it is leading the way nationally in terms of both the number of Area Action Plans (AAPs) and other Development Plan Documents (DPDs) prepared, as well as being widely quoted as the example of LDF best practice. A key feature of these documents is that they are delivery focussed, with an emphasis on ensuring that the planning process in Plymouth is a positive factor in helping drive the city's quality growth agenda.

<b>Adopted Development Plan Documents:</b>	<b>Adoption Date:</b>
(1) Plymouth's Core Strategy (including Criteria Based Policies)	23/04/07
(2) North Plymstock Area Action Plan and (3) Minerals DPD	06/08/07
(4) Devonport Area Action Plan	06/08/07
(5) Millbay and Stonehouse Area Action Plan	06/08/07
(6) Waste Development Plan Document	21/04/08

(7) Sutton Harbour Area Action Plan	28/07/08
(8) Central Park Area Action Plan	22/09/08
(9) City Centre & University Area Action Plan	26/04/10
<b>Adopted Supplementary Planning Documents:</b>	<b>Adoption Date:</b>
(10) Planning Obligations & Affordable Housing SPD	01/12/08
(11) Design SPD	06/07/09
(12) Development Guidelines SPD (including Coastal Planning)	26/04/10

2.2 The LDS now needs to be reviewed for the following reasons:

- To clarify the position on 'saved' policy documents such as the First Deposit Local Plan, whose status was an issue in a recent appeal decision relating to a proposal at Baylys Road, Oreston;
- To provide an update on progress in relation to the Derriford & Seaton Area Action Plan, given a changing planning context for the development of a major district centre;
- To reprogramme the LDF in order to deliver efficiencies and financial savings in support of the wider budget context.

### **'Saved' policies**

2.3 The basic principle applied is that policy documents pre-dating the Local Development Framework remain as potentially material considerations in the planning process until such time as they are replaced by the relevant Local Development Framework documents. Appendix 1 to the LDS identifies saved and cancelled documents.

2.4 The key change to the 2009 LDS is that it is now proposed to formally abandon the First Deposit Local Plan (FDLP) in its entirety, along with a range of earlier Planning Studies and briefs. The primary reason for this is that the Core Strategy now sets a robust policy framework for making decisions on planning applications and although there are parts of the city which still do not have site allocations under the LDF regime, the previously 'saved' policies for these areas are now substantially out of date. Site Planning Statements may be prepared for some of the larger sites affected by this change, in consultation with the local community, where there is a need for an interim position pending completion of the LDF process.

2.5 It should be noted that the FDLP's cancellation does not mean that information contained in the Plan will cease to have any relevance. The FDLP still includes a significant amount of background and contextual information on issues and sites, as well as including schedules identifying local shopping centres and greenscape areas. This information may still be helpful to the consideration of proposals. However, the FDLP in itself will carry no policy weight.

- 2.6 The previously 'saved' policies now formally cancelled will be (subject to approval of this report):
1. First Deposit Local Plan, 2001
  2. Drake's Island Planning Brief, 1995
  3. Hooe Lake Planning Study, 1993 & Review, 1999
  4. Planning Brief for Royal Marines Barracks, Seaton, 1997
  5. Planning Brief for Plymouth Guildhall, 1999
  6. All Planning Guidance Notes (these are now replaced by the Adopted Development Guidelines SPD)

### **Derriford & Seaton Area Action Plan programme alterations**

- 2.7 There is a need to change the programme for preparing the Derriford & Seaton Area Action Plan (AAP) to incorporate an additional period of time for stakeholder consultation and engagement relating to the proposal for a new major district centre.
- 2.8 The Core Strategy sets out the Council's high level aspirations for the Derriford area, which includes 'putting a new heart into northern Plymouth' (para. 5.73). In support of this aspiration, Area Vision 9 includes an objective to develop a new district shopping centre, centred on the west side of the A386 with the potential to grow in the long term. The west rather than east side of the A386 has been considered as the preferred location for the focus of the centre on three grounds:
1. It is well related to the identified spatial gap in retail provision, which lies to the north west.
  2. It has the greatest potential for active frontage to the A386, which is important to achieving an appropriate urban form.
  3. It has the greatest potential to grow in the long term.
- 2.9 The question of the location of the district centre came under scrutiny at the Core Strategy Public Examination. The Inspector highlighted the need for interests in the area to wait for the precise location of the centre to be determined by 'proper survey, analysis and plan work' (para. 3.22 of Inspector's report). However, he concurred with the Council that, on the balance of evidence at the time, the centre's focus should be on the west and not the east of the A386. The Inspector acknowledged that the east had some advantages in relation to the proximity of the hospital and employment uses. However, he was of the view that the potential for growth and success of the centre was greater on the west side with a focus on the residential areas to the north and west.
- 2.10 Core Strategy Strategic Objective 7 identifies the delivery of this district centre as important to remedy an existing gap in the spatial distribution of food shopping in the city, and includes a specific target for the centre to be delivered (at least as a first phase) by 2016 but with the potential to grow in the long term. It is therefore not merely the Core Strategy's aim to achieve a major new centre in the long term which helps to transform the north of Plymouth through providing a new heart for this area, but also to meet an existing need during the first part of the Plan-period through a first phase (food-led) scheme.
- 2.11 Since the Derriford & Seaton AAP Issues & Preferred Options report was published in January 2009 the Council has undertaken more detailed work on the possible make-up and deliverability of the district centre. This work has been published in 2

key studies: LDA's Derriford Development and Masterplan Framework Reports, published in February and March 2009 respectively, which looked at urban constraints and opportunities to help inform the potential urban form of the centre; and Cushman & Wakefield's Report on Derriford's Proposed New District Shopping Centre, published in November 2009, which advised on key deliverability issues and informed the phasing and land use components of the centre.

- 2.12 Also of relevance, since January 2009, is the submission of two planning applications, one for a major extension to Tesco's in Honicknowle and the other for a mixed use scheme with a new food store at North West Quadrant (on the east side of the A386). Both of these projects are potentially direct threats to the Core Strategy's aspiration for the new centre to be located on the west side of the A386. These schemes have come forward at a time when little, if any, progress has been made by the landowners and developers with an interest in the preferred new district centre sites on the western side of the A386 (which covers the area from the B&Q site in the north to the South West Water reservoir in the south).
- 2.13 The culmination of these factors means that it would now be prudent for the Council to undertake further more detailed work, in discussion with stakeholders on both the west and east sides of the A386, in order to determine whether the Core Strategy's aspiration to deliver phase one of a new district centre by 2016, focussed on the west of the A386, should be maintained.
- 2.14 Should this no longer be a realistic expectation, and if there is a clear planning case which demonstrates how this could be achieved without compromising the key objectives for the development, an AAP is able to amend elements of an Area Vision set out in the Core Strategy (Core Strategy para. 5.3 refers). Such a case could perhaps be made if there was no reasonable prospect of delivering a centre on the west side of the A386 within an acceptable timeframe, and if a site on the east of the A386 could be shown to be deliverable within such a timeframe whilst also meeting other key requirements, such as:
- long term growth potential,
  - frontage to the A386;
  - a high quality mixed use urban form
  - being accessible to satisfactorily serve both the resident and working communities in this area.
- 2.15 It is therefore proposed to amend the LDF programme to provide adequate time to address these issues thoroughly. This is considered a necessary step to achieve a sound AAP.

### **Other programme changes**

- 2.16 One of Planning Services budget action plan commitments is to deliver savings in the preparation of the LDF. This can be achieved through 'pairing up' the remaining Development Plan Documents. This will deliver financial savings through the integration of plan-preparation processes (i.e. consultation; submission and public examinations), enabling a reduced number of advertisements, consultation processes, publications and shared use of the time of a Planning Inspector and Public Examination Programme Officers.

- 2.17 The documents with greatest synergy, and thus greatest potential to deliver savings through being paired together are:
- the Sustainable Neighbourhoods Development Plan Document and Urban Fringe Development Plan Document
  - the Hoe and East End Area Action Plans.
- 2.18 Additionally, the Core Strategy Review has been pushed further back in the programme to 2014, deferring the need for some evidence base studies and the costs associated with preparing the new Core Strategy. Proactive use will be made of the Annual Monitoring Report in the interim to flag up any key issues requiring policy change.
- 2.19 Savings will also be achieved by cancelling the earlier proposal to prepare a Green Spaces Supplementary Planning Document. The requirements of this SPD will instead be met through a refreshing of the Greenscape Study in support of the Core Strategy's policies on protecting green spaces.

### Revised timetable

2.20 The revised timetable is set out below:

Document	Consultation on issues / preferred options (DPDs only)	Consultation on pre-submission (DPD) / draft plan (SPD)	Submission to GOSW (DPDs only)	Adoption	Adoption date in April 2009 LDS
Planning Obligations & Affordable Housing SPD First Review	n/a	Feb-Mar 2010	n/a	Aug 2010	n/a
Derriford & Seaton AAP	Feb-Mar 2009 (completed)	Nov-Dec 2010	Feb 2011	Jan 2012	May 2011
Shopping Centres SPD	n/a	Nov-Dec 2010	n/a	July 2011	July 2011
Sustainable Neighbourhoods DPD	Nov-Dec 2010	Oct-Nov 2011	Mar 2012	Mar 2013	Feb 2012
Plymouth Urban Fringes DPD (joint with S Hams DC)	Nov-Dec 2010	Oct-Nov 2011	Mar 2012	Mar 2013	Feb 2012
East End AAP	Dec 2010-Feb 2011	Nov-Dec 2012	Mar 2013	Mar 2014	Jan 2013
Hoe AAP	Dec 2010-Feb 2011	Nov-Dec 2012	Mar 2013	Mar 2014	Nov 2013
Core Strategy First Review	Jan-Feb 2014	Jan-Feb 2015	May 2015	May 2016	Feb 2014

- 2.21 GOSW and the Planning Inspectorate have been consulted on this revised LDS. They have raised no objections to the proposed programme changes and GOSW have indicated that they are happy in principle to sign off the LDS revisions when all the changes are fully documented in the LDS.



### **3.0 CONCLUSIONS**

- 3.1 The LDS is a strategically significant document for Plymouth and for its wider sub-region. It articulates key development priorities, which will be addressed through Local Development Documents, and as such will help to drive the delivery of the growth agenda. In addition, it supports the delivery of wider corporate priorities through ensuring that an appropriate planning framework, including land allocations, is in place to address issues such as the need for new economic development, cultural, social, transport and environmental infrastructure.

# **LOCAL DEVELOPMENT SCHEME 2010-2013**

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## 1. PURPOSE OF THE LDS

- 1.1. The Local Development Scheme (LDS) defines the documents that will form Plymouth's Local Development Framework (LDF), setting out:
- What documents are going to be produced, by whom and when
  - The purpose of and relationships between these documents, explaining how these documents provide the framework for considering the long term social, economic, environmental and resource impacts of development on the city.
  - The current status of other planning documents
- 1.2. The intention is to assist the community's understanding of and involvement in the new planning system. The LDS also provides a three year rolling Project Plan, to ensure the timely production and review of Plymouth's LDF, as well as enabling the Council, other Agencies and key stakeholders to coordinate their investment programmes.

## 2. PLYMOUTH'S LDF CONTEXT

### Policy Context

- 2.1. Plymouth's LDF policy context is determined by national and regional guidance. These set new challenges to 2026 and beyond.
- At the national level, the emphasis is on turning Britain's towns and cities back into thriving centres of activity. Explaining how Plymouth can achieve its 'urban renaissance' is at the heart of the city's LDF.
  - At the Regional level, while Regional Planning Guidance for the South West (RPG10) is still the adopted Regional Spatial Strategy (RSS), the revised draft RSS has been considered at examination and the Secretary of State has published her proposed revisions for comment. However, it should also be noted that with a change of government in May 2010, the new administration has set out a clear intention to abolish the Regional Spatial Strategy. In these circumstances, while it still remains a statutory duty to have regard to the RSS, consideration needs to be given to the expectation in RSS that Plymouth will:
    - take measures to revitalise the city through significant growth in economic activity and housing - realising its potential to accommodate development in a sustainable way and enhancing its role as a sub-regional centre
    - play a wider strategic role by building on its potential as a major regional service centre and becoming the economic hub of the far South West.

### Process Context

- 2.2. How we produce Plymouth's LDF is defined by the national legislative and regulatory framework. However, there have been a number of recent changes to the process of preparing LDFs, through the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
- 2.3. The most significant change relates to a reduction in the mandatory public consultation stages from three to two – at the Issues /Options stage and at the Pre-submission stage. Consulting at the Preferred Options stage is no longer a requirement.
- 2.4. These changes do not alter the principle of ensuring continuous and effective public engagement throughout the LDF process. However, they offer advantages - in terms of reducing 'consultation fatigue', as well as allowing for the plans

soundness to be considered before its submission and examination. In order to take advantage of these changes, the timetable for completing Plymouth's current LDF work programme has been revised in this LDS.

### 3. PLYMOUTH'S RESPONSE

#### Current LDF Position

3.1. Plymouth's original LDS was submitted to Government Office South West (GOSW) in January 2005 (adopted July 2005). Since that time, the Council has made very rapid progress, having adopted 9 of its 14 proposed Development Plan Documents (DPDs).

3.2. By April 2010, the following DPDs had been adopted:

<b>LDF Document:</b>	<b>Adoption Date:</b>
(1) Plymouth's Core Strategy (including Criteria Based Policies)	23/04/07
(2) North Plymstock Area Action Plan and (3) Minerals Development Plan Document	06/08/07
(4) Devonport Area Action Plan	06/08/07
(5) Millbay and Stonehouse Area Action Plan	06/08/07
(6) Waste Development Plan Document	21/04/08
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<b>Adopted Supplementary Planning Documents:</b>	<b>Adoption Date:</b>
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(11) Design SPD	06/07/09
(12) Development Guidelines SPD (including Coastal Planning)	26/04/10

3.3. Progress in delivering the anticipated outcomes from these plans, as well as their need for review, is being monitored on a regular basis and reported on through the Annual Monitoring Report (AMR).

#### Response to National and Regional Policy

3.4. The Council has already made considerable progress in responding to the national and regional challenges. The City's long term vision and overall delivery strategy is defined through its adopted LDF documents. The approach is to use the emphasis on providing new homes, jobs and services as a positive catalyst for change – promoting sustainable forms of development which meet local aspirations and promote the city's regeneration.

3.5. The LDF has incorporated the vision, aims and objectives of Plymouth's Sustainable Community Strategy - aspiring to create a city which is: **'One of**

***Europe's finest waterfront cities, where an outstanding quality of life is enjoyed by everyone.'***

- 3.6. It provides the mechanism to deliver key elements of this vision, in terms of promoting: - A healthy place to live and work; A city which creates and shares prosperity; A safe and strong city and; A location for learning, achievement and leisure. It has been informed by the Corporate Plan and other council strategies, and already provides a statutory policy base for delivering real improvements to the quality of people's lives in a way that truly reflects the aspirations of local communities.
- 3.7. In delivering Plymouth's vision, the Core Strategy defines a significant step change in the quality, pace and intensity of development. It sets out how Plymouth's potential for long term sustainable growth, as well as its wider regional role as the economic hub of the far South West, can be realised based on the priorities of:
- Re-building the city's communities – using our heritage to its best advantage
  - Prioritising the city's waterfront areas for regeneration
  - Using the opportunities on Plymouth's eastern and northern corridors to provide an appropriate range, mix and type of development, as well as ensuring flexibility to accommodate long term change
  - Helping diversify the city's economy and accommodate growth by delivering 27,500 new jobs, 32,000 homes, 172,000 sq.m. of comparison retail, together with new schools and other supporting infrastructure
  - Living within environmental limits by moving towards carbon neutrality, including promoting sustainable transport
  - Increasing the city's critical mass to support the services needed, with an anticipated population growth to some 300,000+ by 2026 and beyond.
- 3.8. Significant developments have been completed, or are underway, to deliver key elements of this vision. Further major opportunities are being brought forward through the LDF process. The city also continues to work closely with the surrounding Local Authorities, in particular South Hams District Council, to ensure a co-ordinated approach to development across the city boundary through a set of proposed wider sub-regional governance arrangements.

**Process**

- 3.9. While the Council will benefit from taking advantage of the LDF regulations, it needs to do so in a way that is consistent with the approach it has used so far. In response, the Council has adopted a process, which it believes reflects the advantages of both the old and new LDF system, as well as retaining a familiarity with the way local residents have become used to interacting with the LDF system.
- 3.10. The approach adopted by the Council for preparing its statutory LDF documents is as follows:

**Stage 1, Plan Preparation (Regulation 25):** - To undertake both evidence base studies, as well as discuss with interested parties what needs to be done in an area and how this could best be achieved – i.e. establish the issues and prioritise the various options.

**Stage 2, Issues and Preferred Options Consultation:-** To publish the stage 1 results as a city wide milestone consultation, for the statutory 6 week period, enabling everyone to comment on all the Issues and Preferred Options for an area. (This in effect combines the old Issues and Options with the Preferred Options consultations into a new milestone consultation).

**Stage 3, Pre-submission Consultation (Regulation 27):-** Based on the outcomes from the stage 2 'Issues and Preferred Options' consultation, the

Council will prepare the final LDF document for submission. The process of engagement with key stakeholders will continue throughout this Plan Making stage.

However, before submitting the LDF document to the Secretary of State, the Council will hold a city wide pre-submission consultation, for the statutory 6 week period, to establish whether there are any matters that would call the soundness of the plan into question, as well as deal with editorial corrections etc.

**Stage 4, Submission, Examination and Adoption:-** Assuming no major issues arise from the Stage 3 consultation, the document will be submitted, along with all the representations made at the pre-submission consultation stage, to enable the document to be considered at examination by an independent planning inspector. The inspector's report is binding on all parties and forms the basis for the Council's adoption of the final document.

## 4. FUTURE WORK PROGRAMME

- 4.1. This LDS is the fifth review of the Council's LDF work programme. It defines the documents, and sets out the work programme needed to complete Plymouth's LDF
- 4.2. While considerable progress has been made on preparing the remaining LDF documents, the programme for their completion will need to be changed to accommodate the following:
  - Accommodating evolving issues and priorities within the city that have been highlighted through the Plan, Monitor and Manage approach to planning. This includes the need for further evidence base studies to support the evolving DPDs, as well as the changing context for the delivery of a major District Centre through the Derriford and Seaton Area Action Plan.
  - Clarification of the position on 'saved' policy documents such as the First Deposit Local Plan, which has now been superseded by the adopted LDF documents.
  - Reprogramming of some DPDs in order to deliver efficiencies and financial savings in support of the Council's wider budget context
  - Recognition that, in due course, there will be a need to review Plymouth's LDF in response to potential changes to the national legislative framework, including the abolition of Regional Strategies.

This revised LDS reflects the consequences of these matters on the following.
- 4.3. **Derriford & Seaton Area Action Plan (Profile 10 refers):**  
This document sets the context for coordinating major area based initiatives in northern Plymouth.
- 4.4. Its production started in Spring 2005 with an Issues and Options report. Since then, the Core Strategy Vision Statement for Derriford and Seaton has been adopted. However, following on from the Core Strategy debate it became evident that further more detailed studies would be needed on shopping provision, transport infrastructure, master planning and green infrastructure - examining how the different aspects of this vision can best be delivered. These matters were consulted on through an Issues and Preferred Options consultation in February 2009.
- 4.5. Since the Derriford and Seaton AAP Issues & Preferred Options consultation in 2009, the Council has undertaken and published more detailed work on the possible make-up and deliverability of the District Centre. This has included LDA's Derriford Development and Masterplan Framework reports, which looked at urban



constraints and opportunities to help inform the potential urban form of the centre; as well as Cushman and Wakefield's Report on Derriford's Proposed New District Shopping Centre, which advised on key delivery issues. The Council has followed up the publication of these reports through a series of meetings with all key stakeholders. These meetings have in turn led to the Council undertaking further more detailed work and engagement with all interested parties, in order to determine whether the Core Strategy's aspiration to deliver phase one of a new District Centre by 2016, focused on the west of the A386, should be maintained.

- 4.6. The timetable for producing this document has been re-programmed to reflect the consequences of undertaking additional evidence base studies, and provide adequate time to address these issues thoroughly.

### **Other Programme Changes**

- 4.7. In response to the Planning Services budget action plan commitments to deliver savings in the preparation of the LDF, this will be achieved by re-programming the remaining LDF documents to be completed so that they are produced in pairs, thus making savings on the consultation, submission and examination stages. This has the following implication for Plymouth's remaining LDF programme.
- 4.8. **Sustainable Neighbourhoods (Key Site Allocations) Development Plan Document (Profile 4 refers):**  
This document sets out the key development proposals to implement the vision, aims and objectives of the Core Strategy for the remainder of the city outside the AAP areas.
- 4.9. Its production started in the summer of 2007 with an extended Issues and Options consultation of the city's neighbourhoods, based on the broad framework for change provided by the adopted Core Strategy. This initial consultation stage was completed with a city wide 'Big Picture' consultation event in July 2008.
- 4.10. However, this work programme was delayed by the need to respond, through further evidence base studies, to the Secretary of State's proposed revisions to the Regional Spatial Strategy, which proposed considerable increases to the housing allocations for both Plymouth and Plymouth's Urban Fringe (in South Hams).
- 4.11. The timetable for producing this document has been re-programmed to reflect the consequences of undertaking this additional evidence base work, as well as reprogramming this DPD as a consequence of changes to the timetable for other AAPs, including re-aligning it to the work programme for the new Urban Fringe DPD.
- 4.12. The intention is to publish an Issues and Preferred Options consultation, alongside that for the Urban Fringe DPD, at the end of 2010, leading to its adoption in March 2013.
- 4.13. **Plymouth's Urban Fringe Development Plan Document (Joint working with South Hams and Devon County – Profile 4a refers):**  
This is a Development Plan Document to be prepared jointly with South Hams District Council, setting out the key development proposals required to implement the vision, aims & objectives of both Plymouth and South Hams' Core Strategies in so far as they relate to Plymouth's urban fringe. This document will be prepared jointly by Plymouth City Council and South Hams District Council, together with Devon County Council.
- 4.14. In preparing this document, the Council will undertake a number of evidence base studies with a view to consulting on the Issues and Preferred Options at the end of

2010. It is intended to progress this document, alongside the Sustainable Neighbourhoods (Key Site Allocations) DPD, to its adoption stage in March 2013.

- 4.15. **East End Area Action Plan (Profile 13 refers):**  
This document sets the context for neighbourhood renewal and promoting sustainable transport solutions for the City's East End and Eastern Gateway.
- 4.16. Its production started in Spring 2005 with an Issues and Options report. Since then, a framework for change has been agreed with the adoption of the Core Strategy East End Vision Statement. However, following on from the Core Strategy debate it became evident that further studies on the transport options, major hazard sites implications and master planning work on the various opportunity sites were needed, to consider how best the different aspects of the East End vision can be delivered.
- 4.17. The intention is to publish an Issues and Preferred Options consultation, alongside that for the Hoe AAP, at the end of 2011, leading to its adoption in 2014.
- 4.18. **Hoe Area Action Plan (Profile 14 refers):**  
This document sets the context for regenerating the Hoe Foreshore – an historically and environmentally important area of Plymouth.
- 4.19. Its production started in Spring 2005 with an Issues and Options report. Since then, a framework for change has been agreed with the adoption of the Core Strategy Hoe Vision Statement. However, following on from the Core Strategy debate it became evident that a further understanding of the tourism implications was needed to inform the strategy for delivering the Hoe vision.
- 4.20. The intention is to publish an Issues and Preferred Options consultation, alongside the East End AAP, at the end of 2011, leading to its adoption in 2014.
- 4.21. **Preparation of Supplementary Planning Documents:**  
The city has an agreed timetable for producing supporting Supplementary Planning Documents, to amplify Policies in the Core Strategy.
- 4.22. To date the Council has adopted SPD relating to Planning Obligations and Affordable Housing (adopted 01/12/08), a Design SPD (adopted 06/07/09), and a Development Guidelines SPD, which includes advice on Coastal Planning matters, (adopted 26/04/10).
- 4.23. An SPD for Shopping Centres is expected to be consulted on and adopted during 2010 /11. It should be noted that it has also been decided that the proposed SPD on Green Space is no longer proposed, as its purpose can be met through a refresh of the Greenscape Study in support of the Core Strategy policies on protecting green spaces. The need for further SPDs will be kept continuously under review.
- 4.24. **Clarification of the remaining arrangements:**  
Now that Plymouth's Local Development Framework has been adopted (April 2007), the statutory parts of this LDF, together with the statutory Regional Spatial Strategy, are the 'Development Plan' documents for the City. Plymouth's LDF has therefore replaced the adopted Local Plan, and has taken over the role of the First Deposit Local Plan as a 'material consideration' in dealing with planning matters. Appendix 1 to the LDS identifies saved and cancelled documents.
- 4.25. The key change in this 2009 LDS is that it is now proposed to formally abandon the First Deposit Local Plan (FDLP) in its entirety, along with a range of earlier Planning Studies and briefs. The primary reason for this is that the Core Strategy now sets a robust policy framework for making decisions on planning applications and although there are parts of the city which still do not have site allocations

under the LDF regime, the previously 'saved' policies for these areas are now substantially out of date. Site Planning Statements may be prepared for some of the larger sites affected by this change, in consultation with the local community, where there is a need for an interim position pending completion of the LDF process.

- 4.26. It should be noted that the FDLP's cancellation does not mean that information contained in the Plan will cease to have any relevance. The FDLP still includes a significant amount of background and contextual information on issues and sites, as well as including schedules identifying local shopping centres and greenscape areas. This information may still be helpful to the consideration of proposals. However, the FDLP in itself will carry no policy weight.
- 4.27. The previously 'saved' policies now formally cancelled will be:
- First Deposit Local Plan, 2001
  - Drake's Island Planning Brief, 1995
  - Hooe Lake Planning Study, 1993 & Review, 1999
  - Planning Brief for Royal Marines Barracks, Seaton, 1997
  - Planning Brief for Plymouth Guildhall, 1999
  - All Planning Guidance Notes (these are now replaced by the Adopted Development Guidelines SPD)
- 4.28. **Review of the Core Strategy (Profile 2R refers):**  
Plymouth adopted its Core Strategy in April 2007. This Statutory Development Plan Document provides both a framework for the city's long term development, (including the policies and targets needed to achieve and monitor its delivery), as well as the Criteria Based Policies for the consideration of Development Proposals.
- 4.29. The Core Strategy provides a 15+ year plan for the city, covering the period 2006-21 in detail, but also provides a long term direction of travel to 2026 and beyond. It is a statutory requirement to keep this plan up to date, providing at least a 10 year time horizon. Within this context the Core Strategy will need to be reviewed and rolled forward by 2014/16, which means the commencement of this review process now falls within the 3 year work programme covered by this LDS.

## 5. OTHER SUPPORTING DOCUMENTS

- 5.1. Other documents inform or support the production of the LDF and its subsequent reviews. They are prepared and published alongside the relevant DPDs and SPDs, and include:-
- 5.2. **A Sustainability Appraisal /Strategic Environmental Assessment /Significant Effects report** - of each Development Plan Document. This is an ongoing process which informs the production of the LDF at the key reporting stages of Issues and Preferred Options, as well as the Pre-submission stage.
- 5.3. **An Annual Monitoring Report** – to provide baseline information for the production of the LDF and subsequent progress, as well as to comment on whether there is a need for change / review. This will be published in December of each year, as required by national guidance.
- 5.4. **Statements of Conformity** to:
- explain the steps undertaken to ensure that LDF documents have been produced in accordance with the Statement of Community Involvement
  - confirm the consistency of the DPDs and SPDs with the Core Strategy

- confirm that the DPDs are in general conformity with the Regional Spatial Strategy (currently RPG10), and have taken account of the emerging RSS review – while this remains a statutory requirement.

## **6. JOINT WORKING ARRANGEMENTS**

- 6.1. Plymouth City and South Hams District Council have already had considerable success with their joint working arrangements – leading to the adoption of Plymouth’s North Plymstock Area Action Plan and Minerals DPD, as well as South Ham’s Sherford Area Action Plan. Further joint working will be promoted through the proposed sub-regional governance arrangements, involving all the surrounding authorities.
- 6.2. Building on this success, Plymouth City and South Hams District Council are now, (with the involvement of Devon County Council), progressing the Plymouth Urban Fringe DPD, alongside the preparation of Plymouth’s Sustainable Neighbourhoods (Key Site Allocations) DPD - to effectively address cross-border issues and development opportunities.
- 6.3. In addition to this, an outcome of Plymouth’s Core Strategy Public Examination has been a requirement by the Inspector to consider the wider issues of Coastal Planning in the Port of Plymouth area, taking into account the possibility of a statutory requirement to prepare a Marine Spatial Plan for the area. Because this means considering matters outside the Plymouth administrative area, it is proposed to address this matter through joint working with adjoining authorities through the existing Tamar Estuary Consultative Forum partners, as well as other key stakeholders including the Marine Liaison Committee.

## **7. FURTHER EXPLANATORY INFORMATION**

- 7.1. The following table, chart, map, document profiles and appendices provide further details about each of the above LDF documents:-
  - Tables 1 - 3 illustrates the timetable for LDF document production.
  - Diagram 1 illustrates the relationship between Plymouth’s LDF Documents
  - Map 1 identifies the general locations of the proposed Area Action Plans.
  - Map 2 shows boundaries for Area Action Plans & Plymouth Urban fringe DPD
  - Profiles 1-24 provide details about each LDF document
  - Appendix 1 sets out the current status of Plymouth’s Local Plan documents, and associated supplementary planning guidance – as well as the non statutory First Deposit Local Plan and its associated Interim Planning Statements.
  - Appendix 2 provides an overview of how the new LDF system works, together with a glossary of terms.

**TABLE 1 TIMESCALES WITHIN WHICH ADOPTED LDF DOCUMENTS HAVE BEEN PRODUCED**

<b>COMPLETED DEVELOPMENT PLAN DOCUMENTS</b>	<b>Issues / Options Consultation</b>	<b>Preferred Options Consultation</b>	<b>Submission date / Reps Periods</b>	<b>Examination Date</b>	<b>Inspector’s Report</b>	<b>Adoption date</b>
<b>SCI - Profile 1</b> SCI First Review, Adopted April 2009 -Profile 1R	07/03/05 – 18/04/05	29/07/05 – 09/09/05 03/11/08 – 15/12/08	<b>28/02/06</b> 08/03/06 – 19/04/06	n/a	05/07/06	<b>24/07/06</b> <b>27/04/09</b>
<b>Core Strategy</b> (with Criteria Based Policies) Profiles 2 & 3	07/03/05 – 18/04/05	29/07/05 – 09/09/05 Key Changes 13/04/06 – 25/05/06	<b>11/08/06</b> 22/08/06 – 03/09/06	30/01/07-08/02/07	03/04/07	<b>23/04/07</b>
<b>North Plymstock AAP &amp; Minerals DPD</b> Profiles 8 & 5	07/03/05 – 18/04/05	29/07/05 – 09/09/05	<b>11/08/06</b> 22/8/06 – 02/09/06 08/11/06 – 19/12/06	13/02/07 & 28/03/07	19/06/07	<b>06/08/07</b>
<b>Devonport AAP</b> Profile 9	07/03/05 – 18/04/05	29/07/05 – 09/09/05	<b>27/10/06</b> 08/11/06-19/12/06 22/01/07 – 05/03/07	30/05/07	17/07/07	<b>06/08/07</b>
<b>Millbay / Stonehouse AAP</b> Profile 10	07/03/05 – 18/04/05	29/07/05 – 09/09/05	<b>27/10/06</b> 08/11/06-19/12/06 22/01/07 – 05/03/07	31/05/07	17/07/07	<b>06/08/07</b>
<b>Waste DPD</b> Profile 6	07/03/05 – 18/04/05	29/07/05 – 09/09/05	<b>29/08/07</b> 29/08/07-10/10/07	06/02/08	20/03/08	<b>21/04/08</b>
<b>Sutton Harbour AAP</b> Profile 16	07/03/05 – 18/04/05	08/11/06-19/12/06	<b>18/10/07</b> 18/10/07 –29/11/07 16/01/08 – 27/02/08	02/04/08-03/04/08	28/05/08	<b>28/07/08</b>
<b>Central Park AAP</b> Profile 12	07/03/05 – 18/04/05	08/11/06-19/12/06	<b>20/12/07</b> 16/01/08-27/02/08	03/06/08-04/06/08	04/07/08	<b>22/09/08</b>
<b>City Centre / University AAP</b> Profile 13	07/03/05 – 18/04/05	03/11/08 – 15/12/08	<b>30/10/09</b> 18/08/09-29/09/09	26/01/10- 02/02/10	15/03/10	<b>26/04/10</b>

**TABLE 2 TIMETABLE FOR PRODUCING REMAINING LDF DOCUMENTS**

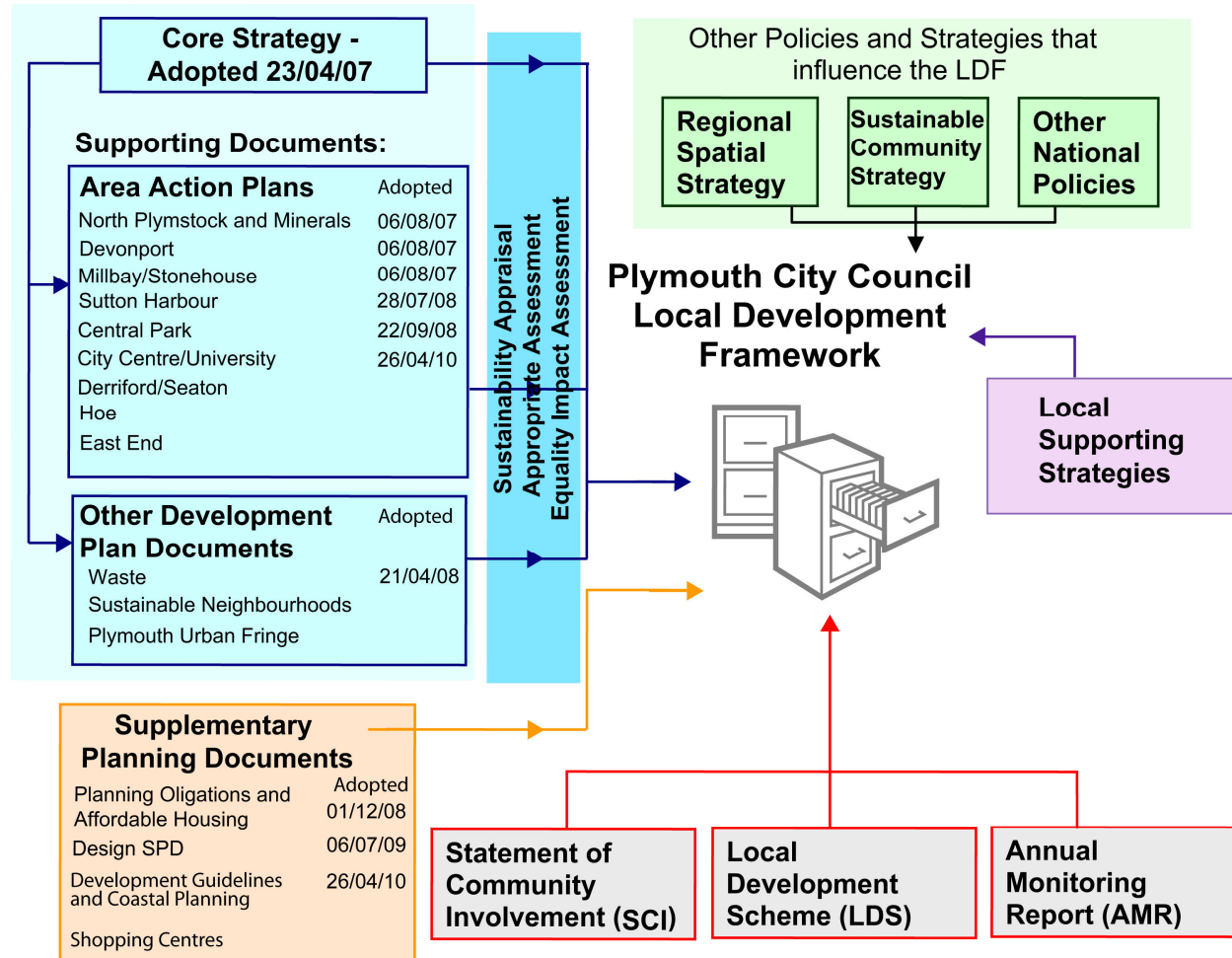
<b>DEVELOPMENT PLANNING DOCUMENTS</b>	<b>Issues / Options Consultation</b>	<b>Combined Issues and Preferred Options Consultation</b>	<b>Pre-Submission Representation / Submission date</b>	<b>Examination Date</b>	<b>Inspector’s Report</b>	<b>Adoption date</b>
<b>Derriford / Seaton AAP</b> Profile 11	07/03/05 – 18/04/05	06/02/09 – 23/03/09	<i>Nov/Dec 2010</i> <b>Feb 2011</b>	May 2011	Oct 2011	Jan 2012
<b>Sustainable Neighbourhoods (Key Site Allocations) DPD</b> Profile 4	July 2007-July 08 (neighbourhood consultations)	Nov/ Dec 2010	<i>Oct /Nov 2011</i> <b>March 2012</b>	July 2012	Dec 2012	March 2013
<b>Plymouth Urban Fringes DPD (Joint with SHDC &amp; DCC)</b> Profile 4A	N/a	Nov /Dec 2010	<i>Oct /Nov 2011</i> <b>March 2012</b>	July 2012	Dec 2012	March 2013
<b>East End AAP</b> Profile 14	07/03/05 – 18/04/05	Dec / Feb 2012	<i>Nov /Dec 2012</i> <b>March 2013</b>	July 2013	Dec 2013	March 2014
<b>Hoe AAP</b> Profile 15	07/03/05 – 18/04/05	Dec / Feb 2012	<i>Nov /Dec 2012</i> <b>March 2013</b>	July 2013	Dec 2013	March 2014
<b>(First Review) Core Strategy</b> Profile 2R	N/a	Jan /Feb 2014	<i>Jan /Feb 2015</i> <b>May 2015</b>	Sept 2015	Feb 2016	May 2016

**TABLE 3 TIMETABLE FOR PRODUCING SPD DOCUMENTS**

<b>SPDs in Preparation</b>	<b>Consultation Draft</b>	<b>Adoption date</b>
<b>Planning Obligations &amp; Affordable Housing SPD</b> Profiles 17 & 18	09/11/07-21/12/07	01/12/08
<b>Design SPD</b> Profile 19	18/10/07-21/12/07	06/07/09
<b>Development Guidelines SPD (including Costal SPD)</b> Profile 22	06/11/09 – 18/12/09	26/04/10
<b>Shopping Centres SPD</b> Profile 24	Nov /Dec 2010	July 2011



**DIAGRAM 1 RELATIONSHIP BETWEEN PLYMOUTH’S LDF DOCUMENTS**





**MAP 1. FRAMEWORKS FOR AREA ACTION - THE LOCATION OF AREA ACTION PLANS**

In Plymouth’s case, there are four different categories of Area Action Plan anticipated. These are in relation to:

- areas of multiple deprivation where there is a need to focus the delivery of area-based initiatives and provide an impetus for neighbourhood renewal.
- areas of significant opportunity to drive urban renaissance and the long term economic prosperity of the City.
- areas of considerable development pressure, to provide a framework for ensuring that change is managed in a sustainable way.
- areas that are particularly sensitive to change because of their heritage or environmental value.

The priority Area Action Plans within the timeframe of this Local Development Scheme are:-

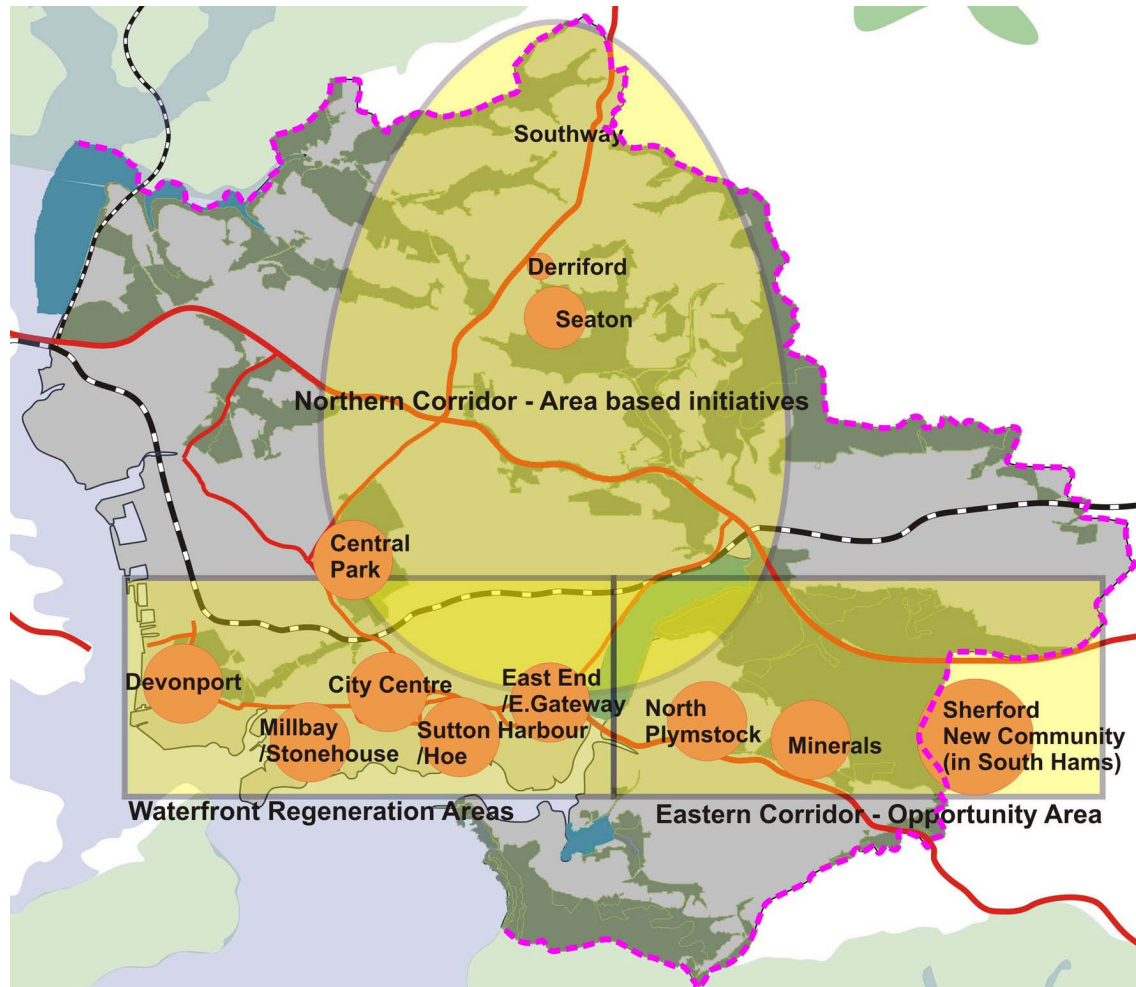
**The Waterfront Regeneration Areas of:**

- City Centre / University
- Devonport
- Millbay / Stonehouse
- East End / Eastern Gateway
- Sutton Harbour
- Hoe

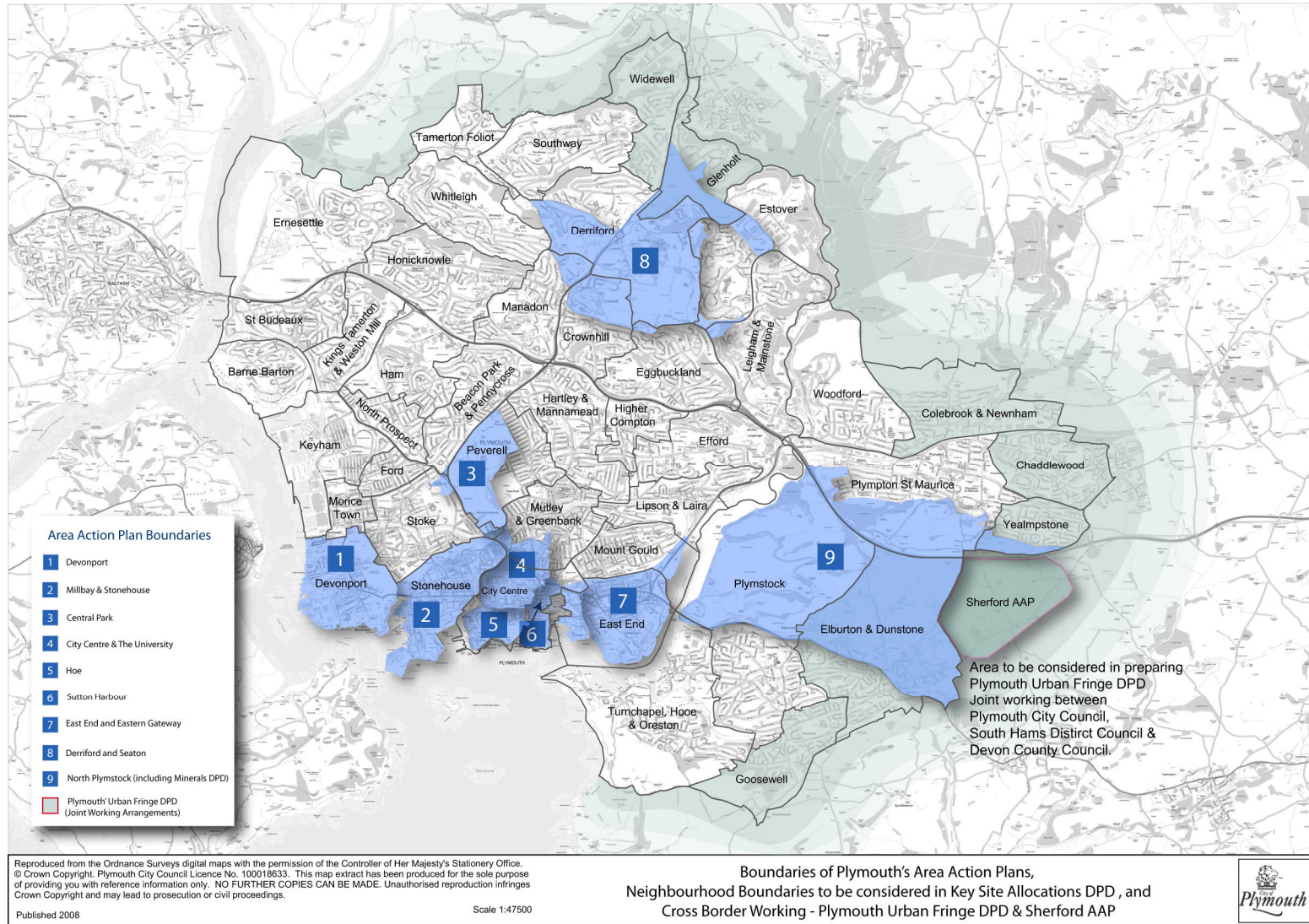
**The Eastern Corridor** area of significant opportunity, in particular: - North Plymstock

**The Northern Corridor**, where there is a need to focus the delivery of area based initiatives at:  
- Derriford / Seaton.

**Central Park**, where there are opportunities to consider the provision of improved leisure facilities.



## MAP 2. BOUNDARIES FOR AREA ACTION PLANS AND PLYMOUTH URBAN FRINGE DPD





## PLYMOUTH’S ADOPTED LDF DOCUMENTS

<b>Profile 1</b>	<b>Statement of Community Involvement</b>
Description	Sets out the standards to be adopted by the Council, for engaging the community & key stakeholders in the plan making process, including significant Development Control decisions.
Area covered	The City of Plymouth
Status	Required as part of the LDF process, forming part of the Development Plan Documents.
Chain of conformity	It will conform to PPS12, Race Relations (Amendment) Act 2000, & the Disability Discrimination Act 1995
<b>Adopted</b>	<b>24<sup>th</sup> July 2006</b>
Monitor / Review	Monitored on an annual basis, and reviewed as appropriate. (The SCI will be formally reviewed at least once every 5 years).

<b>Profile 1R</b>	<b>First Review of The Statement of Community Involvement</b>
Description	Sets out the standards to be adopted by the Council, for engaging the community & key stakeholders in the plan making process, including significant Development Control decisions.
Area covered	The City of Plymouth
Status	Required as part of the LDF process, forming part of the Development Plan Documents.
Chain of conformity	It will conform to PPS12, Race Relations (Amendment) Act 2000, & the Disability Discrimination Act 1995
<b>Adoption</b>	<b>27<sup>th</sup> April 2009</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate. (The SCI will be formally reviewed at least once every 5 years).

<b>Profiles 2 &amp; 3</b>	<b>Plymouth’s Core Strategy</b>
Description	This Statutory Development Plan Document brings together both an explanation of the city’s long term spatial planning strategy, including the policies and targets needed to achieve and monitor its delivery, as well as the Criteria Based Policies for the consideration of Development Proposals.
Area covered	The whole of Plymouth
Chain of conformity	The Core Strategy is in line with national planning policy, in general conformity to RPG10, consistent with the Devon Structure Plan 2001-16 and has taken account of the emerging RSS to 2026
<b>Adopted</b>	<b>23<sup>rd</sup> April 2007</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate. (Reviewed at least once every five years).

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profile 6</b>	<b>Waste Development Plan Document</b>
Description	This Statutory Development Plan Document sets the context for considering waste management and disposal facilities in Plymouth.
Area covered	The whole of Plymouth
Chain of conformity	In general conformity to RPG10, consistent with the Core Strategy and has taken account of the emerging RSS to 2026.
<b>Adopted</b>	<b>21<sup>st</sup> April 2008</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profiles 8 &amp; 5</b>	<b>Eastern Corridor - Opportunity Area North Plymstock Area Action Plan and Minerals Development Plan Document</b>
Description	This Area Action Plan brings together both the general development considerations for North Plymstock (defined in Profile 6 in the original LDS), as well as the Mineral considerations (defined in Profile 7), in one AAP /DPD document, enabling the interrelationship of these matters to be fully addressed.
Area covered	North Plymstock area, including minerals, as well as the links arising from joint working arrangements with South Hams relating to the proposed New Community at Sherford.
Status	Statutory Development Plan Document.
Chain of conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
<b>Adopted</b>	<b>6<sup>th</sup> August 2007</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 9</b>	<b>Waterfront Regeneration Area Devonport Area Action Plan</b>
Description	Sets the context for translating agreed city strategy and community aspirations for this area into a statutory plan to facilitate development in response to local needs.
Area covered	Devonport and Mount Wise.
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
<b>Adopted</b>	<b>6<sup>th</sup> August 2007</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 10</b>	<b>Waterfront Regeneration Area Millbay / Stonehouse Area Action Plan</b>
Description	Sets the context for translating agreed city strategy community aspirations for this area into a statutory plan, to facilitate development to meet local needs.

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

Area covered	Millbay /Stonehouse.
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
<b>Adopted</b>	<b>6<sup>th</sup> August 2007</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 12</b>	<b>Waterfront Regeneration Area Central Park Area Action Plan</b>
Description	Sets the context for developing a leisure and sports hub for the city in this area, and for improving Central Park.
Area covered	Central Park
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
<b>Adopted</b>	<b>22<sup>nd</sup> September 2008</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 13</b>	<b>Waterfront Regeneration Area City Centre / University– Area Action Plan</b>
Description	Sets the context for improving the City Centre and its link to Plymouth University, the Hoe, Sutton Harbour and Millbay.
Area covered	Plymouth City Centre / University area.
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
<b>Adopted</b>	<b>26<sup>th</sup> April 2010</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 16</b>	<b>Waterfront Regeneration Area Sutton Harbour Area Action Plan</b>
Description	Sets the context for building on the regeneration initiatives of Sutton Harbour.
Area covered	Sutton Harbour, including the Barbican.
Status	This will be a Statutory Development Plan Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
<b>Adopted</b>	<b>28<sup>th</sup> July 2008</b>
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profiles 17 &amp; 18</b>	<b>Planning Obligations and Affordable Housing-SPD</b>
Description	The SPD sets the context for requiring contributions from relevant development and how the Council will prioritise and achieve community benefits.
Area covered	Plymouth City.
Status	Forms part of Plymouth’s Development Framework, as a Supplementary Planning Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy, as well as taking account of the emerging RSS to 2026.
<b>Adoption</b>	<b>1<sup>st</sup> December 2008</b>
Review	Monitored on an annual basis and reviewed as appropriate. Early review may be triggered by new legislation relating to the Community Infrastructure Levy.

<b>Profile 19</b>	<b>Design SPD</b>
Description	Sets the framework for design (including sustainable design considerations) & historic environment.
Area covered	Plymouth City.
Status	Forms part of Plymouth’s Development Framework, as a Supplementary Planning Document.
Chain of Conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
<b>Adoption</b>	<b>6<sup>th</sup> July 2009</b>
Review	Monitored on an annual basis and reviewed as appropriate.

<b>Profile 22 &amp; 23</b>	<b>Development Guidelines SPD</b>
Description	Amplifies criteria based policies of Core Strategy – in particular CS34 – in relation to minor & householder development proposals and different development types, as well as and the coastal environment.
Area covered	Plymouth City & the Port of Plymouth area.
Status	Forms part of Plymouth’s Development Framework, as a Supplementary Planning Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy, as well as taking account of the emerging RSS to 2026.
<b>Adoption</b>	<b>26<sup>th</sup> April 2010</b>
Review	Monitored on an annual basis, and reviewed as appropriate.



**PLYMOUTH’S REMAINING LDF WORK PROGRAMME**

Profile 2R	First Review of Plymouth’s Core Strategy
Description	<p>This Statutory Development Plan Document brings together both an explanation of the city’s long term spatial planning strategy, including the policies and targets needed to achieve and monitor its delivery, as well as the Criteria Based Policies for the consideration of Development Proposals.</p> <p>The adopted Core Strategy needs to be updated to reflect any changes to the Regional Spatial Strategy position and the outcome of the Plan Monitor Manage process as reported through the LDF’s Annual Monitoring Report.</p>
Content	<p>It sets out:-</p> <ul style="list-style-type: none"> <li>▪ A long term vision, aims and objectives, targets and indicators</li> <li>▪ How the vision for Plymouth is integrated into the LDF</li> <li>▪ How these aims will be achieved through a planning framework;</li> <li>▪ How this framework will be implemented relating to:                             <ul style="list-style-type: none"> <li>- the city’s future directions for change</li> <li>- developing a strategic transport network</li> <li>- promoting sustainable development</li> <li>- maintaining &amp; improving the environment</li> <li>- promoting regeneration - safeguarding the city’s future prosperity</li> <li>- ensuring the supply of suitable housing /affordable housing</li> <li>- providing for shops - (through a sequential approach)</li> <li>- supporting the city’s educational reorganisation</li> <li>- safeguarding necessary mineral extraction</li> <li>- dealing with waste</li> <li>- monitoring &amp; implementation.</li> </ul> </li> <li>▪ The policies required to guide development and help to deliver the spatial vision for the city, as well as the criteria against which planning applications will be considered.</li> </ul>
Area covered	The whole of Plymouth
Status Chain of conformity	<p>Statutory Development Plan Document.</p> <p>The Core Strategy First Review will be in line with national planning policy, and in general conformity with the adopted Regional Spatial Strategy for the South West.</p>
Key Milestones:- Issues /preferred options Pre-submission consultation Submit Sec. of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<p><b>Current position:- Adopted on 23/04/07.</b></p> <p>January /February 2014</p> <p>January /February 2015</p> <p>May 2015</p> <p>June 2015</p> <p>September 2015</p> <p>By February 2016</p> <p>May 2016</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, with the assistance of the relevant statutory bodies, as well as all partners /stakeholders involved in the preparation of the Minerals DPD, Waste DPD and the Area Action Plans.



Profile 4	Sustainable Neighbourhoods (Key Site Allocations) DPD
Description	Sets out the key development proposals required to implement the vision, aims & objectives of the Core Strategy. Its purpose is to allocate land for specific uses based on an assessment of the suitability and availability of land which supports the Council’s vision for delivering a city of sustainable linked communities. The sites will be illustrated on the Proposals Map.
Content	It sets out:- <ul style="list-style-type: none"> <li>▪ visions for the city’s neighbourhoods</li> <li>▪ what are considered appropriate key development opportunities / allocations on specific sites or areas of land in the city</li> <li>▪ the reason why the proposal has been made, and how it is expected to contribute to achieving the vision</li> <li>▪ the extent of the land affected by the proposal, (safeguarding the owner’s right to objection)</li> <li>▪ the links to policies in other Development Plan Documents, e.g. affordable housing, as well as how and when Supplementary Planning Documents will apply.</li> <li>▪ How the DPD will be implemented and monitored</li> <li>▪ Background papers /documents /references</li> <li>▪ The process by which the DPD has been prepared, together with a statement of conformity with Plymouth’s revised SCI.</li> </ul>
Area covered	The Development Proposals will cover the whole of Plymouth, <u>except</u> for those proposals that will be covered in the Minerals and Waste DPDs, the Plymouth Urban Fringes DPD (which will include:- Widewell, Glenholt, Colebrook & Newnham, Chaddlewood & Yealmpstone), and the Area Action Plans for:- <ul style="list-style-type: none"> <li>▪ The waterfront regeneration areas of City Centre, Devonport, Millbay/Stonehouse, &amp; East End/Eastern Gateway, Hoe, Sutton Harbour and Central Park</li> <li>▪ The eastern corridor opportunity area of North Plymstock and the areas linked to the proposed new community at Sherford in S. Hams</li> <li>▪ The northern corridor development areas, including Derriford and Seaton</li> </ul>
Status	Statutory Development Plan Document.
Chain of conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
Key Milestones:- Issues/options Issues / preferred options Pre-submission consultation Submit Sec. of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<p><b>Plan preparation commenced in July 2007</b></p> <p>July 2007 to July 2008</p> <p>November /December 2010</p> <p>October /November 2011</p> <p>March 2012</p> <p>May 2012</p> <p>July 2012</p> <p>By December 2012</p> <p>March 2013</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, with the assistance of Plymouth 2020 and the relevant statutory bodies, partners and key stakeholders (including landowners).

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profile 4A</b>	<b>Plymouth Urban Fringes DPD</b> (joint DPD with South Hams District Council & Devon County Council)
Description	Sets out the key development proposals required to implement the vision, aims & objectives of both Plymouth and South Hams’ Core Strategies insofar as they relate to the Plymouth urban fringe area.  Its purpose is to allocate land for specific uses based on an assessment of the suitability and availability of land which supports the vision for delivering a city of sustainable linked communities. The sites will be illustrated on the Proposals Map.
Content	It sets out:- <ul style="list-style-type: none"> <li>▪ visions for the city’s neighbourhoods and surrounding urban fringe</li> <li>▪ what are considered appropriate key development opportunities, as well as areas for restraint, such as biodiversity networks</li> <li>▪ the reason why the proposal has been made, and how it is expected to contribute to achieving the vision</li> <li>▪ the extent of the land affected by the proposal, (safeguarding the owner’s right to objection)</li> <li>▪ the links to policies in other Development Plan Documents, e.g. affordable housing, as well as how and when Supplementary Planning Documents will apply.</li> <li>▪ How the DPD will be implemented and monitored</li> <li>▪ Background papers /documents /references</li> <li>▪ The process by which the DPD has been prepared, together with a statement of conformity with Plymouth’s revised SCI.</li> </ul>
Area covered	The Development Proposals will cover the following areas of Plymouth and South Hams:- <ul style="list-style-type: none"> <li>▪ Plymouth neighbourhoods of:- Widewell, Glenholt, Colebrook &amp; Newnham, Chaddlewood &amp; Yealmpstone</li> <li>▪ An area in South Hams, running around the Plymouth city border</li> </ul>
Status	Statutory Development Plan Document.
Chain of conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
Key Milestones:- Issues/options Issues / preferred options Pre-submission consultation Submit Sec. of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<b>Plan preparation commenced in July 2007</b> July 2007 to May 2009 November /December 2010  October /November 2011  March 2012 May 2012 July 2012 By December 2012 March 2013 Monitored on an annual basis and reviewed as appropriate.
Production arrangements	To be prepared jointly by Plymouth City Council, South Hams’ District Council and Devon County Council, with the assistance of Plymouth 2020 and the South Hams LSP, and the relevant statutory bodies, partners and key stakeholders (including landowners).  It is proposed that this one document will be considered at a joint examination, and then adopted by the relevant authorities with regard to the parts of the document that relate to their area..

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profile 11</b>	<b>Northern Corridor - Area Based Initiatives Derriford /Seaton Area Action Plan</b>
Description	Sets the context for coordinating major area based development initiatives in northern Plymouth.  Its purpose is to make site specific proposals, including proposals for the disposition of main activities, transport facilities, densities and urban /landscape design framework. It will promote the delivery of sustainable communities and sustainable transport solutions to meet local needs.
Content	Sets out the spatial planning policies /proposals for this area, including:- <ul style="list-style-type: none"> <li>▪ Context for preparing this AAP, in terms of the policy background (national, regional &amp; local)</li> <li>▪ Aims &amp; objectives that are specific to this AAP, together with details about the type and amount of development</li> <li>▪ Additional guidance &amp; information that is required to amplify the policy or proposal</li> <li>▪ How the AAP will be implemented and monitored</li> <li>▪ Background papers /documents /references</li> <li>▪ The process by which the AAP has been prepared, together with a statement of conformity with SCI.</li> </ul>
Area covered	Northern Plymouth – Derriford and Seaton.
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
Key Milestones:-  Issues /options Issues / preferred options Pre-submission consultation Submit Sec. of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<b>Current position:- Issues &amp; Preferred Options completed in March 2009</b>  7 <sup>th</sup> March – 18 <sup>th</sup> April 2005  06/02/09 to 23/03/09  November /December 2011  February 2011 March 2011 May 2011 by October 2011 January 2012 Monitored on an annual basis and reviewed as appropriate.
Production arrangements	To be prepared by the Department of Development, with the assistance of the Regional Development Agency, together with the key stakeholders in this area.

<b>Profile 14</b>	<b>Waterfront Regeneration Area East End – Area Action Plan</b>
Description	Sets the context for neighbourhood renewal and promoting sustainable transport solutions for the City’s East End and Eastern Gateway.  Its purpose is to make site specific proposals, including proposals for the disposition of main activities, transport facilities, densities and urban / landscape design framework. This will promote neighbourhood renewal, improving housing quality - coordinating major development initiatives & promoting the functional links to the City Centre.
Content	Sets out the spatial planning policies /proposals for this area, including:- <ul style="list-style-type: none"> <li>▪ The context for preparing this AAP, in terms of the policy background (national, regional &amp; local)</li> <li>▪ The aims &amp; objectives that are specific to this AAP, together with details about the type and amount of development</li> <li>▪ The additional guidance &amp; information that is required to amplify the policy or proposal</li> <li>▪ How the AAP will be implemented and monitored</li> <li>▪ Background papers /documents /references</li> <li>▪ The process by which the AAP has been prepared, together with a statement of conformity with SCI</li> </ul>
Area covered	East End of Plymouth.
Status	Statutory Development Plan Document.
Chain of Conformity	In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
Key Milestones:- Issues /options Issues / preferred options Pre-submission consultation Submit Sec.of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<p><b>Current position:- Issues/Options completed in April 2005</b></p> <p>7<sup>th</sup> March – 18<sup>th</sup> April 2005</p> <p>December 2011 /Feb 2012</p> <p>November /December 2012</p> <p>March 2013</p> <p>April 2013</p> <p>July 2013</p> <p>By December 2013</p> <p>March 2014</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, with the assistance of the key stakeholders in this area.

Profile 15	Waterfront Regeneration Area The Hoe– Area Action Plan
Description	Sets the context for the regeneration of the Hoe Foreshore. Its purpose is to make site specific proposals, including proposals for the disposition of main activities, transport facilities, densities and urban /landscape design framework.
Content	Sets out the spatial planning policies /proposals for this area, including:- <ul style="list-style-type: none"> <li>▪ The context for preparing this AAP, in terms of the policy background (national, regional &amp; local)</li> <li>▪ The aims &amp; objectives that are specific to this AAP., together with details about the type and amount of development.</li> <li>▪ The additional guidance &amp; information that is required to amplify the policy or proposal.</li> <li>▪ How the AAP will be implemented and monitored</li> <li>▪ Background papers /documents /references</li> <li>▪ the process by which the AAP has been prepared, together with a statement of conformity with SCI</li> </ul>
Area covered	The Hoe & Foreshore
Status Chain of Conformity	This will be a Statutory Development Plan Document. In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.
Key Milestones:- Issues /options Issues / preferred options Pre-submission consultation Submit Sec.of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<p><b>Current position:- Issues/Options completed in April 2005</b></p> <p>7<sup>th</sup> March – 18<sup>th</sup> April 2005</p> <p>December 2011 /Feb 2012</p> <p>November /December 2012</p> <p>March 2013</p> <p>April 2013</p> <p>July 2013</p> <p>By December 2013</p> <p>March 2014</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, with the assistance of the key stakeholders in this area.

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profile 7</b>	<b>Proposals Map</b>
Description	<p>Illustrates the location and extent of all the development proposals arising from the plan (both the LDF proposals &amp; criteria based policies of the plan).</p> <p>Its purpose is to illustrate areas of protection (e.g. protected landscapes, nature conservation) and all the spatial planning policies / proposals set out in all the development plan documents.</p>
Content	<p>It shows, (on a base map at an appropriate scale), all the policies &amp; proposals, (that can be illustrated on a map), contained in the Development Plan documents, together with sites for which Area Action Plans will apply.</p> <p>The Proposals Map illustrates any remaining saved Development Plan policies and proposals, and will be updated as each new development plan document is adopted.</p>
Area covered	The LDF Proposals Map covers the whole of the City of Plymouth.
Status	This will be a Statutory Development Plan Document.
Chain of conformity	It shows all the policies and proposals in the Adopted Development Plan Documents that can be illustrated on a map.
Key Milestones:- Adoption	A revised Proposals map will be prepared to reflect the spatial planning policies and proposals for each development plan document, as it is adopted.
Monitor / Review	It will be revised as each new development plan document is adopted.
Production arrangements	To be prepared by the Department of Development & Regeneration, in conformity with the Inspector’s report for each development plan document as it is adopted.

<b>Profile 20</b>	<b>Sustainability Appraisal</b>
Description	<p>Sustainability Appraisal uses a range of sustainability objectives and indicators to test whether the plans, policies and proposals are the best possible ones for delivering sustainable development.</p> <p>Sustainability Appraisal is a tool that is used to ensure the full range of environmental, social and economic effects of the LDF are considered during a plans formulation. It seeks to ask the following questions about these effects:</p> <ul style="list-style-type: none"> <li>• Could these effects be of special significance?</li> <li>• Are there ways of reducing or mitigating adverse effects?</li> <li>• Can positive planning further enhance any beneficial effects?</li> </ul> <p>The SA plays an important role in improving the quality of the council’s LDF by ensuring that it seeks to deliver national &amp; local objectives for sustainable development.</p>
Content	<p>Whilst SA is an iterative process, a key output is a Sustainability Appraisal report which describes what elements of the plan have been appraised and how, and the likely significant sustainability effects of the implementation of the plan.</p> <p>The appraisals are undertaken using an appraisal framework developed and set out in the Sustainability Appraisal Scoping Report (March 2008).</p>

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

	The SA framework sets out the sustainability objectives and appraisal criteria that will be used to test whether the options, alternatives, policies and proposals being presented in the LDD, are the best possible ones for delivering sustainable development. The results from these appraisals are used to improve the plan.
Area covered	The whole of Plymouth but may raise issues about indirect, or cumulative impacts outside the City’s boundary
Status	Required as part of the LDF process. Plymouth’s SA work will also fulfil the requirement for LDD’s to be assessed in line with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC).
Key Milestones:-	An SA Report is produced alongside each consultation stage associated with the preparation of an LDD.
Production arrangements	To be prepared by the Department of Development, with the assistance of all key stakeholders.

<b>Profile 21</b>	<b>Annual Monitoring Report</b>
Description	This document will assess how the Council is performing against the implementation of the Local Development Scheme, and the extent to which LDF Aims and Objectives are being achieved.
Content	<p>The first report, produced in February 2005, was primarily intended to provide baseline information to inform the issues options debate, as well as for the future monitoring of the LDF.</p> <p>From December 2005 onwards, the LDF monitoring report will set out:-</p> <ul style="list-style-type: none"> <li>▪ progress towards achieving the LDF Timetable (i.e. LDS targets set out in this document)</li> <li>▪ information on the current position for all LDF targets &amp; indicators</li> <li>▪ progress towards achieving the LDF’s aims &amp; objectives, &amp; their contribution towards achieving the City’s vision</li> <li>▪ the impact of the LDF on wider targets and sustainable development objectives</li> </ul> <p>It examines the reason for any failures in progress and any remedial action required in terms of:-</p> <ul style="list-style-type: none"> <li>▪ revision to the LDS processes and timetable</li> <li>▪ changes to the Core Strategy &amp; its policies / proposals and how the Council will achieve these</li> </ul>
Area covered	The City of Plymouth.
Status	Required as part of the LDF process
Key Milestones:-	
Prepare /Engage	April – August, annually
Publish	November, annually
Submit to Sec.State	December, annually
Review	Produced on an annual basis, as part of the LDF review process

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Profile 24</b>	<b>Shopping Centres SPD</b>
Description	Defines the extent of shopping centre boundaries and primary / secondary frontages (to replace Annex 1 of First Deposit Local Plan).
Content	<p>All spatial planning policies and proposals will be set out in the relevant policies or proposals section of the LDF.</p> <p>The SPD will amplify these LDF policies / proposals by setting out:-</p> <ul style="list-style-type: none"> <li>▪ A reference to the relevant Development Plan document policy or proposal to which this SPD relates</li> <li>▪ The context for preparing this SPD, including policy background (national, regional &amp; local)</li> <li>▪ The aims &amp; objectives that are specific to this SPD</li> <li>▪ The additional guidance &amp; information that is required to amplify the LDF policy or proposal</li> <li>▪ How the SPD will be implemented</li> <li>▪ Background papers / documents / references</li> <li>▪ The process by which the SPD has been prepared, together with a statement of conformity with SCI</li> </ul>
Area covered	Plymouth City.
Status	Forms part of Plymouth’s Development Framework, as a Supplementary Planning Document.
Chain of Conformity	In general conformity to RPG10, consistent with the Core Strategy and the Devon Structure Plan 2001-16, as well as taking account of the emerging RSS to 2026.
Key Milestones:- Prepare / Engage Publish Draft SPD Consultation on SPD Consider changes Adoption Review	<p>To be completed by September 2010</p> <p>November 2010</p> <p>November /December 2010</p> <p>by June 2011</p> <p>July 2011</p> <p>Monitored on an annual basis, and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development & Regeneration, with the assistance of key stakeholders.



**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>APPENDIX 1</b>	<b>Status of planning policy documents</b>
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**Local Plans**

<i>Title</i>	<i>Date</i>	<i>Status</i>
Local Plan First Alteration Adopted	May 1996	The 1996 Local Plan has expired and is no longer a material consideration for planning purposes
First Deposit Local Plan	Dec 2001	Cancelled as formal policy of City Council

**Planning Guidance Notes.**

<i>Title</i>	<i>Date</i>	<i>Status</i>
PGN No.1. House Extensions.	December 1995	Cancelled
PGN No.2. House and Roof Alterations.	December 1995	Cancelled
PGN No.3. Shopfront Design.	December 1995	Cancelled
PGN No.4. Shop Signs and Advertisements.	December 1995	Cancelled
PGN No.5. Food and Drink.	December 1995	Cancelled
PGN No.6. Houses in Multiple Occupation.	July 1999	Cancelled
PGN No.7. Protecting and Providing for Wildlife in Development.	July 1999	Cancelled
PGN No.8. Child Care Facilities.	July 1999	Cancelled
PGN No.9. Refuse Storage Provision in Residential Areas.	July 1999	Cancelled
PGN No 10. Amusement Centres.	July 1999	Cancelled
PGN No 11. The Provision of Children’s Play Space within New Residential Development.	December 1999	Cancelled
Approved Policy for Street Cafés and Chairs and Tables.	June 1993	Cancelled

**Area Plans and Studies.**

<i>Title</i>	<i>Date</i>	<i>Status</i>
Plymouth’s Barbican and Sutton Harbour Action Plan.	December 1991	Cancelled
Hooe Lake Planning Study.	March 1993	Cancelled

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Title</b>	<b>Date</b>	<b>Status</b>
Stonehouse Area Plan.	December 1997	Cancelled
Hooe Lake Planning Study Review.	April 1999	Cancelled
Devonport Urban Village. Urban Framework Plan.	September 2000	Cancelled
City Centre Precinct Urban Design Framework.	December 2001	Saved until replaced by City Centre Urban Design & Heritage Assets Strategy.

**Planning and Design Briefs and Site Development Strategies.**

<b>Title</b>	<b>Date</b>	<b>Status</b>	<b>Amplifies First Deposit Local Plan Policy</b>	<b>Amplifies LDF policy</b>
Drake’s Island.	October 1995	Cancelled		
Radford Oil Fuel Depot Plymstock.	December 1995	Saved until development completed and all conditions discharged		
Royal Marine Barracks Seaton.	April 1997	Cancelled		
Whitleigh Centre Food Supermarket.	August 1997	Cancelled		
Land Adjoining the Grand Hotel, Leigham Street – Development and Planning Brief.	October 1997	Saved until development completed and all conditions discharged		
Royal Naval Engineering College, Manadon – Revised Planning Brief.	December 1997	Saved until development completed and all conditions discharged		
Cornwall Street / Cannon Street Redevelopment.	November 1999	Saved until development completed and all conditions discharged		
Plymouth Guildhall Planning Brief.	November 1999	Cancelled		
Planning and Urban Design Brief: Moon Street and Environs.	January 2000	Saved until development completed and all conditions discharged		
James Street / Bennett Street Planning Brief	November 2002	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2), Proposal 53	
Pottery Quay Planning Brief	November 2002	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2), Proposal 48	

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b>Title</b>	<b>Date</b>	<b>Status</b>	<b>Amplifies First Deposit Local Plan Policy</b>	<b>Amplifies LDF policy</b>
Diesel Site Planning and Design Brief	April 2004	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2), Proposal 38	
Harwell Street Planning and Design Brief	April 2004	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2)	MS11
Alma Road Planning and Design Brief	July 2004	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2), Proposal 62 (Land at Alma Road)	
Treverbyn House Planning and Design Brief	July 2004	Saved until development completed and all conditions discharged	Strategic Design Principles (Part 2)	

**Conservation.**

<b>Title</b>	<b>Date</b>	<b>Status</b>	<b>Amplifies LDF policy</b>
Royal William Yard Conservation Plan.	2000	Saved	MS01
Buildings at Risk Report.	January 2006	Saved until replaced by amended Buildings at Risk Report.	CS03
Devonport Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 6 Devonport AAP
Durnford Street Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
North Road West Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
Wyndham Square Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
Millfields Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
Adelaide Street Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b><i>Title</i></b>	<b><i>Date</i></b>	<b><i>Status</i></b>	<b><i>Amplifies LDF policy</i></b>
Emma Place Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
Union Street Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP
Barbican Conservation Area Appraisal and Management Plan	October 2007	Saved	CS03 Objective 2 Sutton Harbour AAP
Plympton St Maurice Conservation Area Appraisal and Management Plan	March 2008	Saved	CS03
Ebrington Street Conservation Area Appraisal and Management Plan	March 2008	Saved	CS03

**Area Specific Design Frameworks and Guidance.**

<b><i>Title</i></b>	<b><i>Date</i></b>	<b><i>Status</i></b>	<b><i>Amplifies LDF policy</i></b>
Design Guidance for the Union Street Commercial Improvement Area.	February 1999	Saved	MS08
Design Guidance for the Stoke Village Enhancement Scheme.	November 1999	Saved	
Royal William Yard Public Realm Strategy (consultation draft).	2001	Saved	MS01

**Interim Planning Statements.**

<b><i>Title</i></b>	<b><i>Date</i></b>	<b><i>Status</i></b>	<b><i>Amplifies First Deposit Local Plan Policy</i></b>	<b><i>Amplifies LDF policy</i></b>
IPS1. Commercial Road.	March 2003	Saved until East End Area Action Plan published.	Proposal 30	
IPS2. Millbay Regeneration Strategy	March 2003	Cancelled Replaced by Millbay AAP		
IPS3. Affordable Housing (Consultation Draft).	April 2003	Cancelled Replaced by Planning Obligations SPD		

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

<b><i>Title</i></b>	<b><i>Date</i></b>	<b><i>Status</i></b>	<b><i>Amplifies First Deposit Local Plan Policy</i></b>	<b><i>Amplifies LDF policy</i></b>
IPS4. Educational Contributions	July 2003	Cancelled Replaced by Planning Obligations SPD		
IPS5. East End Regeneration Strategy	March 2003	Saved until East End Area Action Plan published.	East End Area Vision (Part 2), Proposals 15 – 23, 25 - 29, 31 and 32.	
IPS6. Tinside, Hoe & Hoe Foreshore Conservation Plan	March 2003	Saved. Status to be considered again once Hoe AAP published	The Barbican and Hoe Area Vision and Strategy Statement (Part Two, page 32), Proposals 9 and 11-14 (Part 3).	
IPS8. Sutton Harbour East Interim Planning Statement.	October 2003	Saved to help amplify Proposal SH07		SH07
IPS9. Barne Barton Regeneration Strategy	September 2003	Saved until Sustainable Neighbourhoods DPD published.	Proposals 111 & 112.	
IPS10. Strategic Development Principles for the University Area	October 2003	Saved to help amplify City Centre / University Area Action Plan		
IPS11. Armada Way Food Court	October 2003	Superseded by City Centre / University Area Action Plan		
IPS. Vision for Plymouth.	May 2004	Superseded by Design SPD		
IPS16. Plymouth Airport.	August 2004	Saved until Derriford AAP published	Strategic Objective 3 (Part 2) Proposal 75 (Part 3)	

<b>APPENDIX 2</b>	<b>Glossary of Terms</b>
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Under new arrangements introduced by the Government, *Structure Plans* and *Local Plans* are to be replaced by a *Local Development Framework* (LDF). It is intended that this new system will provide a more strategic and flexible approach to managing development.

The LDF will take the form of a ‘portfolio’ of documents that can be tailored to meet local circumstances. At its heart will be a *Core Strategy* outlining how the city will evolve over the next ten or more years. It will also include a *Proposals Map* showing which land is to be developed or conserved. Authorities may choose to have one or more *Area Action Plans*, showing in detail what will happen in areas where there will be a lot of change, or which are to be kept as they are. All of these documents will be known as *Development Plan Documents*, and will be subject to independent examination by a Government-appointed Inspector. Together with the *Regional Spatial Strategy*, they will make up the *Development Plan* for the area. (There is also the opportunity to provide more information about any aspect of the plan through documents known as *Supplementary Planning Documents*.)

In addition to these core LDF documents, Authorities are expected to produce supporting documents as follows:-

- To ensure that all elements of the LDF are put in place in a timely fashion, the authority is required to produce a project plan (this document), setting out what documents are to be prepared, and the timetable for preparing them. This is known as a *Local Development Scheme*.
- Each local authority will also produce a *Statement of Community Involvement*, explaining how local people and other parties will be able to influence and express their views on plans and development proposals for their area.

**GLOSSARY OF TERMS AND ABBREVIATIONS**

(The terms in italics are explained elsewhere in the glossary)

The Act	The Planning and Compulsory Purchase Act 2004.
Annual Monitoring Report	Part of the <i>Local Development Framework</i> , the Annual Monitoring Report will assess the implementation of the <i>Local Development Scheme</i> and the extent to which policies in <i>Local Development Documents</i> are being successfully implemented.
Area Action Plan	Used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of <i>Development Plan Documents</i> .
Community Strategy	Local authorities are required by the Local Government Act 2000 to prepare a Community Strategy, with the aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of the public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to <i>Local Strategic Partnerships</i> , which include local authority representatives. In Plymouth’s case this is called the City Strategy.
Core Strategy	Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

	deliver that vision. The Core Strategy will have the status of a <i>Development Plan Document</i> .
Development Plan	As set out in <i>the Act</i> , an authority’s development plan consists of the <i>Regional Spatial Strategy</i> (or the Spatial Development Strategy in London) and the <i>Development Plan Documents</i> contained within its <i>Local Development Framework</i> .
Development Plan Documents	Spatial planning documents that are subject to independent examination, and which together with the Regional Spatial Strategy, will form the <i>development plan</i> for a local authority area. They can include a <i>Core Strategy</i> , <i>Site Specific Allocations of land</i> , and <i>Area Action Plans</i> (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on a <i>Proposals Map</i> . Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out its programme for preparing its <i>Development Plan Documents</i> in the <i>Local Development Scheme</i> .
First Deposit Local Plan	The previous draft Local Plan, published for public consultation in December 2001.
Generic Development Control Policies	A suite of criteria-based policies which are required to ensure that development within the area meets the spatial vision and spatial objectives set out in the <i>Core Strategy</i> . They may be included in any <i>Development Plan Document</i> or may form a standalone document.
GOSW	The Government Office for the South West
Issues and Options	Produced during the early production stage of the preparation of <i>Development Plan Documents</i> and published for consultation purposes.
Key Diagram	Authorities may wish to use a key diagram to illustrate broad locations of future development.
Local Development Document	The term used in <i>the Act</i> for <i>Development Plan Documents</i> , <i>Supplementary Planning Documents</i> and the <i>Statement of Community Involvement</i> .
Local Development Framework	The portfolio of <i>Local Development Documents</i> . It consists of <i>Development Plan Documents</i> , <i>Supplementary Planning Documents</i> , the <i>Statement of Community Involvement</i> , the <i>Local Development Scheme</i> , and the <i>Annual Monitoring Report</i> . These documents will collectively provide the framework for delivering the spatial planning strategy for the local authority area, and may also include local development orders and simplified planning zones.
Local Development Scheme	A project plan that sets out the programme for preparing <i>Local Development Documents</i> . All authorities must submit a Scheme to the Secretary of State for approval within 6 months of commencement of <i>the Act</i> .
Local Strategic Partnership	A partnership of stakeholders who develop ways of involving local people in shaping the future of their area. They are often single non-statutory, multi-agency bodies which aim to bring together the public, private, community and voluntary sectors.
Local Transport Plan	5–year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.
Minerals and Waste Development Framework	In two tier areas, counties will be responsible for producing Minerals and Waste Development Frameworks and Schemes. The latter will be the equivalent of the <i>Local Development Scheme</i> . In unitary authorities and National

**LDF Scope & Timetable** – (Plymouth’s Local Development Scheme).

	Parks, minerals and waste policies should be included in their local development frameworks.
Office of the Deputy Prime Minister	The Government department with responsibility for planning and local government.
Planning Policy Statement	A statement of national planning policy guidance produced by the ODPM.
Preferred Options Document	Produced as part of the preparation of <i>Development Plan Documents</i> , and published for formal public participation.
Proposals Map	The adopted proposals map illustrates on a base map (reproduced for, or based upon a map base to a registered scale) all the policies contained in <i>Development Plan Documents</i> , together with any saved policies. It must be revised as each new <i>Development Plan Document</i> is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted <i>development plan documents</i> in the form of a submission proposals map.
Regional Planning Body	One of the nine regional bodies in England (including the Greater London Authority) responsible for preparing <i>Regional Spatial Strategies</i> (in London the <i>Spatial Development Strategy</i> ).
Regional Spatial Strategy	Sets out the region’s policies in relation to the development and use of land and forms part of the <i>development plan</i> . Planning Policy Statement 11 “Regional Spatial Strategies” provides detailed guidance on the function and preparation of <i>Regional Spatial Strategies</i> .
The Regulations	Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.
Saved Policies or Plans	Existing adopted development plans are saved for three years from the commencement of <i>the Act</i> . Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The <i>Local Development Scheme</i> should explain the authority’s approach to saved policies.
Site-specific allocations and policies	Allocations of sites for specific or mixed uses or development to be contained in <i>Development Plan Documents</i> . Policies will identify any specific requirements for individual proposals.
Statement of Community Involvement	Sets out the standards which authorities will achieve with regards to involving the local community in the preparation of <i>local development documents</i> and development control decisions. The statement of community involvement is not a <i>development plan document</i> but is subject to independent examination.
Strategic Environmental Assessment	A generic term, used to describe environmental assessment as applied to policies, plans and programmes. The European “SEA Directive” (2001/42/EC) requires a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”.
Supplementary Plan Documents	Provide supplementary information in respect of the policies in <i>Development Plan Documents</i> . They do not form part of the Development Plan and are not subject to independent examination.
Sustainability Appraisal	A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for all local development documents.
SWRDA	South West Regional Development Agency