



**Causeway  
Coast & Glens  
Borough Council**

2019

# Local Development Plan 2035 Revised Timetable

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## 1.0 Introduction

1.1 The purpose of this timetable is to set out the key stages and the indicative timescale for the production of the Causeway Coast and Glens Borough Council Local Development Plan (LDP) 2035. It meets the requirements of the Planning Act (NI) 2011 and the Planning (Local Development Plan) Regulations (NI) 2015, which require Council to prepare, and keep under review, a timetable for the preparation of its LDP. It has also been prepared within the context of the Council's Strategy and Community Plan.

1.2 The timetable was approved by the Council and agreed with both the Department for Infrastructure (DfI) and the Planning Appeals Commission (PAC) and is a public statement of the Council's commitment to the efficient management of its LDP process, giving certainty to key stakeholders and consultation bodies in managing their own resources to facilitate their participation in the LDP process.

## 2.0 Purpose of the Local Development Plan (LDP)

2.1 The purpose of the Causeway Coast and Glens LDP is to inform the general public, statutory authorities, developers and other interested parties of the planning policy framework and land use proposals that will guide development decisions in this Borough up to 2035.

2.2 The LDP will set out a clear vision for how the Borough should look in the future by deciding what type and scale of development should be encouraged and where it should be located. It will ensure that lands are appropriately zoned and that our infrastructure is enhanced to develop the area for future generations.

2.3 The LDP will take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, The Programme for Government; The Sustainable Development Strategy; The Regional Development Strategy (RDS) 2035; and The Strategic Planning Policy Statement (SPPS).

2.4 When adopted, the LDP will replace the current Plan covering the Borough, the Northern Area Plan (NAP) 2016. It will be produced in two stages, as follows:

- **The Plan Strategy** – this is the strategic policy framework for planning in the Borough. It will cover a wide range of topics and outline the Council's vision for the Borough. It will also state the aims; objectives; international and national environmental designations; overall growth strategy; and generic planning policies applicable to the Borough. This will ensure strategic direction early in the LDP process, providing a level of certainty on which to base planning decisions as well as the necessary framework for the preparation of the next LDP document, the Local Policies Plan.
- **The Local Policies Plan** – in contrast this document will contain the site specific policies and proposals associated with settlement development limits, land use

zonings and local environmental designations required to deliver the Council's vision as set out in the Plan Strategy.

### 3.0 The Timetable

3.1 The LDP Timetable provides indicative timeframes for the key stages and associated documents to be published in the production of the Plan. These are set out briefly below. The indicative timetable is set out in Appendix 1.

- **Statement of Community Involvement in Planning (SCI)** - This document sets out how the Council intends to engage with the local community, stakeholders and Government Departments during the preparation of its LDP.
- **Preferred Options Paper (POP)** - This is a public consultation document which will indicate the key plan issues for the Borough and the Council's preferred options to address them.
- **Draft Plan Strategy** - The Draft Plan Strategy is a public consultation document which will set out the Council's strategic intentions regarding the future development of the Borough.
- **Independent Examination (IE) of Draft Plan Strategy** - This will be held to determine the 'soundness' of the Draft Plan Strategy, taking into account any representations or counter representations received. An Advisory Report of the findings arising from the IE will be issued to Dfl.
- **Binding Report on Draft Plan Strategy** - Following consideration of the Advisory Report, Dfl will issue a Binding Report to the Council.
- **Adoption of Plan Strategy** - The Plan Strategy will be formally adopted by the Council.
- **Draft Local Policies Plan** - The Draft Local Policies Plan is a public consultation document which will contain the Council's detailed land use policies and proposals regarding the future development of the Borough.
- **Independent Examination (IE) of Draft Local Policies Plan** - This will be held to determine the 'soundness' of the Draft Local Policies Plan, taking into account any representations or counter representations received. An Advisory Report of the findings arising from the IE will be issued to Dfl.
- **Binding Report on Draft Local Policies Plan** - Following consideration of the Advisory Report, Dfl will issue a Binding Report to the Council.

- **Adoption of Local Policies Plan** - The Local Policies Plan will be formally adopted by the Council.
- **Monitoring & Review of LDP** - The LDP will be monitored annually and reviewed every 5 years.

#### 4.0 Assessments

4.1 The Council will carry out a number of assessments alongside the preparation of its LDP.

- **Sustainability Appraisal (SA)**. This will be undertaken to help the Council assess the sustainability of the LDP policies and how the Plan will contribute to the achievement of sustainable development, with regard to social, environmental and economic factors. The Council's Strategic Environmental Assessment (SEA) will be incorporated into its overall SA document.
- **Habitats Regulation Assessment (HRA)**. This will consider the potential impact of the Plan's policies and proposals on designated European nature conservation sites.
- **Equality Impact Assessment (EQIA)**. This will assess if the Plan is likely to impact adversely different sections of the community and if so, the mitigating measures required.
- **Rural Impact Assessment**. This will be undertaken, as part of the SA, to help the Council assess the impact a new policy might have on the people in the rural area.

#### 5.0 Delivery of the LDP

5.1 Meeting the revised timetable is dependent upon Member involvement and risk management. The steps below will be used to ensure, as much as possible, that the timetable is met:

- A Steering Group has been established in line with our "Statement of Community Involvement in Planning (SCI)". It comprises members of the Council's Planning Committee and the Head of Planning. Key council officials also attend this high level co-ordinating body, which ensures oversight and strategic input on behalf of the whole community, as well as from planning professionals.
- Our Elected Members will continue to be presented with discussion papers and attend workshops to keep them informed of key planning topics, issues and findings as they emerge.
- Members will be presented with 6-month LDP Work Programmes outlining the work areas to be covered and corresponding indicative dates. This will continue throughout the LDP process.

- A Project Management Team has also been established in line with our SCI. It comprises Elected Members, senior council officers, the Local Development Plan Manager, key stakeholders and government departments. The team facilitates key consultee co-operation in our plan-making process.

5.2 There are also a number of factors lying outside the Council's control, which could potentially impact on the Council's delivery of the LDP. These are set out in Table 1:

**Table 1: Risk Management Log**

Issue	Risk	Likelihood	Impact	Mitigating Action
Member Involvement	Medium	Unlikely	Significant delay	Ensure on-going Member engagement.
Breach of Confidentiality	Very high	Unlikely	Major delay/failure to prepare LDP	Ensure on-going Member and Statutory Consultee engagement and capacity building. Watermarking of all LDP documents.
Adequate resources	Medium	Likely	Significant delay	Seek additional resources.
Amount of representations received & resultant workload	Medium	Likely	Significant delay	Outside the Council's control.
Statutory Agency involvement – multiple LDP's across NI	Medium	Likely	Significant delay	Liaise regularly with relevant agencies.
PAC involvement (IE and Advisory Report)	Medium	Likely	Significant delay	Outside the Council's control. However, liaise closely with the PAC.
Dfl involvement (Binding Report)	Medium	Likely	Significant delay	Outside the Council's control. However, liaise closely with Dfl.
Test of 'Soundness'	Very high	Likely	Major delay/failure to prepare LDP	Ensure robust evidence base to support decisions. On-going liaison with PAC & Dfl.
Legal Challenge	Very high	Likely	Long term delay & possible major delay/failure to prepare LDP	Ensure robust evidence base to support decisions. On-going liaison with PAC & Dfl. Meaningful consultation and on-going legal audit.
Changes to regional policy, legislation and guidance	Medium	Likely	Significant delay	Carefully monitor changes. On-going liaison with PAC & Dfl and legal audit.

5.3 Annual Monitoring of both the LDP Steering Group and Project Management Team will be undertaken to assess the progress in meeting the LDP Timetable. In the event that progress is not in line with the timetable, Council has the power to publish a revised timetable.

## Appendix 1: Revised LDP Timetable

<b>Causeway Coast &amp; Glens Borough Council Local Development Plan (LDP) – Revised Timetable (2019)</b>		
<b>Key LDP Stages</b>	<b>Accompanying Assessments*</b>	<b>Indicative dates**</b>
<b>STATEMENT OF COMMUNITY INVOLVEMENT (SCI) &amp; LDP TIMETABLE</b>		
<b>Publish Draft SCI</b> Non-statutory Public Consultation 8 weeks for comment	n/a	<b>Winter 2016</b>
<b>Publish SCI &amp; LDP Timetable</b>	n/a	<b>Winter 2016</b>
<b>PREFERRED OPTIONS PAPER (POP)</b>		
Stakeholder Engagement Member Engagement Evidence Base gathering	Invite comments from Consultation Body (NIEA) on Draft SA (Inc SEA) Scoping Report	<b>Autumn/Winter 2016 - Autumn/Winter 2017</b>
<b>Publish Preferred Options Paper</b> Statutory Public Consultation 12 weeks for Representations	Publish POP, SA Scoping & Interim Reports, HRA and EQIA Screenings	<b>Summer/Autumn 2018</b>
<b>PLAN STRATEGY (PS)</b>		
Analyse POP Representations Consultee & Stakeholder Engagement Member Engagement Evidence Base update	Update SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment Invite comment from Consultation Body (NIEA) on SA/SEA	<b>Winter 2018 – Summer 2020</b>
<b>Publish Draft Plan Strategy</b> Statutory Public Consultation 8 weeks for Representations 8 weeks for Counter-representations	Publish SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment	<b>Autumn/Winter 2020</b>
<b>Focussed Changes ***</b>		
<b>INDEPENDENT EXAMINATION</b>		
<b>IE of Draft Plan Strategy</b> (Submission of Draft Plan Strategy for IE; IE Hearing; PAC Advisory Report to Dfl; and Dfl Binding Report to Council)	SA (inc SEA), HRA, EQIA & Rural Needs Assessment	<b>Spring/Summer 2021 – Spring/Summer 2022</b>
Council considers Binding Report/Direction from Dfl – incorporate required changes to PS	May require further consultation with statutory consultees	<b>Autumn/Winter 2022</b>
<b>Adopt Plan Strategy</b>	Publish Adoption Statements, HRA, EQIA & Rural Needs Assessment and other relevant assessments	<b>Spring/Summer 2023</b>



<b>LOCAL POLICIES PLAN (LPP)</b>		
Consultee & Stakeholder Engagement Member Engagement Evidence Base update	Update SA Report (Inc SEA); HRA, EQIA & Rural Needs Assessment Invite comment from Consultation Body (NIEA) on SA/SEA	<b>Autumn/Winter 2023</b>
<b>Publish Draft Local Policies Plan</b> Statutory Public Consultation 8 weeks for Representations 8 weeks for Counter-representations  <b>Focussed Changes ***</b>	Publish SA Report (Inc SEA); HRA, EQIA & Rural Needs Assessment	<b>Spring/Summer 2024</b>
<b>INDEPENDENT EXAMINATION</b>		
<b>IE of Draft Local Policies Plan</b> (Submission of Draft Local Policies Plan for IE; IE Hearing; PAC Advisory Report to DfI; and DfI Binding Report to Council)	SA (inc SEA), HRA, EQIA & Rural Needs Assessment	<b>Autumn/Winter 2024 – Autumn/Winter 2025</b>
Council considers Binding Report/Direction from DfI – incorporate required changes to LPP	May require further consultation with statutory bodies	<b>Spring/Summer 2026</b>
<b>Adopt Local Policies Plan</b>	Publish Adoption Statements, HRA, EQIA & Rural Needs Assessment and other relevant assessments	<b>Autumn/Winter 2026</b>
<b>MONITOR/REVIEW OF LDP</b>		
<ul style="list-style-type: none"> <li>• Annual Monitor</li> <li>• 5 and 10 Year Reviews</li> </ul>	Monitor SA & other necessary assessments	<b>On-going</b>

\* **Definitions:** See table below.

\*\***Indicative dates:** These will be reviewed regularly and reported on annually. Please note that these dates may be affected by other internal/external factors.

\*\*\* **Focussed Changes:** this new (non-statutory) stage of LDP preparation has not been taken into account in the indicative dates specified in Appendix 1. Therefore, if the Council considers it necessary to carry out this additional stage, a revision to the LDP Timetable may be required.

**'Soundness'** Whilst the term 'sound' is not defined in the Planning Act (NI) 2011, it may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted' and within the context of fulfilling the expectations of legislation.

<b>* Definitions</b>			
<b>DfI</b>	Department for Infrastructure	<b>LPP</b>	Local Policies Plan
<b>EQIA</b>	Equality Impact Assessment	<b>PS</b>	Plan Strategy
<b>HRA</b>	Habitats Regulation Assessment	<b>SA</b>	Sustainability Appraisal
<b>IE</b>	Independent Examination	<b>SEA</b>	Strategic Environmental Assessment
<b>LDP</b>	Local Development Plan	<b>SCI</b>	Statement of Community Involvement in Planning

