



**Causeway
Coast & Glens
Borough Council**

2017

Local Development Plan (LDP) 2030 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) 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 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 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 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 DfI.
- **Binding Report on Draft Plan Strategy** - Following consideration of the Advisory Report, DfI 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 DfI.
- **Binding Report on Draft Local Policies Plan** - Following consideration of the Advisory Report, DfI 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).** 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, 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 published 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 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 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. This team is consulted and acts 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 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	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	Liaise closely with PAC.
DfI involvement (Binding Report)	Medium	Likely	Significant delay	Liaise closely with DfI.
Test of 'Soundness'	Very high	Likely	Major delay/failure to prepare LDP	Ensure robust evidence base to support decisions. On-going liaison with PAC & DfI.
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 & DfI. 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 & DfI 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: Revised LDP Timetable

Causeway Coast & Glens Borough Council Local Development Plan (LDP) – Revised Timetable		
Key LDP Stages	Accompanying Assessments*	Indicative dates**
STATEMENT OF COMMUNITY INVOLVEMENT (SCI) & LDP TIMETABLE		
8 week Public Consultation	Publish Draft SCI	Nov 15 – Jan 16
Publish Final SCI & LDP Timetable	SCI & LDP Timetable	Winter 2016
PREFERRED OPTIONS PAPER (POP)		
Stakeholder Engagement; Member engagement	Invite comments from Consultation Body (NIEA) on Draft SA (Inc SEA) Scoping Report	Autumn/Winter 2016 - Autumn/Winter 2017
Publish POP - 12 week Public Consultation	Publish POP, SA Interim Report (comprising Scoping Report & Assessment of Alternatives); Screening for HRA, EQIA & any other assessments	Spring/Summer 2018
PLAN STRATEGY (PS)		
Publish Draft Plan Strategy - 8 week Public Consultation & 8 week Counter-representation period	Publish SA Report (Inc SEA); Draft HRA, EQIA & any other assessments	Autumn/Winter 2019
INDEPENDENT EXAMINATION (PAC Dependent)		
IE of Draft Strategy	SA (inc SEA), HRA, EQIA & any other necessary assessments	Spring/Summer 2020
Make required changes to PS following IE & DFI binding report	May require further consultation with statutory bodies	Winter 2020 – Spring 2021
Adopt Plan Strategy	Publish SA Adoption Report (Inc SEA); HRA, EQIA & other assessments	Summer/Autumn 2021
LOCAL POLICIES PLAN (LPP)		
Statutory Stakeholder Engagement; Member engagement	Invite comments from Consultation Body (NIEA) on Draft SA (Inc SEA) Scoping Report; Publish SA Interim Report (comprising Scoping Report & Assessment of Alternatives)	Winter 2021 - Spring/Summer 2022
Publish Draft Local Policies Plan - 8 week Public Consultation & 8 week Counter-representation period	Publish SA Report (Inc SEA); Publish Draft HRA, EQIA & other assessments	Autumn 2022
INDEPENDENT EXAMINATION (PAC Dependent)		
IE of Draft Local Policies Plan & docs	SA (inc SEA), HRA, EQIA (if req'd)	Spring 2023
Make required changes to LPP following IE & DFI binding report	May require further consultation with statutory bodies	Autumn 2023

Adopt Local Policies Plan	Publish SA Adoption Report (Inc SEA); Publish HRA & EQIA (where relevant)	Winter 2023
MONITOR/REVIEW OF LDP		
<ul style="list-style-type: none"> • Annual Monitor • 5 and 10 Year Reviews 	Monitor SA & Other Assessments	On-going

* **Definitions:** See glossary below.

****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

'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.

