

Local Development Scheme (LDS) 2024

- Period Covered: Q2 FY2023/24 to Q4 FY 2027/28
- Full Council Date: 22 February 2024
- Published Date: 22nd February 2024

Isles of Scilly
Local Plan
Including Minerals and Waste
2015 to 2030

Council of the Isles of Scilly





Local Development Scheme (LDS) (1)

Local Development Scheme (LDS).

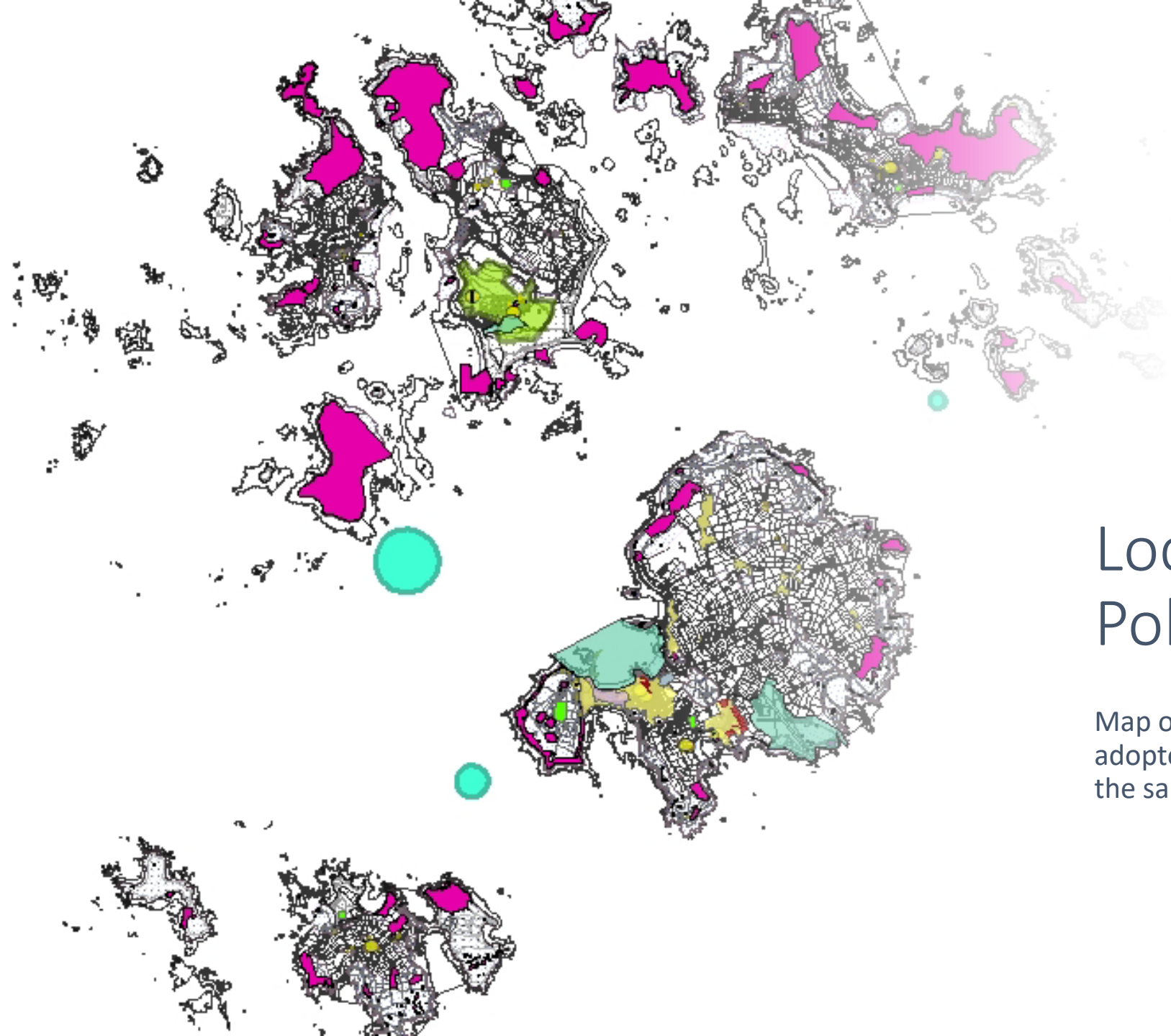
1. The Council of the Isles of Scilly is required to prepare and maintain a Local Development Scheme (LDS) for the area. The LDS provides interested people and organisations with the Council's project plan for the preparation of local development documents. The Planning and Compulsory Purchase Act 2004 states that the LDS must specify:
 - The local development documents which are to be 'development plan documents'
 - The subject matter and geographical area to which each development plan document relates
 - The timetable for preparation and revision of the development plan documents
2. Local authorities can update their LDS at such times as considered appropriate. The previous Isles of Scilly LDS has been in place since June 2022.
3. The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 has introduced the requirement to review local development documents within certain time periods. In respect of local plans, a review must be completed every five years, starting from the date of adoption of the local plan. Consequently, this LDS provides a timescale for the production of a new local plan.



Local Development Scheme (LDS) (2)

The Adopted Local Plan

4. The National Planning Policy Framework (NPPF) makes clear that development plans (including Local Plans) are key to delivering sustainable development and local authorities should produce a development plan for their area, which includes strategic and non-strategic policies. The Local Plan can be reviewed in whole or in part to respond flexibly to changing circumstances.
5. The Isles of Scilly Local Plan 2015–2030 was adopted on the 25th March 2021. It guides development in the islands over the period to 2030 and aims to ensure that new homes, jobs and services needed by communities are located in the most sustainable places. It will also help deliver the infrastructure, facilities and other developments needed to make this possible. The local plan and this timetable relate to all of islands that make up the Isles of Scilly as shown in Figure 1.



Local Plan Policies Map

Map of constraints and allocations as adopted in 2021. This timetable relates the same area.



Local Development Scheme (LDS) (3)

The route to a new Local Plan

6. The Council is currently monitoring its policies of the adopted local plan and preparing the evidence base for either a revision of key policies (as dictated by the monitoring) or a complete review of the Local Plan for the islands. Once adopted it will form part of the statutory Development Plan for the Isles of Scilly together with other development plans (once adopted) including supplementary planning documents.
7. The new Local Plan, once adopted, will supersede the Isles of Scilly Local Plan (2015-2030).
8. The following table sets out the timetable for production and adoption of the following:



Local Development Scheme (LDS) (4)

- Local Plan/Policy Review
- Conservation Area Review and Character Statement Supplementary Planning Document (SPD)
- Local Plan Design Guide Review/Design Codes Supplementary Planning Document (SPD)
- Local Plan Lighting Guide Leaflet

Local Development Scheme (LDS) (5)

Statement of Community Involvement

9. The Statement of Community Involvement (SCI) provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications. It also sets out how and when the Council will support local communities in preparing Neighbourhood Plans. The SCI was adopted by the Council in 2015.

Brownfield Land Register

10. The Council first published the Brownfield Land Register in December 2017 in line with a new duty, through the Housing and Planning Act (2016), which requires local planning authorities to prepare, maintain and publish a register of brownfield land (also known as previously developed land) which the Council has assessed as being potentially suitable for residential development. The current iteration of the Register provides information on brownfield land that is suitable for housing. The Register will then be used to monitor the Government's commitment to the delivery of brownfield sites. The brownfield land register contains **2 entries** and can be read at online: <https://www.scilly.gov.uk/planning/brownfield-register>.



Local Development Scheme (LDS) (6)

Custom and Self-Building Housing Register

11. The Council first published its Custom and Self-Building Housing Register in 2016 which contains details of individual and groups who are seeking to acquire serviced plots of land within the Isles of Scilly, as set out in the Self-Building and Custom Housebuilding Act 2015. To date there is a total of **40 individuals** and 0 groups (as of November 2023) on the register. This is down from the last AMR (AMR16) which identified 51 individuals actively looking to self-build on the islands.
12. The Council of the Isles of Scilly has a Local Connection Test, which forms Part 1 of the register and all entries on the register are on Part 1, with a local connection, except for 2 entries, who fall into Part 2 of the register. There are **40 individuals who meet the Local Connection Test.**

Local Development Scheme (LDS) (7)

Document	Role and Scope	Public Engagement Period	Target Adoption
Statement of Community Involvement	The SCI provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications.	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Brownfield Land Register	This Register provides up-to-date, publicly available information on brownfield land that is suitable for housing.	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Custom/Self-Build Register	This Register provides up-to-date, publicly available information on housing demands	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Monitoring Reports	To ensure its policies are up to-date and effective, the Council undertakes ongoing assessments and monitoring of them, with particular focus on housing supply	n/a	Publication annually as required by the relevant regulations.
Local Lighting Guide Leaflet	To provide clear guidance to applicants on appropriate forms of lighting in light of the very dark sky of Scilly	Q3 FY24/25	Q4 FY24/25
Design Guide Review SPD	To provide clear design guidance, aligning with National Design Codes.	Q4 FY24/25	Q1 FY25/26
Conservation Area Review SPD	To capture the significance of the designation to ensure this is communicated and to review article 4 directions and to consider a boundary review and Areas of Special Control for Advertisements	Q2 FY 24/25	Q1 FY25/26
Policy Review	To update the domestic extensions, replacement dwellings policy to capture larger homes with local need conditions/legal agreements where appropriate	Q2 FY 24/25	Q1 FY25/26

Local Development Scheme (LDS) (8)

Document	Stage/Milestone	2023/24			2024/25				2025/26				2026/27				2027/28			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Conservation Area SPD	Desktop Exercise and Visual Assessment																			
	Public Consultation on Draft SPD																			
	Draft Review of new Article 4 Directions																			
	Consultation on New Article 4 Directions																			
Adoption																				
Design Guide SPD	Desktop Exercise and Visual Assessment																			
	Public Consultation on Draft SPD																			
	Adoption																			
Lighting Guide Leaflet	Desktop Exercise and Visual Assessment																			
	Adoption																			
Brownfield Land Register	Revision																			
Custom/Self-Build Register	Revision																			
Monitoring Reports	Local Plan Monitoring Reports																			
	Housing and Employment Land Availability Assessment																			
	Housing Delivery Test																			
Infrastructure Funding Statement	Annual Revision																			
Local Plan Review 2030 (within 5 years post adoption) but... see LURB and new regime for 32 month start to finish for Local Plans	Stakeholder Engagement, Evidence gathering, including SEIA and Habitat Regs Assessment																			
	Regulation 18 Public Consultation (Issues and Options)																			
	Regulation 19 Public Consultation																			
	Pre-Submission Public Consultation																			
	Submission																			
Examination																				
Adoption																				
Local Plan Policies Map	Local Plan site specific allocations/policies/constraints																			



Local Development Scheme (LDS) (9)

Progress Reporting

13. The Council produces an Annual Authority Monitoring Report (AMR). In previous years AMR has covered the previous financial year from April – March (AMR 1-16). This year, however, the AMR switches to covering the calendar year. AMR 17 intend to cover the period April 2022 through December 2023. Subsequent years will cover January to December.
14. Officers are currently in the process of producing its new AMR which will capture this local plan timetable. It aims to analyse any delay in delivering on the previous timetable as well as capture any key milestones that have been reached.
15. The AMR will be made available on the planning pages of the Council's website here:
<https://www.scilly.gov.uk/planning/planning-policy/local-plan-2015-2030/annual-monitoring-reports>.



Local Development Scheme (LDS) (10)

Implementation

16. This LDS will have an effect from January 2024.

Review

17. The Planning and Compulsory Purchase Act 2004 states that local authorities can revise their LDS at such times as they consider appropriate. The Council of the Isles of Scilly website will be updated to set out if the LDS has been subject to further revision. Proposed changes are subject to approval by Full Council.