



**Causeway
Coast & Glens
Borough Council**

2016

Local Development Plan (LDP) 2030 Timetable

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November 2016

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) 2030. 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 Council's Strategy and Community Plan.

1.2 The timetable was approved by Council and agreed with both the Department for Infrastructure (DfI) and the Planning Appeals Commission (PAC) and is a public statement of 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 2030 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 2030.

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 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 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 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 will set out how Council intends to engage with the local community, stakeholders and Government Departments during the preparation of our LDP.
- **Preferred Options Paper (POP)** - This is a public consultation document which will indicate the key plan issues for the Borough and Council's preferred option to address them.
- **Draft Plan Strategy** - The Draft Plan Strategy is a public consultation document which will set out 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 Council, which must incorporate the changes outlined in the report.
- **Adoption of Plan Strategy** - The Plan Strategy will be formally adopted by Council.
- **Draft Local Policies Plan** - The Draft Local Policies Plan is a public consultation document which will contain 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 Council, which must incorporate the changes outlined in the report.
- **Adoption of Local Policies Plan** - The Local Policies Plan will be formally adopted by Council.
- **Monitoring & Review of LDP** - The LDP will be monitored annually and reviewed every 5 years.

4.0 Assessments

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

- **Sustainability Appraisal (SA).** This will be undertaken to help 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. Council's Strategic Environmental Assessment (SEA) will be incorporated into its overall SA document.
- **Habitats Regulation Assessment (HRA).** A screening exercise will also be carried out to determine if an HRA is required for the Plan. This will consider the potential impact of the Plan's policies and proposals on designated European nature conservation sites.
- **Equality Impact Assessment (EQIA).** A screening exercise will be carried out to 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 to help Council assess the impact a new policy might have on the rural area.

5.0 Delivery of the LDP

5.1 Meeting the published 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 already been established in line with our "Statement of Community Involvement in Planning". It comprises Members of Council's Planning Committee and the Head of Planning. This high level co-ordinating body will ensure oversight and strategic input on behalf of the whole community, as well as from planning professionals.
- Members will continue to be presented with discussion papers on a regular basis, to keep them informed of key planning topics, issues and findings as they emerge.
- Members have, to date, been presented with 6-month Work Programmes outlining the work areas to be covered and corresponding indicative dates. This will continue throughout the LDP process.
- A Project Management Team will be established. This will consist of Senior Council Officers and the Local Development Plan Manager. Key statutory/Government Departments will also be invited to participate. The purpose of the team is to facilitate key consultee co-operation in our plan-making process. This team will be consulted and act as the screening and scoping group for the Sustainability Appraisal (SA) of the Plan.

5.2 There are also a number of factors lying outside Council's control, which could potentially impact on 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	Medium	Likely	Significant delay	Outside 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	Liaise closely with PAC.
Dfl involvement (Binding Report)	Medium	Likely	Significant delay	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.

5.4 An Annual Monitoring Report will be produced to monitor Council's progress in meeting its 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: LDP Timetable

Causeway Coast & Glens Borough Council Local Development Plan (LDP) 2030 - Timetable		
Key Stages	Accompanying Assessments*	Indicative dates**
STATEMENT OF COMMUNITY INVOLVEMENT (SCI) & LDP TIMETABLE		
8 week Public Consultation	Publish Draft SCI	Nov 15 – Jan 16
Publish SCI & LDP Timetable	SCI & LDP Timetable	Winter 2016
PREFERRED OPTIONS PAPER (POP)		
Stakeholder/Member Engagement	Invite comments from Consultation Body on Draft SA (inc SEA) Scoping Report	Autumn/Winter 2016 - Spring 2017
Publish POP - 12 week Public Consultation	Publish POP, SA Interim Report (comprising Scoping Report & Assessment of Alternatives); Screening for HRA, EQIA & other assessments as required	Autumn/Winter 2017
PLAN STRATEGY (PS)		
Publish Draft Plan Strategy - 8 week Public Consultation	Publish SA Report (inc SEA); Draft HRA, EQIA & other assessments as required	Autumn 2018
INDEPENDENT EXAMINATION (IE)		
IE of Draft Strategy	SA (inc SEA), HRA, EQIA & any other assessments as required	Spring 2019
Make required changes to PS following IE & DfI Binding Report		Winter 2019
Adopt Plan Strategy	Publish SA Adoption Report (inc SEA); HRA, EQIA & other assessments as required	Autumn 2020
LOCAL POLICIES PLAN (LPP)		
Statutory Stakeholder/Member Engagement	Invite comments from Consultation Body on Draft SA (inc SEA) Scoping Report; Publish SA Interim Report.	Winter 2020/ Spring/Summer 2021
Publish Draft Local Policies Plan - 8 week Public Consultation	Publish SA Report (inc SEA); Publish Draft HRA, EQIA & other assessments as required	Autumn/Winter 2021
INDEPENDENT EXAMINATION (IE)		
IE of Draft Local Policies Plan	SA (inc SEA), HRA, EQIA & other assessments as required	Spring 2022
Make required changes to LPP following IE & DfI Binding Report		Autumn 2022
Adopt Local Policies Plan	Publish SA Adoption Report (inc SEA); HRA & EQIA and other assessments as required	Winter 2022
MONITOR/REVIEW OF LDP		
<ul style="list-style-type: none"> Annual Monitor 5 and 10 Year Reviews 	Monitor SA and other assessments as required	On-going

* **Definitions:** See glossary on page 8.

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

Glossary:

SA = Sustainability Appraisal

SEA = Strategic Environmental Assessment

HRA = Habitats Regulation Assessment

EQIA = Equality Impact Assessment

Dfi = Department for Infrastructure

SCI = Statement of Community Involvement in Planning

LDP = Local Development Plan

PS = Plan Strategy

LPP = Local Policies Plan

IE = Independent Examination

Consultation Body = Department of Agriculture, Environment & Rural Affairs (DAERA)

‘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.

