**Torbay Council**

**Local Plan Timetable (Local Development Scheme Update, March 2025**

**Introduction**

This document sets out the timetable for preparing the updated Torbay Local Plan 2022-42. When adopted, this will replace the current Torbay Local Plan (2012-30). This document is Torbay’s Local Development scheme. It replaces the previous timetable agreed in 2022 [Agenda for Cabinet on Tuesday, 12 July 2022, 5.30 pm](https://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=741&MId=18609). The LDS is available online at [Local Development Scheme - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-development-scheme/)

This LDS timetable was agreed by Cabinet on 18th February 2025. [Agenda for Cabinet on Tuesday, 18 February 2025, 5.30 pm](https://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=741&MId=24483&Ver=4) and [Public Pack)Minutes Document for Cabinet, 18/02/2025 17:30](https://www.torbay.gov.uk/DemocraticServices/documents/g24483/Public%20minutes%20Tuesday%2018-Feb-2025%2017.30%20Cabinet.pdf?T=11)

The Government published a revised National Planning Policy Framework (NPPF) and other changes to the Planning system in December 2024. As part of these changes, the Government has requested that all local planning authorities publish an updated Local Development Scheme/timetable by 6th March 2025.

This document responds to that request. The updated timetable undertakes to meet the Government’s deadline for submitting a Local Plan for examination before the deadline of December 2026. The LDS does not make decisions about policy. However, the timetable proposes to consult on, and bring forward interim policy guidance where appropriate on:

* Boosting the supply of housing from sustainable brownfield locations such as repurposing redundant holiday accommodation.
* Affordable housing policies
* Climate emergency policies.
* Public Health and healthy living policies.

Local Development Schemes are required under S15 of the Planning and Compulsory Purchase Act 2004 (as amended). Additional guidance is set out in Paragraph 61-002-20190315 of the National Planning Practice Guidance (NPPG).

**The Current “Development Plan”**

Torbay’s current development plan documents[[1]](#footnote-2) comprise the following:

* The Torbay Local Plan 2012-30. Adopted December 2015. [Local Plan 2012-2030 - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-plan/)

There are three “made” i.e. adopted Neighbourhood Plans which collectively cover the whole Unitary Authority area:

* The Torquay Neighbourhood Plan, made June 2019
* The Paignton neighbourhood Plan, made June 2019
* The Brixham Peninsula Neighbourhood Plan, made June 2019.

The Neighbourhood Plans and the background to them is available at: [Neighbourhood Plans - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/neighbourhood-plans/)

The Development Plan is supported by a number of Supplementary Planning Documents and Masterplans, available at. [Supplementary Planning Documents (SPDs) - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) The Council adopted a Community Infrastructure Levy Charging Schedule in 2017 available [CIL and Planning Obligations - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/cil/)

**The Local Plan Update: Progress to date.**

Cabinet undertook to prepare an updated Local Plan in following a review of the current plan in 2020. It is proposed that the Local Plan covers the Unitary Authority area of the Borough of Torbay and will when adopted will replace the current Torbay Local Plan 2012-30.

To date, Torbay Council has carried out two Regulation 18 “Issues and Options” consultations on updating/replacing the Torbay Local Plan. The background behind this is available at [Agenda for Cabinet on Tuesday, 12 July 2022, 5.30 pm](https://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=741&MId=18609&Ver=4.aspx%20.) These are:

* Local Plan Regulation 18 Growth Options Consultation: January 10th to February 28th, 2022
* Torbay Local Plan Housing Growth Options and Strategic Policies: Consultation 28th October 2022 to 5th December 2022

Further details of these consultations are available at: [The local plan update: a landscape to thrive - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan-update/)

**“New” or “Old Style” Plan**

It is proposed to prepare the Plan under the Planning and Compulsory Purchase Act 2004/Local Plan Regulations 2012. It is noted that this requires the Plan to be Submitted to the Secretary of State on or before December 2026. The timetable below achieves this.

**The 2024 NPPF and Revised Local Development Scheme**

The 2024 NPPF, and other recent government announcements have made significant changes to the planning system. In particular, they have required Torbay Council to revisit its housing policies in light of the revised Standard Method Local Housing Need. Other changes to the Framework such as policies dealing with affordable housing, previously developed land and vision led transport planning are also relevant. These have necessitated revisiting the draft Local Plan and carrying out further consultation at Regulation 18 “issues and options”; before moving to the more formal Regulation 19 pre-submission/”preferred option” stage.

The revised Local Plan timetable was agreed by Cabinet on 18th February 2025. [Local Development Scheme Local Plan Timetable.pdf](https://www.torbay.gov.uk/DemocraticServices/documents/s156796/Local%20Development%20Scheme%20Local%20Plan%20Timetable.pdf)

The Council had an advisory visit with the Planning Inspectorate on 28th November 2024 and the LDS also reflects the Inspectors’ helpful advice. In particular, the advisory visit discussed whether the Local Plan could proceed straight to Regulation 19 (based on the likely outcome of the revised NPPF, which was at consultation stage at the time). The Inspectors recommended that it would be more advisable to carry out further consultation at Regulation 18.

This timetable undertakes the following Local Plan preparation to meet the government’s deadline for plan preparation under the 2005 Act.

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| **Date** | **Target Date for MHCLG (note that this is approximate)** | **Stage** |
| January 2022 | January | Growth Options Consultation Regulation 18: (complete) |
|  | October 2022 | Housing site Options and strategic policies consultation: Regulation 18 (complete) |
| February-August 2025 |  | Evidence base, discussion of options and sites with Members etc. Plan drafting, Cross Party Working Party meetings. |
| Spring/Summer |  | Consultation on draft policies on Core tourism Investment areas, affordable housing, and climate emergency. |
| September 2025 |  | Agreement of full Draft Plan by Cabinet (At Regulation 18 stage) |
| October December 2025 | 28th October 2025 | Public Consultation on Draft Plan (at Regulation 18) |
| Spring 2026 |  | Agreement of “preferred option” (Regulation 19) for consultation by Council (Followed by 6 week Reg 19 Consultation). |
|  | 5th May 2026 | Publication of pre-Submission regulation 19 Local Plan for consultation. |
| Autumn 2026 |  | Agreement of Submission Plan by Council |
|  | 14/10/2026 | Submission of Local Plan to Secretary of State/Planning Inspectorate |
| By December 2026 |  | Submission to Secretary of State |
| Spring 2027 |  | Examination, Modifications if needed, Adoption. |
|  | 02/04/2027 | Target adoption date |

**Reviewing the LDS**

Local Planning Authorities are required to keep their LDS under review. This version of the timetable superseded the timetable agreed in July 2022. The Council’s 2017 LDS contains more comprehensive background information and is available at [Local Development Scheme - Torbay Council](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-development-scheme/) with the caveat that this is a legacy document provided for background information.

This timetable will be kept under review and updated at least annually.

1. i.e. The Plans that form the legal starting point for determining planning applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004. [↑](#footnote-ref-2)