



a mini guide to  
**Planning  
Plymouth's  
Future**



plymouth city council  
department of development

# This mini guide explains all the key parts of Plymouth's Local Development Framework (LDF)

Getting involved early and having your say, gives you the chance to shape the final plans that will make Plymouth's future.



# What is the Local Development Framework (LDF)?

The LDF is a set of documents that guide planning and development in Plymouth until 2021 and beyond.

Plymouth's Local Development Framework is influenced by the Regional Spatial Strategy, Plymouth's Sustainable Community Strategy, other national policies and other City wide and area based information.

**The Regional Spatial Strategy (RSS)** co-ordinates planning and development across the South West. The RSS states that Plymouth will become the economic hub of the far South West.

**Plymouth's Sustainable Community Strategy** sets out the vision and long term goals for all those who contribute to life in the city. This was developed by Plymouth 2020 - Plymouth's Local Strategic Partnership, and its many partners, including the City Council.

# Statement of Community Involvement



*'There must be one golden rule - we all need to be involved together - planning and architecture are much too important to be left to the professionals.'*

HRH The Prince of Wales, A Vision of Britain, 1989

## The Statement of Community

**Involvement** commits the Council to a clear approach that actively involves people in planning and development.

### There are 5 principles that guide consultation in planning

1. **Front loading** – getting communities involved at the earliest possible stage
2. **Joining up** – provide consultation that links well with other work in the city
3. **Targeted** – reach the community and seldom heard groups effectively
4. **Transparency and Openness** – ensure simple methods of consultation and the use of plain English
5. **Capacity Building** – give people the knowledge, confidence and opportunity to take part at every stage.

A night photograph of a brightly lit Ferris wheel and a tree with lights, reflected in a body of water with a fountain. The Ferris wheel is the central focus, glowing with warm white lights. To its right, a large tree is also illuminated with warm white lights. The scene is reflected in a body of water in the foreground, which features a fountain with several jets of water. The overall atmosphere is vibrant and festive.

# Core Strategy

By 2020 Plymouth will be one of Europe's finest, most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone.

*The Vision for Plymouth*

**The Core Strategy sets out the overall planning vision and framework for the city for the period 2006-2021 and beyond.**

**The Core Strategy plays a key part in the delivery of Plymouth's City Strategy** by setting out those parts that relate to spatial planning.

Spatial Planning is about how land is used. However it also looks at how places work, how people get around, the services available to them and the communities they are part of.

This includes an outline for delivering strategic development needs, including housing, employment, leisure and retail.

The Core Strategy must be kept up to date and all other development plan documents must conform to it as well as the Regional Spatial Strategy.

# Area Action Plans



An Area Action Plan (AAP) is a development plan document focused upon a **specific location** or an **area subject to conservation or significant change**. This could include a major regeneration project or a growth area.

An AAP should focus on how change will happen, it should explain how the Council will ensure development of an appropriate scale, mix and quality for the area.

An AAP should also outline how areas that need to be protected will be cared for and how areas under pressure from conflicting developments should move forward.

Area Action Plans are subject to independent examination.

AAPs are currently being written for the following areas in Plymouth:

- ◆ City Centre/ University
- ◆ Central Park
- ◆ Derriford/ Seaton
- ◆ Devonport
- ◆ East End
- ◆ Hoe
- ◆ Millbay/Stonehouse
- ◆ North Plymstock
- ◆ Sutton Harbour

# Creating Development Plans (DPD's)

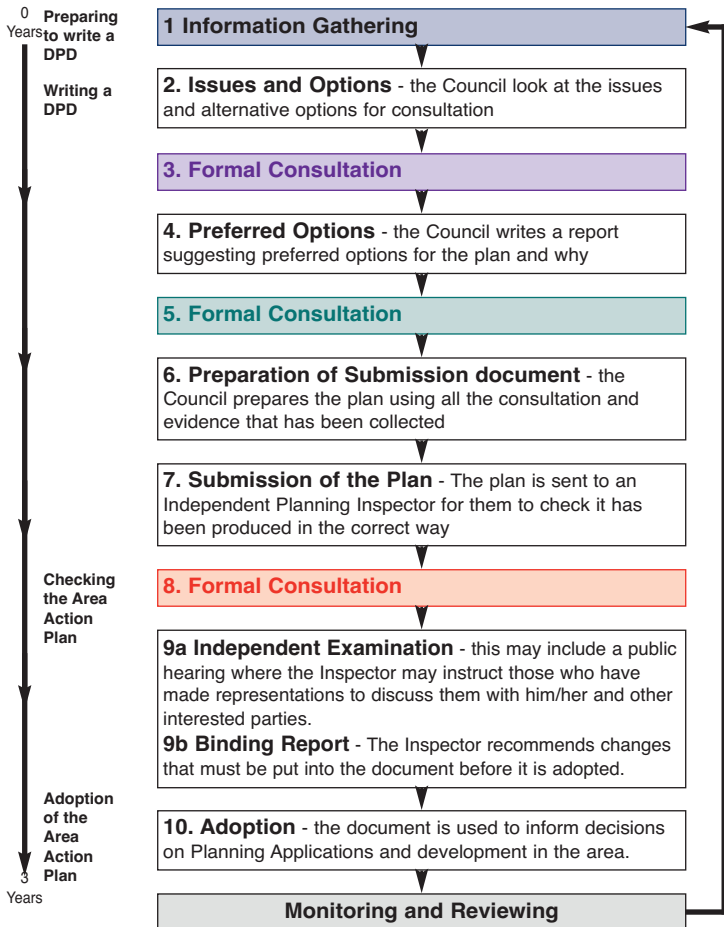
**The Core Strategy and the Area Action Plans are all Development Plan Documents. DPD's are also being prepared for specific topics such as waste.**

DPDs are subject to rigorous procedures of ongoing community involvement, formal consultation and independent examination.

Each document needs:

- ◆ an evidence base showing relevant research and documents that inform the plan
- ◆ Sustainability Appraisal (see page 16)
- ◆ a statement outlining all the consultation that has happened, including how comments have been used and responded to.

# Ten steps to creating a Development Plan Document



# Site Allocations Development Plan Document

This shows all the major sites not included in the AAP's that might be developed to meet Plymouth's need for homes, jobs, shopping and recreation as outlined in the Core Strategy.

This document is important as it will cover every neighbourhood in the City. As well as looking at the city wide perspective it will include:

- ◆ Suggestions to guide development that will address the needs of local communities
- ◆ Identifying areas that need protection to ensure that development will be resisted or carefully controlled in these places

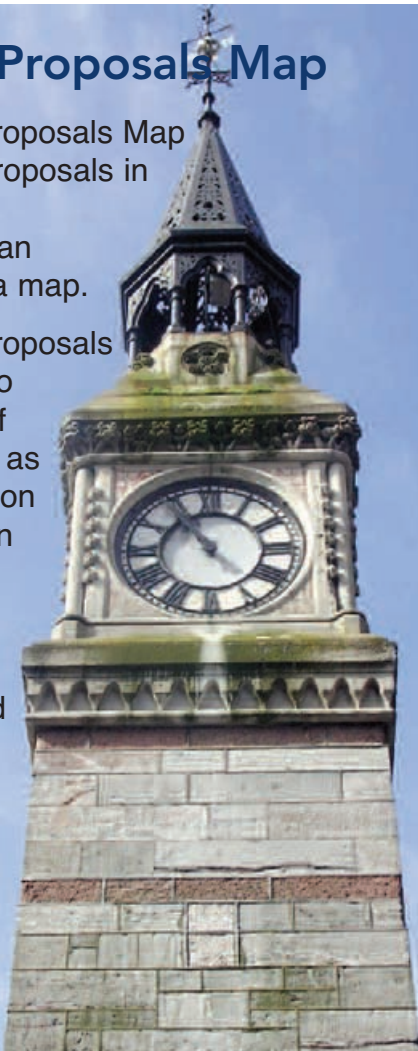
To make sure that the plans help to make neighbourhoods better places to live and work there will be a lot of community involvement for this plan.

# Adopted Proposals Map

The Adopted Proposals Map shows all the proposals in all the adopted development plan documents on a map.

The Adopted Proposals Map should also identify areas of protection such as local conservation areas and green spaces.

The Adopted Proposals Map must be revised as each new development plan document is adopted and should reflect the up-to-date spatial plan for the area.



Development Plan Documents

**Core Strategy**

**Area Action Plans**

Central Park  
City Centre/University  
Derriford  
Devonport  
East End  
Hoe  
Millbay/Stonehouse  
North Plymstock  
Sutton Harbour

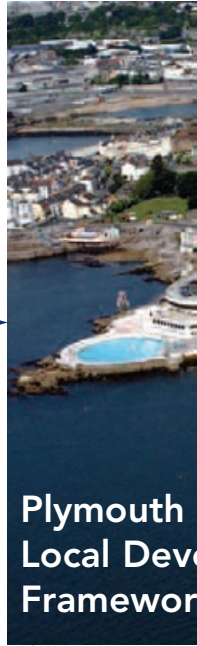
**Other Development Plan Documents**

Waste  
Site Allocations  
Proposals Map

**Supplementary Planning Documents**

Planning Obligations  
Affordable Housing  
Design Strategies

**Sustainability Appraisal**



**Regional Spatial Strategy**

Other



**Statement of  
Community  
Involvement (SCI)**

**Annual Monitoring  
Report (AMR)**

**Local Development  
Scheme (LDS)**

**Strategy**

**Sustainable  
Community Strategy**

**Other National  
Policies**

**Other Policies and Strategies that influence the LDF**



# Sustainability Appraisal

This is a way of looking at the economic, social and environmental impacts of a plan. These impacts are assessed and are used to minimise any negative impacts and resolve conflicting or contradictory outcomes of the plan or strategy. It occurs throughout the preparation of the plan and is subject to public consultation

This is important to make sure that the plan is the best option for the area now and in the future.

# Supplementary Planning Documents

**Supplementary Planning Documents (SPDs) provide further details to DPDs.**

They do not suggest any new policies but they give guidance on key subjects. For example a SPD might look at:

- ◆ the design of buildings and open spaces
- ◆ climate change
- ◆ community safety
- ◆ tall buildings
- ◆ protection of wildlife
- ◆ planning obligations.

SPDs are consulted on but not to the same extent as the Development Plan Documents. They do not have an independent examination but they do need a Sustainability Appraisal (see opposite).

A photograph of a stone pier extending into the sea. On top of the pier is a white building with a curved roof and a white boat. The sky is blue with some clouds. The text 'Impact on planning applications' is overlaid in the top left corner.

# Impact on planning applications

Once adopted the Local Development Framework documents are used to decide planning application decisions. During the consultation stages they do hold some importance which increases as a document goes from Issues and Option Stage to Adoption.

This is why it is so important to get involved in the Local Development Framework as it will determine decisions made for the next 15 years.

# Annual Monitoring Report

This is a report that the Council sends to the Government at the end of each year. It shows the progress and effectiveness of the LDF. The Annual Monitoring Report sets out:

- ◆ Whether the LDF is achieving what it intends to achieve each year
- ◆ Whether it is being produced to the timescale shown in the Local Development Scheme

It will also highlight if any adjustments to the Local Development Scheme are required for the next year.

**Plan - Monitor - Manage**

# Local Development Scheme



The Local Development Scheme is a public 'project plan' identifying which LDF documents will be produced, in what order and when.

Keep a copy of the LDS, it will remind you when to expect documents to be consulted on or to be reviewed.

# Get involved...

To make sure you are kept in touch you can join the new on-line consultation system. If you do this you can:

- ◆ Update your personal details instantly
- ◆ Tells us how we should keep in touch with you
- ◆ Save time by viewing documents and representations online
- ◆ Sign up for instant updates on the LDF
- ◆ Save paper and help protect the environment
- ◆ View other people;s comments on documents
- ◆ Search for comments or documents

If you don't have access to a computer you can contact us and we will make sure you are kept in touch by letter.

We make sure all our events are held in the most accessible venues possible. If you have any suggestions on how we can improve this please contact us.

# Glossary

The LDF includes some technical language. Here are a few of the words frequently used with their definitions:

**Affordable housing:** Housing for rent, shared ownership or outright purchase provided at a cost considered affordable in relation to average income or prices on the general housing market.

**Delivery:** How a plan or a scheme is going to be able to happen

**Evidence base:** All the documents, research and related information used to inform an LDF document

**Infrastructure:** The basic facilities, services, and installations needed for a community to work. This includes things like transport, communications systems, water and power lines, and public services like schools and health services.

**Lifetime Homes:** Homes that are flexible, adaptable and able to meet the needs of most people throughout their life.

**Mixed use development:** Buildings that combine two or more types of development: like residential, commercial, office, industrial or institutional

**Planning Obligations / Section 106:** Developers have to provide additional community benefits to offset the impact of a development. This is negotiated by the Council. It can include the need to provide affordable housing, transport changes and other local community benefits. There will be a planning obligation SPD.

**Public Realm:** Publicly owned streets, pavements, parks and other publicly accessible open spaces.

**Soundness:** This the word used to assess a Development Plan Document. There are nine tests that check whether a plan has been produced in the best way. A plan can be judged to be sound or unsound by the planning inspector.

**Sustainability:** Something that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable development:** A development that makes the maximum use of brownfield sites, encourages the use of public transport, discourages the use of the private car, and minimises the impact on air quality and the local environment.

**Spatial Plan:** Spatial Planning is about how land is used. However it also looks at how places work, how people get around, the services available to them and the communities they are part of.

Keep in touch...



**For further information go to:  
[www.plymouth.gov.uk/ldf](http://www.plymouth.gov.uk/ldf)**

Strategy Unit  
Planning and Regeneration Service  
Department of Development  
Plymouth City Council  
Civic Centre, Plymouth PL1 2AA

Tel: 01752 305477

Fax: 01752 304294

Email: [ldf@plymouth.gov.uk](mailto:ldf@plymouth.gov.uk)

**For further advice you may also wish to  
contact Planning Aid.**

Planning Aid is a charitable organisation that provides free independent and professional advice on town and country planning issues. This is a service for community groups and individuals who cannot afford to pay for professional help.

South West Planning Aid  
The Architecture Centre  
Narrow Quay, Bristol BS1 4QA

Helpline: 0870 850 9807 or 0117 929 729

Email: [swco@planningaid.rtpi.org.uk](mailto:swco@planningaid.rtpi.org.uk)

Website: [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)

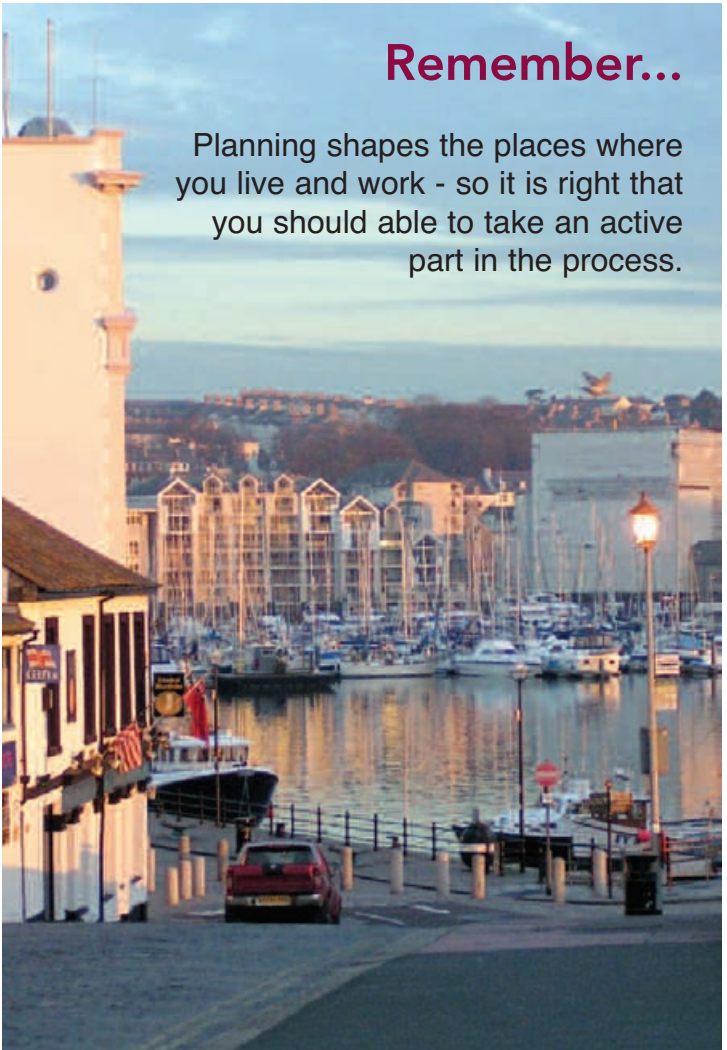
# What to do next...

- ◆ Check out the Local Development Scheme to see what's happening in your area and when you can get involved.
- ◆ Go online or contact the Strategy Unit and get added to our contact list so you are kept in touch with LDF progress.
- ◆ Have your say – whether you agree or disagree, explain why and make positive suggestions and ideas.

This mini guide is only a summary. Full details can be found in the Planning Policy Statement 12:LDF at [www.communities.gov.uk](http://www.communities.gov.uk)

# Remember...

Planning shapes the places where you live and work - so it is right that you should be able to take an active part in the process.





Planning and Regeneration Service  
Department of Development  
Plymouth City Council  
Civic Centre  
Plymouth PL1 2AA

Tel: 01752 305477

Fax: 01752 304294

Email: [ldf@plymouth.gov.uk](mailto:ldf@plymouth.gov.uk)