

LOCAL DEVELOPMENT SCHEME 2011-2014

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I. 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 Development Plan 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 currently 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 it remains a statutory duty to have regard to the RSS), consideration needs to be given to the expectations 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 Plymouth's LDF is produced is defined by the national legislative and regulatory framework. 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, which still remain relevant to this LDS. These requirements, however, will be subject to further changes through the Localism Bill 2010, which is expected to receive Royal Assent by the end of 2011. This is now likely to require Local Authorities to produce a Local Plan for their area.
- 2.3. While the extent and pace of these changes to the statutory Development Plans process inevitably brings a degree of uncertainty, none the less there are key principles that underpin the production of a Development Plan Document, and these are expected to remain as the foundations for preparing the new style Local Plans. These are:
- The essential requirements for producing a Development Plan Document will remain. That is to say, there will still be a requirement for an Issues and Options consultation, a Pre-Submission consultation stage, and for the plan to be submitted to the Secretary of State for Examination before Adoption.
 - The principle of ensuring continuous and effective public engagement throughout the plan making process will remain. In fact it is likely that this requirement will

be strengthened to include the need to collaborate with communities, stakeholders, and any other groups with an interest in a particular area or topic. The outputs from this process will form a key part of the plan's evidence base.

- The principle of frontloading the plan making process will remain, to ensure that all the information /evidence base necessary to justify the plan, (including engagement feedback), has been considered before policies and proposals are formulated.
- A number of existing 'planning tools' will remain. i.e. Area Action Plans (AAPs), Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), Local Development Orders (LDOs). These will still be important elements of the new Local Plan to be used to deliver change. However, their use may be limited to meeting very specific needs with a presumption that the main Local Plan document will fulfil most if not all of the needs for the statutory development plan.
- The Community Infrastructure Levy will continue to be used to fund infrastructure requirements and release value from development to meet the needs of communities.

- 2.4. There are also some clear changes in emphasis arising from the Localism Bill 2010, which are already influencing the production of the development plans. These are:
- A number of additional 'planning tools' are being put forward by the Government to support their focus on people and places. These include Neighbourhood Plans and Neighbourhood Development Orders which are being proposed as a new tier of the development plan to be produced by communities.
 - A revised Enterprise Zone approach is intended to help stimulate economic investment. In addition the New Homes Bonus has been introduced as a way of funding infrastructure requirements and releasing value from development for the good of communities.
 - The introduction of the Duty to Cooperate, which is intended to strengthen the obligation for neighbouring authorities to work together on cross border matters, will create an opportunity for true collaboration across sub-regional areas.
- 2.5. From this it can be concluded that both the existing LDF Core Strategy and the new style Local Plan are intended to be strategic documents, setting out a vision and path to improvement, as well as establishing strategic policies to guide change. The strategic nature of these documents, along with the Duty to Cooperate and the expectation of collaborative planning involving a wide range of activities, creates an opportunity to develop a truly spatial, wide ranging, strategic plan that responds to people's needs. The supporting Area Action Plans, Neighbourhood Plans, Neighbourhood Development Orders and other 'planning tools' can provide a range of mechanisms to deliver these aspirations.
- 2.6. Finally, the Localism Bill 2010 has introduced a presumption in favour of sustainable development. This implies that if a Local Authority does not have an adopted and up-to-date Local Plan in place, it will lose a significant amount of control over development in its area with a presumption in favour of development that meets national sustainability criteria.
- 2.7. In order to take advantage of these changes, and avoid losing the opportunity to proactively shape Plymouth's future, this LDS has revised the timetable for completing Plymouth's current LDF work programme and introduced arrangements for the Council to make an early transition to the new Local Plan process. This will ensure that the Council maintains an up to date Development Plan to promote the city's sustainable growth agenda.

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 2011, the following DPDs had been adopted:

Adopted LDF Documents:	Adoption Date:
(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 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

Adopted Supplementary Planning Documents:	Adoption Date:
(10) Planning Obligations & Affordable Housing SPD Planning Obligations & Affordable Housing SPD 1 st Review	01/12/08 02/08/10
(11) Design SPD	06/07/09
(12) Development Guidelines SPD (including Coastal Planning)	26/04/10

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

Plymouth's 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 broad delivery strategy is defined through its adopted LDF documents. These documents are supported by the city's detailed Infrastructure Needs Assessment and supporting Delivery and Investment Plans. The overall approach is to use the emphasis on providing new homes, jobs and services as a positive catalyst for change – helping to promote sustainable forms of development which meet local aspirations and supports 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. 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 (42,000 new jobs in the Travel to Work Area), 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 from 256,700 in 2009, to some 300,000+ by 2026 and beyond.
- 3.8. While the current recession has delayed the delivery of Plymouth's overall vision by at least 3 years, there have been significant developments and key elements of the vision have already been achieved. Further major opportunities are being brought forward through the LDF process.
- 3.9. 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 wider sub-regional governance arrangements, as well as playing a proactive role in the newly formed Heart of the South West Local Economic Partnership.

Plan Making Process

- 3.10. The Council intends to take advantage of both the existing LDF regulations, as well as the emerging new Local Plan requirements arising from the Localism Bill, to continue to evolve a more effective plan making process that directly addresses the city's needs. This includes maintaining a consistent approach that retains a degree of familiarity with the way local residents and key stakeholders have become used to interacting with the current LDF system.
- 3.11. The approach the Council will continue to adopt for preparing its statutory LDF and Local Plan documents is as follows:
- Stage 1, Plan Preparation (Current Regulation 25):** - To undertake both evidence base studies, as well as engage with interested parties concerning current and future needs of their area /interest and explore ways in which these could best be achieved – i.e. establish the issues that need to be address and prioritise the various options for meeting those needs.
- Stage 2, Issues and Preferred Options Consultation:-** To publish the outputs from stage 1 as a city wide milestone consultation, for the statutory 6 week period. The purpose of this is to enable everyone to comment on all the Issues and Preferred Options for an area, or in relation to a particular issue /matter.
- Stage 3, Pre-submission Consultation (Current Regulation 27):-** Based on the outcomes from the stage 2 'Issues and Preferred Options' consultation, the Council will prepare the draft LDF / Local Plan 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 address editorial corrections etc.

If this consultation raises significant issues which require substantial amendment(s) before submission, then the revised document will be subject to a further round of engagement /consultation.

Stage 4, Submission, Examination and Adoption:- When the Council is satisfied that the document is soundly based, (following the Stage 3 consultation), it will be submitted to the Secretary of State, along with all the representations made at the pre-submission consultation stage, for it to be considered at examination by an independent planning inspector. The inspector's report is considered binding on all parties, in as much as it forms the basis for the Council's adoption of the final document.

4. FUTURE WORK PROGRAMME

4.1. This LDS is the sixth review of the Council's LDF work programme. It defines the documents, and sets out the work programme needed to complete Plymouth's LDF and move forward to the new Local Plan agenda.

4.2. While considerable progress has been made on preparing Plymouth's remaining LDF documents, the programme for their completion will need to be changed to accommodate the following:

- Changes to the timetable for preparing the Derriford and Seaton AAP, to accommodate matters highlighted through the Council's Plan, Monitor and Manage approach to planning - in particular responses received from the pre-submission consultation which will require further evidence base studies to support the delivery of a major District Centre in this area, as well as responding to recent announcements relating to the future of Plymouth Airport.
- Responding to expected changes to the national legislative framework, (as defined in the Localism Bill 2010 and explained above). While the full details of this new Local Plan system have still to be confirmed, this change has coincided with the need to undertake the five year review of the Core Strategy. In these circumstances it is considered appropriate to move directly to preparing a new Local Plan – to be called 'The Plymouth Plan'. This offers a number of advantages to the city. Not only will the city maintain its position in having a fully up to date statutory Development Plan to assist in delivering corporate priorities, (e.g. the sustainable growth agenda); but it will also offer an opportunity to substantially consolidate the number of corporate strategies and plans, rationalising the current position and achieving savings.
- A minor adjustment to the work programme for preparing Plymouth's Urban Fringe DPD, which the city is preparing jointly with South Hams District Council and Devon County Council, will be needed in order to co-ordinate its consultation timetable with that of the revised Derriford and Seaton AAP.
- As a consequence of the decision to prepare a single Plymouth Plan, the current work programme for the Sustainable Neighbourhoods Development Plan Document, as well as the East End and Hoe Area Action Plans will be revised so that they can be incorporated into the proposed new Plymouth Plan.
- Completing the current work programme for the Shopping Centres SPD, taking this document through to adoption.
- Implementing a second review of the Planning Obligations & Affordable Housing Supplementary Planning Document in support of the Council's move towards a

Community Infrastructure Levy and in response to Government changes to the definition of Affordable Housing.

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, and is considered a priority for completion under the LDF regulations because of its important role in delivering Plymouth's sustainable growth agenda.
- 4.4. The AAP's 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 were 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 Issues & Preferred Options consultation in 2009, the Council has undertaken and published more detailed studies on the AAP's key proposals. This has included:
- Summary Report of the Issues and Preferred Options Consultation, March 2009
 - Draft Derriford and Seaton Area Action Plan Delivery Framework
 - Derriford Community Park Delivery Study, LDA Design Consulting LLP, March 2009
 - Derriford Development Framework, LDA Design Consulting LLP, March 2009
 - Feasibility Study for an Energy Services Company (ESCO) in Plymouth, Utilicom Ltd 2010
 - Plymouth City Centre and Derriford Sustainable Energy Studies, Centre for Sustainable Energy/Wardell Armstrong, June 2009
 - Report on Proposed New District Shopping Centre, Cushman and Wakefield, November 2009
 - Report on Proposed New District Shopping Centre, Cushman and Wakefield, January 2011
 - Derriford Transport Strategy 2006 to 2021
 - Derriford and Seaton area action plan 2006-2021 sustainability appraisal February 2011
 - Equality Impact Assessment of the Derriford and Seaton Area Pre-Submission Action Plan
 - Habitat Regulations Assessment and Screening Report of the Derriford and Seaton Area Action Plan January 2011
- 4.6. The Council has followed up the publication of these reports with a comprehensive engagement process, involving key stakeholders and a local residents association, so as to inform the production of the Pre-submission AAP document.
- 4.7. The pre-submission AAP has been the subject of a statutory 6 week consultation during Feb./March 2011. The responses received from this consultation have provided a number of helpful comments on how the document could be improved, but have also raised questions which will require further evidence base studies to support the delivery of a major District Centre in this area.
- 4.8. In addition to this, in response to recent announcements regarding Plymouth Airport, an economic study into air services for Plymouth has been commissioned by the Plymouth Chamber of Commerce and Industry and Plymouth City Council. This study, which will be completed during summer 2011, could create a need for the AAP to be revised before

submission. (The area being considered as part of this Airport Study is highlighted on Map 2 – entitled, Boundaries for Area Action Plans and Plymouth Urban Fringe DPD.)

- 4.9. As a consequence of these matters, the timetable for completing the Derriford and Seaton AAP has been re-programmed, to enable additional evidence base studies and a revised AAP, (with potential boundary amendments), to be published for a second pre-submission consultation. This second pre-submission consultation will take place alongside the publication of the alternative site proposals for the location of the proposed new District Centre that came forward through representations made in the Feb./March 2011 pre-submission consultation. This is to meet government guidance to ensure that all alternative site options have been fully aired before the AAP's examination. Following on from this second consultation, it is expected that the AAP will be submitted to the Secretary of State for public examination leading to its adoption.

Other Programme Changes

- 4.10. In response to the proposed changes to the planning system being introduced through the Localism Bill 2010, it is now intended to re-programme the production of Plymouth's remaining LDF Documents so that they are incorporated into the city's new Local Plan – The Plymouth Plan. This has the following implications for the remainder of the LDF programme.
- 4.11. **Sustainable Neighbourhoods (Key Site Allocations) Development Plan Document (Profile 4 refers):**
This document was intended to set out the key development proposals to implement the vision, aims and objectives of the Core Strategy for those areas of the city outside the AAP areas.
- 4.12. 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. The output from this work was brought together into a series of Issues and Preferred Options pamphlets for each neighbourhood and consulted on during Feb / March 2011.
- 4.13. The intention is to now incorporate this work into the new Plymouth Plan. This plan will focus on the needs of people and places, providing a mechanism to deliver key development opportunities, turning aspirations into reality by providing a strategic framework to guide future development in the city's neighbourhoods.
- 4.14. **Plymouth's Urban Fringe Development Plan Document (Joint working with South Hams and Devon County – Profile 4a refers):**
This Development Plan Document is being prepared jointly with South Hams District Council and Devon County 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.
- 4.15. In preparing this document, the Council has undertaken a number of evidence base studies and consulted on the Issues and Preferred Options during Feb / March 2011. While it was intended to progress this document alongside Plymouth's Sustainable Neighbourhoods (Key Site Allocations) DPD, the city's decision to move to the new Local Plan approach, and in the absence of a similar commitment from South Hams, this means that the Urban Fringe DPD is currently expected to be progressed to adoption under the LDF regulations. The timetable, however, will need to be adjusted to co-ordinate its pre-submission consultation with the revised timetable for the Derriford and Seaton AAP.

4.16. **East End Area Action Plan (Profile 13 refers) and Hoe Area Action Plan (Profile 14 refers):**

These documents were intended to set the context for:

- neighbourhood renewal and promoting sustainable transport solutions for the City's East End and Eastern Gateway;
- regenerating the Hoe Foreshore – an historically and environmentally important area of Plymouth.

4.17. Their production started in Spring 2005 with Issues and Options reports. Since then, a framework for change has been agreed with the adoption of the Core Strategy East End and Hoe Vision Statements. However, following on from the Core Strategy debate it became evident that further studies were needed (on transport options, major hazard sites implications, tourism and master planning work on the various opportunity sites), to consider how best the different requirements of these two areas could be delivered.

4.18. With the Council's decision to incorporate the remainder of its LDF programme into The Plymouth Plan, the intention is to bring the level of understanding for these two areas to a similar level as the SNDPD, by publishing Issues and Preferred Options consultation pamphlets for consultation, (on the same timetable as the Derriford and Seaton AAP consultations), so that this work can form part of the evidence base for the new Plymouth Plan.

4.19. **Preparation of Supplementary Planning Documents:**

The city has an agreed timetable for producing supporting Supplementary Planning Documents (SPD), to amplify Policies in the Core Strategy.

4.20. To date the Council has adopted SPD relating to Planning Obligations and Affordable Housing (adopted 01/12/08 and reviewed 02/08/10), a Design SPD (adopted 06/07/09), and a Development Guidelines SPD, which includes advice on Coastal Planning matters, (adopted 26/04/10).

4.21. An SPD for Shopping Centres has been consulted on during Feb./March 2011, and is now being progressed to adoption.

4.22. The Council will also be undertaking a further review of its Planning Obligations and Affordable Housing SPD. This will update planning guidance in relation to national policy changes relating to Affordable Housing, and address the implications for the planning obligations process arising out of the introduction of a Community Infrastructure Levy.

4.23. It should be noted that it was decided in the 2010 LDS that the proposed SPD on Green Space had been dropped, as its purpose can now be met through the refreshed Greenscape Study which supports 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:**

With the adoption of Plymouth's Local Development Framework (April 2007), the statutory parts of this LDF, together with the Regional Spatial Strategy (until this statutory requirement is removed), form the 'Development Plan' documents for the City. As stated in the 2010 LDS, Plymouth's LDF has therefore replaced the adopted Local Plan, and it has taken over the role of the First Deposit Local Plan as a 'material consideration' in dealing with planning matters. Appendix I to the LDS identifies saved documents. (Documents that have been cancelled were set out in the 2010 LDS, but have been repeated in this LDS for clarity.)

4.25. It should be noted, however, that in response to these changes and where there is a need for an interim position pending the change to the new Local Plan position, Site Planning Statements have and will be prepared for some of the larger sites affected by this change, including a process of engagement with the local community where appropriate.

- 4.26. It should also 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 which may still be helpful to the consideration of proposals. However, the FDLP in itself will carry no policy weight.
- 4.27. **Review of the Core Strategy / Move to new Local Plan (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.
- 4.28. 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 by 2014/16 and rolled forward to cover the period to 2031 in detail, but with a longer term horizon. This means that the commencement of this review process falls within the 3 year work programme covered by this LDS.
- 4.29. This requirement to review Plymouth's Core Strategy coincides with a number of expected changes to the national legislative framework, contained in the Localism Bill 2010, (which is likely to receive Royal Assent by the end of 2011). These changes include the abolition of Regional Strategies, as well as proposals to move to a new form of Local Plan, together with additional supporting documents such as Neighbourhood Plans.
- 4.30. While the full details of this new Local Plan system have still to be confirmed, with this change in circumstances it is considered appropriate for the city to move directly to preparing a new Local Plan – to be called 'The Plymouth Plan'.
- 4.31. This new Plymouth Plan, like the existing LDF Core Strategy, will be a strategic document that encompasses the whole of the city, as well as considering the city within its sub-regional context, setting out a vision and path to improvement, as well as establishing strategic policies to guide change within the city. It will include both a bottom up and top down approach providing a context for improving each neighbourhood, as well as the city as a whole. The strategic nature of this document, along with the Duty to Cooperate and the expectation of collaborative planning involving a wide range of activities, creates an opportunity to develop a truly spatial, wide ranging, strategic plan. This will enable the new Plymouth Plan to incorporate and join up a number of existing strategies, encompassing employment, housing, education, natural environment, culture, transport, community and health, minerals and waste. While the Plymouth Plan is intended to provide the strategic framework for guiding the city's future development, it may be supported by more detailed plans such as Area Action Plans, Neighbourhood Plans, Development Orders and other 'planning tools', depending on the most appropriate mechanisms for delivering the city's aspirations.
- 4.32. This approach offers a number of advantages to the city. Not only will the city maintain its leading position in having a fully up to date statutory Development Plan to assist in delivering the corporate priority for sustainable growth; but it will also offer an opportunity to substantially consolidate the current number of corporate strategies and plans, rationalising the existing position and achieving savings.

5. OTHER SUPPORTING DOCUMENTS

- 5.1. Other documents inform or support the production of the LDF /new Local Plan 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 Development Plan 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 Development Plan and subsequent progress, as well as to comment on whether there is a need for change / review. This will be published on the Council's LDF web site, regularly updated when new information becomes available, but still providing a baseline position in December of each year as required by national guidance.
- 5.4. **Statements of Conformity** to:
 - explain the steps undertaken to ensure that Development Plan documents have been produced in accordance with the Statement of Community Involvement
 - confirm the consistency of the DPDs and SPDs with the Core Strategy /Local Plan
 - 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, with the involvement of Devon County Council, are progressing the Plymouth Urban Fringe DPD, to 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 wider 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. This will form a part of the wider sub-regional context within which the new single Plymouth Plan will be prepared.

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 confirms 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 a glossary of terms.

TABLE 1 TIMESCALES WITHIN WHICH ADOPTED LDF DOCUMENTS HAVE BEEN PRODUCED

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

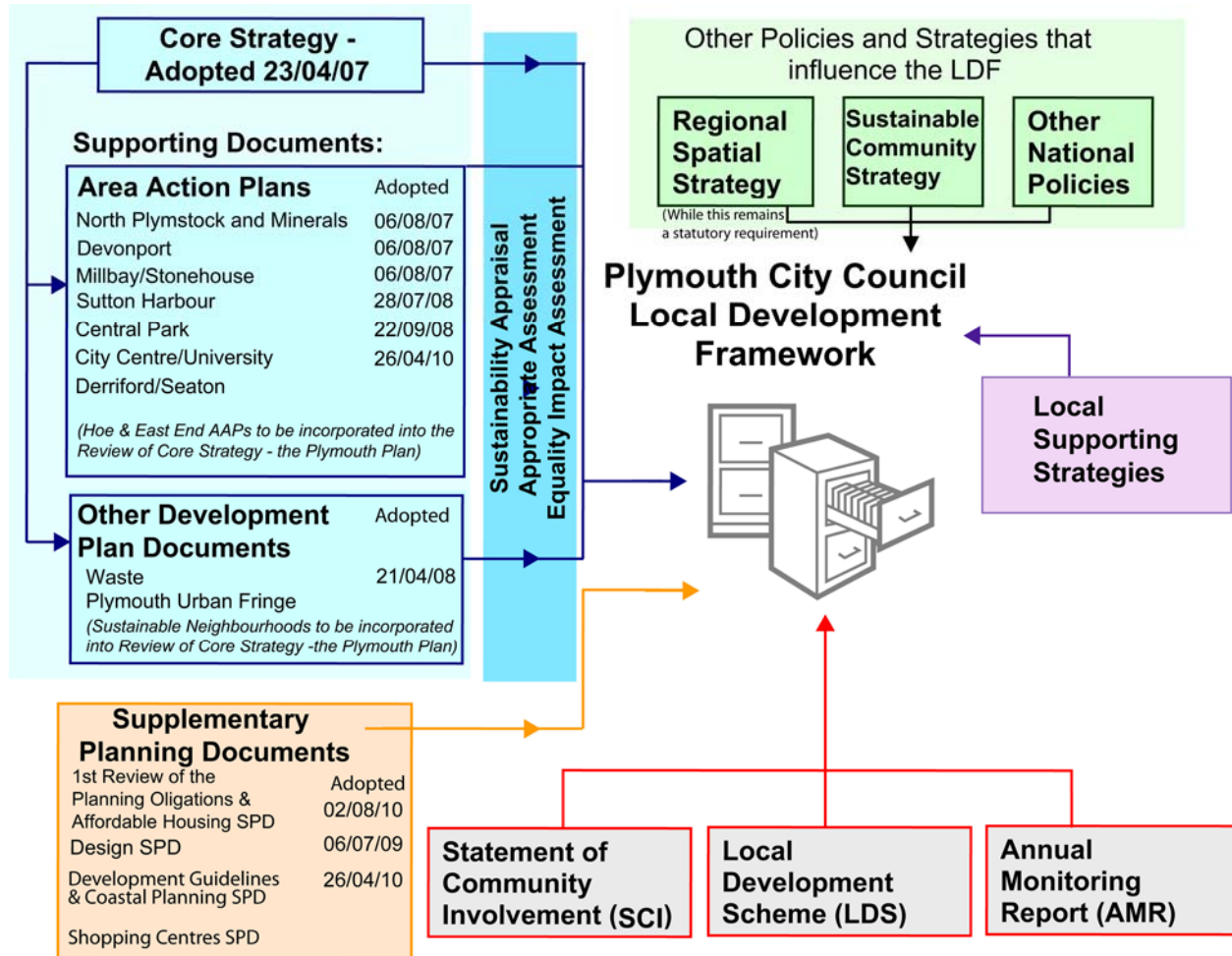
TABLE 2 TIMETABLE FOR PRODUCING REMAINING LDF DOCUMENTS

DEVELOPMENT PLANNING DOCUMENTS	Issues / Options Core Strategy Area Vision Consultation	Issues & Preferred Option Consultation	Pre-Submission Representation / Submission date	Examination Date	Inspector’s Report	Adoption date
Derriford / Seaton AAP Profile 11	07/03/05 – 18/04/05	06/02/09 – 23/03/09	1 st Pre-sub. Consult 16/02/11 – 30/03/11 2 nd Pre-sub. Consult Feb / March 2012 Submit July 2012	Nov. 2012	May 2013	July 2013
Plymouth Urban Fringes DPD (Joint with SHDC & DCC) Profile 4A	N/a	16/02/11 - 30/03/11	Feb / March 2012 Submit July 2012	Nov. 2012	May 2013	July 2013
Sustainable Neighbourhoods (Key Site Allocations) DPD Profile 4 (To be included in Plymouth Plan)	July 2007-July 08 (neighbourhood consultations)	16/02/11 - 30/03/11	No further work planned to complete this DPD under the LDF Regs. Results from the Issues & Preferred Options consultation will form part of the evidence base for preparing The Plymouth Plan			
East End AAP Profile 14 (To be included in Plymouth Plan)	07/03/05 – 18/04/05	Feb. /March 2012	No further work planned to complete this DPD under the LDF Regs. Issues & Preferred Options consultation proposed for 2012, to provide evidence base for this area for The Plymouth Plan.			
Hoe AAP Profile 15 (To be included in Plymouth Plan)	07/03/05 – 18/04/05	Feb. /March 2012	No further work planned to complete this DPD under the LDF Regs. Issues & Preferred Options consultation proposed for 2012, to provide evidence base for this area for The Plymouth Plan.			
Plymouth Plan (new local Plan) (Core Strategy First Review) Profile 2R	N/a	July /Aug. 2012	July /Aug. 2013 Dec. 2013	March 2014	Oct. 2014	Dec. 2014

TABLE 3 TIMETABLE FOR PRODUCING SPD DOCUMENTS

SPDs in Preparation	Consultation Draft	Adoption date
Planning Obligations & Affordable Housing SPD Profiles 17 & 18	09/11/07-21/12/07	01/12/08
Design SPD Profile 19	18/10/07-21/12/07	06/07/09
Development Guidelines SPD (including Coastal SPD) Profile 22	06/11/09 – 18/12/09	26/04/10
1st Review of Planning Obligations & Affordable Housing SPD Profiles 17 & 18	20/01/10 – 26/02/10	02/08/10
Shopping Centres SPD Profile 24	16/02/11 – 30/03/11	To be progressed to adoption by 2012
2nd Review of Planning Obligations & Affordable Housing SPD Profiles 17 & 18	Nov – Dec 2011	To be progressed to adoption by 2012

DIAGRAM I RELATIONSHIP BETWEEN PLYMOUTH’S LDF DOCUMENTS



MAP I. 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:-

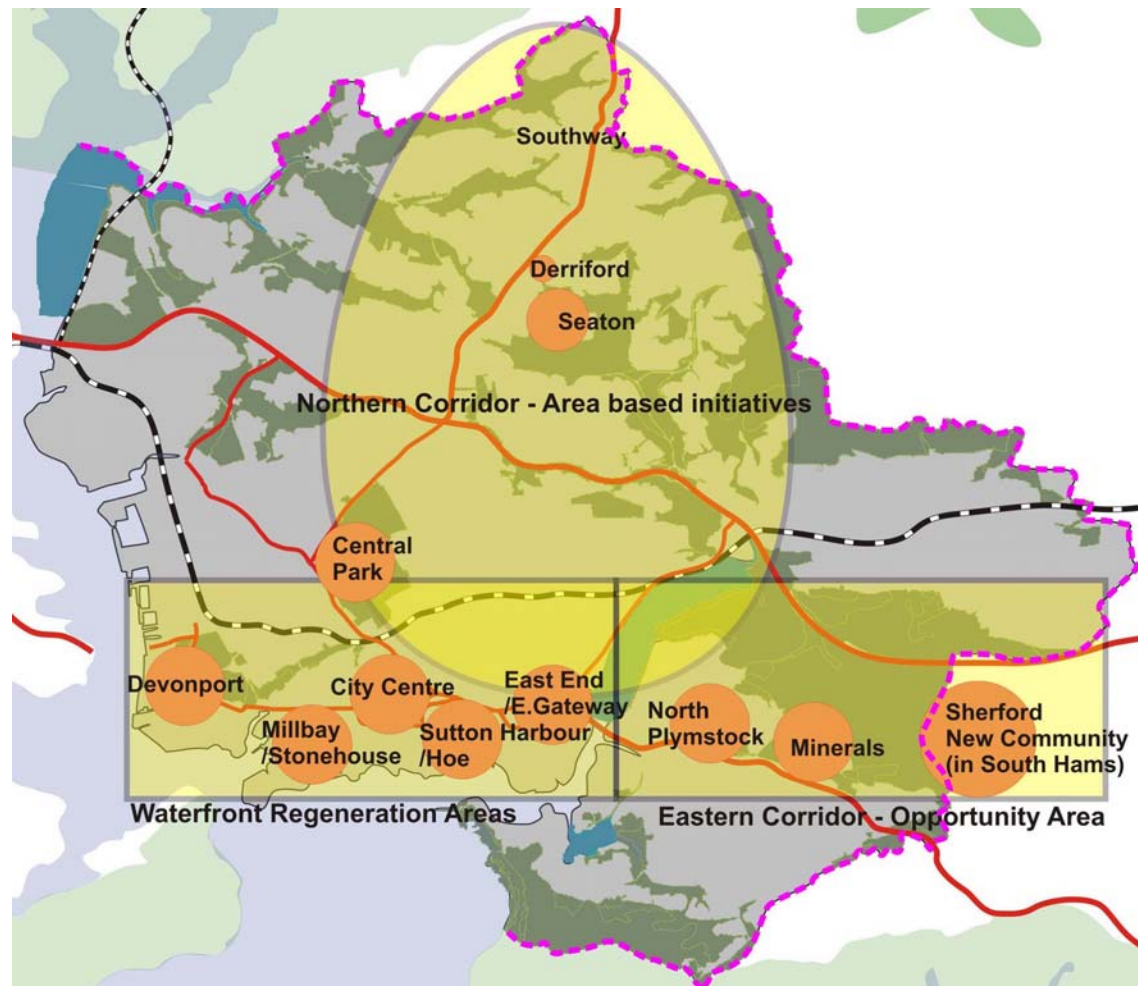
The Waterfront Regeneration Areas of:

- City Centre / University
- Devonport
- Millbay / Stonehouse
- Sutton Harbour
- (- Hoe & East End / Eastern Gateway to be incorporated into the Plymouth Plan)

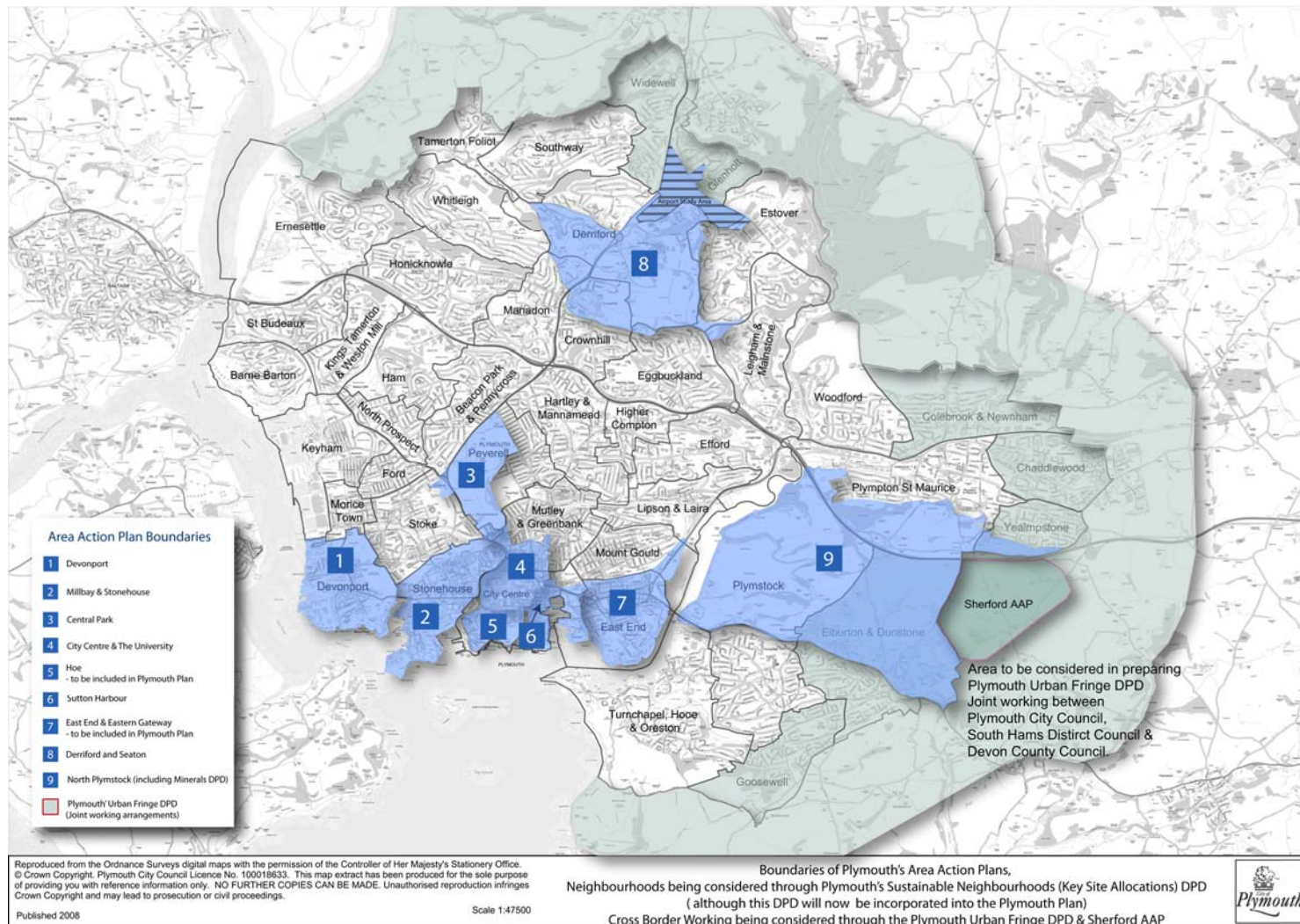
Central Park, where there are opportunities to consider the provision of improved leisure facilities.

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.



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



PLYMOUTH’S ADOPTED LDF DOCUMENTS

Profile I	Statement of Community Involvement
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
Adopted	24th July 2006 (& then Reviewed in 2008, see below)
Monitor / Review	Monitored on an annual basis, and reviewed as appropriate. (The SCI will be formally reviewed at least once every 5 years).

Profile IR	First Review of The Statement of Community Involvement
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
Adoption	27th April 2009
Monitor / Review	Monitored on an annual basis and reviewed as appropriate. (The SCI will be formally reviewed at least once every 5 years).

Profiles 2 & 3	Plymouth’s Core Strategy
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
Adopted	23rd April 2007
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).

Profile 6	Waste Development Plan Document
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.
Adopted	21st April 2008
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

Profiles 8 & 5	Eastern Corridor - Opportunity Area North Plymstock Area Action Plan and Minerals Development Plan Document
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.
Adopted	6th August 2007
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

Profile 9	Waterfront Regeneration Area Devonport Area Action Plan
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.
Adopted	6th August 2007
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

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

Profile 10	Waterfront Regeneration Area Millbay / Stonehouse Area Action Plan
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.
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.
Adopted	6th August 2007
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

Profile 12	Waterfront Regeneration Area Central Park Area Action Plan
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.
Adopted	22nd September 2008
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

Profile 13	Waterfront Regeneration Area City Centre / University– Area Action Plan
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.
Adopted	26th April 2010
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

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

Profile 16	Waterfront Regeneration Area Sutton Harbour Area Action Plan
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.
Adopted	28th July 2008
Monitor / Review	Monitored on an annual basis and reviewed as appropriate.

Profiles 17 & 18	Planning Obligations and Affordable Housing-SPD
Description	The SPD sets the context for requiring contributions from relevant development & how the Council will prioritise /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 with the RSS, & consistent with the Core Strategy.
Adoption	Original SPD adopted 1st December 2008 1st Review adopted 2nd August 2010 2nd Review consultation in Nov /Dec 2011 with adoption by 2012
Review	Monitored on an annual basis and reviewed as appropriate. Its early review has now been triggered by new legislation relating to the Community Infrastructure Levy.

Profile 19	Design SPD
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 RSS, & consistent with the Core Strategy.
Adoption	6th July 2009
Review	Monitored on an annual basis and reviewed as appropriate.

Profile 22 & 23	Development Guidelines SPD
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 with the RSS, & consistent with the Core Strategy.
Adoption	26th April 2010
Review	Monitored on an annual basis, and reviewed as appropriate.

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

Profile 24	Shopping Centres SPD
Description	Defines the extent of shopping centre boundaries and primary / secondary frontages (to replace Annex I of First Deposit Local Plan), as well as highlighting key issues to be considered in relation to future development proposals.
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 RSS, & consistent with the Core Strategy.
Key Milestones:- Adoption Review	Consultation on Draft SPD 16/02/11 -30/03/11 To be progressed to adoption by 2012 Monitored on an annual basis, and reviewed as appropriate.

PLYMOUTH’S REMAINING LDF WORK PROGRAMME

Profile 11	Northern Corridor - Area Based Initiatives Derriford /Seaton Area Action Plan
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"> ▪ Context for preparing this AAP, in terms of the policy background (national, regional & local) ▪ Aims & objectives that are specific to this AAP, together with details about the type and amount of development ▪ Additional guidance & information that is required to amplify the policy or proposal ▪ How the AAP will be implemented and monitored ▪ Background papers /documents /references ▪ The process by which the AAP has been prepared, together with a statement of conformity with SCI.
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	<p>Current position:- Issues & Preferred Options completed in March 2009</p> <p>7th March – 18th April 2005</p> <p>06/02/09 to 23/03/09</p> <p>16/2/11 to 30/3/11</p> <p>2nd pre-submission consultation Feb /March 2012</p> <p>July 2012</p> <p>Aug /Sept 2012</p> <p>November 2012</p> <p>May 2013</p> <p>July 2013</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, together with the key stakeholders and resident associations in this area.

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

Profile 4A	Plymouth Urban Fringes DPD (joint DPD with South Hams District Council & Devon County Council)
Description	<p>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.</p> <p>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.</p>
Content	<p>It sets out:-</p> <ul style="list-style-type: none"> ▪ visions for the city’s neighbourhoods and surrounding urban fringe ▪ what are considered appropriate key development opportunities, as well as areas for restraint, such as biodiversity networks ▪ the reason why the proposal has been made, and how it is expected to contribute to achieving the vision ▪ the extent of the land affected by the proposal, (safeguarding the owner’s right to objection) ▪ the links to policies in other Development Plan Documents, e.g. affordable housing, as well as how and when Supplementary Planning Documents will apply. ▪ How the DPD will be implemented and monitored ▪ Background papers /documents /references ▪ The process by which the DPD has been prepared, together with a statement of conformity with Plymouth’s revised SCI.
Area covered	<p>The Development Proposals will cover the following areas of Plymouth and South Hams:-</p> <ul style="list-style-type: none"> ▪ Plymouth neighbourhoods of:- Widewell, Glenholt, Colebrook & Newnham, Chaddlewood & Yealmpstone ▪ An area in South Hams, running around the Plymouth city border
Status Chain of conformity	<p>Statutory Development Plan Document.</p> <p>In general conformity with the Regional Spatial Strategy, and consistent with the Core Strategies of Plymouth and South Hams.</p>
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>Plan preparation commenced in July 2007</p> <p>July 2007 to May 2009</p> <p>November /December 2010</p> <p>Feb /March 2012</p> <p>July 2012</p> <p>Aug /Sept 2012</p> <p>November 2012</p> <p>May 2013</p> <p>July 2013</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	<p>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).</p> <p>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..</p>

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

Profile 2R	First Review of Plymouth’s Core Strategy The Plymouth Plan
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. The adopted Core Strategy needs to be updated to reflect outcomes of the Plan Monitor Manage process as reported through the LDF’s Annual Monitoring Report.</p> <p>This requirement to review Plymouth’s Core Strategy coincides with a number of expected changes to the national legislative framework, contained in the Localism Bill 2010, (which is likely to receive Royal Assent by the end of 2011). These changes include the abolition of Regional Strategies, as well as proposals to move to a new form of Local Plan, together with additional supporting documents.</p> <p>While the full details of this new Local Plan system have still to be confirmed, with this change in circumstances it is considered appropriate for the city to move directly to preparing a new Local Plan – to be called ‘The Plymouth Plan’.</p>
Content	<p>This new Plymouth Plan will be a strategic document that encompasses the whole of the city, as well as considering the city within its sub-regional context, setting out a vision and path to improvement, as well as establishing strategic policies to guide change within the city. It will provide a context for improving each neighbourhood, as well as the city as a whole.</p> <p>The Duty to Cooperate and the expectation of collaborative planning, creates an opportunity to develop a truly spatial, wide ranging, strategic plan. It will incorporate and join up a number of existing strategies, encompassing employment, housing, education, natural environment, culture, transport, community and health, minerals and waste.</p> <p>It will be supported by more detailed plans depending on the most appropriate mechanisms to deliver the city’s aspirations.</p>
Area covered	The whole of Plymouth
Status	Statutory Development Plan Document.
Chain of conformity	The new Local Plan will be in line with national planning policy.
Key Milestones:- Issues /preferred options Pre-submission consultation Submit Sec. of State Pre-examination mtg. Public Hearing Inspector’s Report Adoption Monitor / Review	<p>Current position:- Adopted on 23/04/07.</p> <p>July /Aug 2012</p> <p>July /Aug 2013</p> <p>December 2013</p> <p>January 2014</p> <p>March 2014</p> <p>October 2014</p> <p>December 2014</p> <p>Monitored on an annual basis and reviewed as appropriate.</p>
Production arrangements	To be prepared by the Department of Development, in conjunction with the relevant statutory bodies, as well as all partners /stakeholders.

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

Profile 7	Proposals Map
Description	Illustrates the location and extent of all the development proposals arising from the plan (both the LDF proposals & criteria based policies of the plan). 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.
Content	It shows, (on a base map at an appropriate scale), all the policies & proposals, (that can be illustrated on a map), contained in the Development Plan documents, together with sites for which Area Action Plans will apply. The Proposals Map illustrates any remaining saved Development Plan policies and proposals, and will be updated as each new development plan document is adopted.
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.

Profile 20	Sustainability Appraisal
Description	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. 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: <ul style="list-style-type: none"> • Could these effects be of special significance? • Are there ways of reducing or mitigating adverse effects? • Can positive planning further enhance any beneficial effects? The SA plays an important role in improving the quality of the council’s LDF by ensuring that it seeks to deliver national & local objectives for sustainable development.
Content	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. The appraisals are undertaken using an appraisal framework developed and set out in the Sustainability Appraisal Scoping Report (March 2008). 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.

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

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.

Profile 21	Annual Monitoring Report
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. It will be published on the Council's LDF web site, regularly updated when new information becomes available, but still providing a baseline position in December of each year as required by national guidance.
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"> ▪ progress towards achieving the LDF Timetable (i.e. LDS targets set out in this document) ▪ information on the current position for all LDF targets & indicators ▪ progress towards achieving the LDF's aims & objectives, & their contribution towards achieving the City's vision ▪ the impact of the LDF on wider targets and sustainable development objectives <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"> ▪ revision to the LDS processes and timetable ▪ changes to the Core Strategy & its policies / proposals and how the Council will achieve these
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

**PLYMOUTH’S REMAINING LDF WORK PROGRAMME
TO BE INCORPORATED INTO THE NEW SINGLE PLYMOUTH PLAN**

No further work is planned to complete these DPDs under the LDF Regs. However, these area will now be considered through an Issues & Preferred Options consultation, so as to provide an updated evidence base for these areas, so that they can be incorporated into The Plymouth Plan.

Profile 4	Sustainable Neighbourhoods (Key Site Allocations) DPD
Description	<p>This document was intended to set out the key development proposals to implement the vision, aims and objectives of the Core Strategy for those areas of the city outside the AAP areas.</p> <p>The intention is to now incorporate this work into the new Plymouth Plan, to highlight key development opportunities and provide a strategic framework to guide future development in the city’s neighbourhoods.</p>

Profile 14	Waterfront Regeneration Area East End – Area Action Plan
Description	<p>Sets the context for neighbourhood renewal and promoting sustainable transport solutions for the City’s East End and Eastern Gateway.</p> <p>With the Council’s decision to incorporate the remainder of its LDF programme into The Plymouth Plan, the intention is to bring the level of understanding for this area to a similar level as the SNDPD, by publishing Issues and Preferred Options consultation pamphlets for consultation during the summer of 2012, (on the same timetable as the Derriford and Seaton AAP consultations), so that this work can form part of the evidence base for the new Plymouth Plan.</p>

Profile 15	Waterfront Regeneration Area The Hoe– Area Action Plan
Description	<p>Sets the context for the regeneration of the Hoe Foreshore.</p> <p>With the Council’s decision to incorporate the remainder of its LDF programme into The Plymouth Plan, the intention is to bring the level of understanding for this area to a similar level as the SNDPD, by publishing Issues and Preferred Options consultation pamphlets for consultation during the summer of 2012, (on the same timetable as the Derriford and Seaton AAP consultations), so that this work can form part of the evidence base for the new Plymouth Plan.</p>

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

APPENDIX I	Status of planning policy documents
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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).

Title	Date	Status
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.

Title	Date	Status	Amplifies First Deposit Local Plan Policy	Amplifies LDF policy
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	

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Title	Date	Status	Amplifies First Deposit Local Plan Policy	Amplifies LDF policy
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.

Title	Date	Status	Amplifies LDF policy
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
Emma Place Conservation Area Appraisal and Management Plan	March 2007	Saved	CS03 Objective 7 Millbay AAP

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Title	Date	Status	Amplifies LDF policy
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.

Title	Date	Status	Amplifies LDF policy
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.

Title	Date	Status	Amplifies First Deposit Local Plan Policy	Amplifies LDF policy
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		
IPS4. Educational Contributions	July 2003	Cancelled Replaced by Planning Obligations SPD		
IPS5. East End Regeneration Strategy	March 2003	Saved as a background document. To be reviewed as part of the Plymouth Plan	East End Area Vision (Part 2), Proposals 15 – 23, 25 - 29, 31 and 32.	

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

Title	Date	Status	Amplifies First Deposit Local Plan Policy	Amplifies LDF policy
IPS6. Tinside, Hoe & Hoe Foreshore Conservation Plan	March 2003	Saved.	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 as a background document. To be reviewed as part of the Plymouth Plan	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 as a background document. To be reviewed as part of the Plymouth Plan	Strategic Objective 3 (Part 2) Proposal 75 (Part 3)	

APPENDIX 2	Glossary of Terms
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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 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.

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

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 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 Regional Spatial Strategies.
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.

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

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