



Derry City & Strabane
District Council

Comhairle Chathair
Dhoire & Cheantar
an tSraitha Bain

Derry Cittie & Strabane
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DERRY CITY & STRABANE DISTRICT COUNCIL

**LOCAL
DEVELOPMENT
PLAN
(LDP) 2032**



DRAFT PLAN STRATEGY

LDP Timetable - Revised November 2021
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DERRY CITY AND STRABANE DISTRICT LOCAL DEVELOPMENT PLAN 2032 - TIMETABLE

Revised – November 2021

Getting in Touch:

Should you have a Planning query, you can contact the Council's Planning Department in the following ways:

By email to: planning@derrystrabane.com

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By telephone on: (+44) 28 7125 3253

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Should you require a copy of this LDP Timetable in an alternative format, it can be made available on request in large print, audio format, DAISY or Braille. It may also be made available in minority languages to meet the needs of those for whom English is not their first language.

Keeping you Informed

Derry City and Strabane District Council - Planning Department remains committed to actively communicating and effectively engaging with the residents of the District about LDP progress and Planning issues in general.

The Council's Planning Department has increased its use of social media and we will also regularly update the website to keep you informed of LDP progress.

To visit this LDP website, please go to: <http://www.derrystrabane.com/ldp>

1.0 INTRODUCTION

1.1 This LDP Timetable document sets out an indicative timescale along with the associated key stages for the production of the Derry City and Strabane District Local Development Plan 2032 (LDP). It is a public statement of our programme for the delivery of the LDP which will subsequently replace both the Strabane Area Plan 2001 and the Derry Area Plan 2011, as well as most of the regional Planning Policy Statements. The LDP Timetable will help ensure that the plan-making process is efficiently managed and that all involved in its preparation are kept informed and can manage their own resources to facilitate their involvement in the LDP process.

1.2 The new Derry City and Strabane District Council originally prepared an LDP Timetable in July 2016. Accordingly, the LDP Timetable itself and the Statement of Community Involvement (SCI) were published, followed by the publication of the LDP Preferred Options Paper (POP) in May 2017. In the light of experiences of the POP preparation and its subsequent consultation, as well as the greater knowledge of the processes and practicalities of LDP preparation, the Council published a Revised LDP Timetable in May 2018.

1.3 A further Revised LDP Timetable was published in July 2019, in accordance with which, the LDP draft Plan Strategy was duly published in December 2019. Consultations proceeded into 2020 but had to be suspended following the onset of the Covid-19 pandemic. The protracted restrictions in 2020-21, and a number of other factors relating to the requirements and timescales of this new plan-making system, have resulted in the necessity to publish this further Revised LDP Timetable. In particular, it sets out the anticipated pathway and timescales up to the LDP dPS Independent Examination, as well as onwards through the LDP Local Policies Plan (LPP) stages.

1.4 This LDP Timetable has been approved by resolution of Derry City and Strabane District Council prior to being submitted to and agreed by the Department for Infrastructure (DfI) in accordance with Regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

1.5 The LDP Timetable meets the requirements of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, which requires the Council to prepare and keep under review a Timetable for the preparation and adoption of its LDP. The LDP Timetable has also been developed within the context of the Council's Corporate Plan and Service Plan.

2.0 PURPOSE OF THE LOCAL DEVELOPMENT PLAN (LDP)

2.1 The purpose of the LDP is to inform the general public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the District up to 2032.

2.2 Our new LDP is being prepared within the context of the Council's Corporate Plan and integrates with the Community Planning process (Inclusive Strategic Growth Plan 2017-2032), to assist us in planning to deliver the future vision sought by all those who live, work and invest in this District. The Council's Vision, as stated in the Strategic Growth Plan, is for *"a thriving, prosperous and sustainable City and District with equality of opportunity for all."* The LDP will ensure that development is sustainably managed, lands are appropriately zoned and that our infrastructure is enhanced to meet the need of future generations.

2.3 The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Government Departments. This includes, amongst others, the Sustainable Development Strategy, the Regional Development Strategy, the Strategic Planning Policy Statement and Planning Policy Statements.

2.4 The LDP, when adopted, will replace both the Strabane Area Plan 2001 and the Derry Area Plan 2011 and their associated operational planning policies that were produced by the Department of the Environment (now Department for Infrastructure – DfI). The LDP will be produced in two stages consisting of an LDP Plan Strategy (PS), and subsequently an LDP Local Policies Plan (LPP).

2.5 The LDP PS will set the broad aims, objectives and the overall growth strategy and associated strategic Planning policies applicable across the District. In contrast, the LDP LPP will deal with the site-specific policies and proposals associated with our settlements, such as their settlement development limits, land use zonings and the detailed environmental designations. The land use zonings will articulate the vision, objectives, spatial strategy and strategic policies contained within the PS, reinforcing the integrated connection between both documents.

2.6 To inform the preparation of these LDP documents, the first key step was to identify the most significant Planning issues currently affecting our District, as well as those likely to become relevant in the future. The Council defined a range of options for addressing these issues and subsequently published these for consultation in the LDP Preferred Options Paper (POP), in May 2017. The POP, and the consultation responses to it, will significantly shape the content of the resulting Draft PS and LPP.

2.7 Throughout the preparation of the LDP, the Council will undertake a parallel, iterative process of Sustainability Appraisal (SA) which will incorporate the legislatively required Strategic Environmental Assessment. The SA process aims to ensure that social, economic and environmental considerations are put at the heart of the policy and proposal development process to ensure the resulting decisions, and ultimately the Plan, is sustainably 'sound'.

2.8 Relevant SA reports will be published at each of the key stages of the plan-making process. This included consultation on the scope of the appraisal at the Preferred Options Paper stage, as well as a SA Report to accompany the LDP draft Plan Strategy.

3.0 THE LDP TIMETABLE

3.1 The Timetable Summary which sets out indicative dates for the key stages in the preparation of the LDP is set out in Appendix 1 of this Report. A brief explanation of the key stages is set out below:

Stage 1

Statement of Community Involvement (SCI) – This sets out how the Council intends to engage with the local community during the preparation of the LDP (as well as in the other aspects of the Council’s Planning service).

LDP Preferred Options Paper (POP) - The POP is a public consultation document which sets out the most significant Planning issues currently affecting our District, as well as those likely to become relevant in the future. It includes the Council’s preferred options to address them. This was published in May 2017.

Stage 2

LDP Draft Plan Strategy (dPS) - The draft PS is a public consultation document which will set out in draft terms the proposed broad aims, objectives and the overall future growth strategy and associated strategic Planning policies applicable across the District. This was published in December 2019.

Independent Examination (IE) - An IE will be held to determine the soundness of the draft PS, taking into account a consideration of the representations and counter representations received during the draft PS consultation period. After the IE, an Advisory Report of its findings will be issued to the DfI.

Binding Report – following consideration of the Advisory Report, DfI will issue a Binding Report to the Council directing it to adopt the draft PS as originally prepared or with modifications. Alternatively, the Council may be directed to withdraw the draft PS. The Council must incorporate any changes outlined in the Binding Report into the final PS.

Adoption of LDP Plan Strategy- Following the IE and any relevant direction from DfI, the Council will formally adopt the PS.

Stage 3

LDP Draft Local Policies Plan (LPP) - The LPP is the second development plan document within the LDP process. The draft LPP is a public consultation document and will contain the Council’s detailed land use proposals for the District. The land use zonings will articulate the vision, objectives, spatial strategy and strategic policies contained within the PS.

Independent Examination - An IE will be held to determine the soundness of the draft LPP, taking into account any representations or counter representations. Following the IE, an Advisory Report of its findings will be issued to Dfl.

Binding Report – following consideration of the Advisory Report, Dfl will issue a Binding Report to the Council directing it to adopt the draft LPP as originally prepared or with modifications. Alternatively, the Council may be directed to withdraw the draft LPP. The Council must incorporate any changes outlined in the Binding Report into the final LPP.

Adoption of LDP Local Policies Plan - Following the IE and any relevant direction from Dfl, the Council will formally adopt the LPP.

Stage 4

Annual Monitoring Report and LDP Review every 5 years.

The final stage in the LDP preparation process is monitoring and review which are essential in establishing how the objectives in the LDP are being achieved and whether any changes are required. The Council will be required to ensure regular monitoring of the implementation of their LDP through key indicators such as: housing, employment land, and environmental protection.

The Council must also prepare an Annual Monitoring Report which specifies the amount of housing and economic land, the number of housing completions and any other relevant information regarding the implementation of the Local Development Plan. The Annual Monitoring Report must also be submitted to the Department.

The Council will also be required to undertake regular reviews of our Local Development Plan, at least every 5 years from the date of adoption of the Local Policies Plan and submit its findings to Dfl.

Following the completion of the Annual Monitoring Report or the 5-year LDP Review, the Council will advertise and make available copies of the documents in line with Regulation 27 - Availability of Annual Monitoring Report and Review of The Planning (Local Development Plan) Regulations (NI) 2015.

3.2 The Timetable does not just relate to the preparation of the actual LDP documents. The Council is also required to carry out a number of iterative assessments in parallel with the preparation of the LDP documents. These assessments are essential for informing various aspects of LDP production and their undertaking and findings will contribute towards the LDP's test of 'soundness' at the Independent Examinations.

3.3 As indicated above, a **Sustainability Appraisal (SA)** will be undertaken. This will assist the Council to assess the sustainability or otherwise of the LDP proposals and how they will combine and interact in the LDP to contribute to the achievement of sustainable development. Aside from the SA process, which includes social and economic considerations, an integral part of the SA process will be the undertaking of a Strategic Environmental Assessment (SEA) – which will solely examine the environmental effects of the LDP proposals.

3.4 A **Habitats Regulation Assessment (HRA)** will also be required to consider the potential impact of LDP policies and proposals on European protected nature conservation sites.

3.5 An **Equality Impact Assessment** and **Rural Needs Impact Assessment** will also be required to examine and assess whether the LDP is likely to impact on different sections of the community or appropriately and proportionately caters for those living and working in rural areas as well as those in urban areas

4.0 DELIVERING ON TIME

4.1 Meeting the LDP Timetable is dependent upon Councillor involvement, adequate resourcing, including those relevant Departments within Government and the Planning Appeals Commission (PAC) and risk management. The Timetable is a challenging one, especially as the Council is seeking to produce a new style of plan based on significant levels of public engagement whilst simultaneously subjecting the process to a number of legislatively required Appraisals and Assessments.

Councillor Involvement

4.2 Progress on the Derry City and Strabane District LDP will be reported to the Council on a regular basis through Planning Committee meetings and a series of workshops focussing on relevant LDP Planning topics.

4.3 To further assist with the effective management of the Timetable, it is essential that relevant steps and safeguards are put in place to manage the LDP decision-making process and provide early warning of potential time slippage. Such steps include:

- A work programme will be presented to Council Members for each key stage of the plan-making process.
- Update papers will be presented to Council Members on a regular basis regarding LDP progress, including key Planning topics and findings as they merge.
- Social media & web page updates will allow people to follow the key stages of the LDP-preparation and to input to the formal decision-making process on various Planning topics as we progress the various stages of the LDP.
- A Steering Group has been established comprising of nominated Members of the Planning Committee, the Chief Executive / Director of Environment & Regeneration (or authorised replacement) and the Head of Planning. This is the high level co-ordinating body that will ensure oversight and strategic input on behalf of the whole community, as well as from professional Planning officers.
- A LDP Consultee Team has been established comprising of Senior Council Planning Officers and representatives from the key Statutory / Government Departments. The purpose of the team will be to ensure key consultees co-operate in the plan-making process. A related LDP Sustainability Group was established to act as the screening and scoping group for the Sustainability Appraisal of the Plan at the POP stage.
- Progress Reports on the LDP will be submitted on a regular basis (usually Quarterly, dependent on the LDP stage of activity) to the Planning Committee.
- The LDP Timetable will be reviewed on a regular basis (at key stages or annually), and revised if necessary, so as to inform the public, Council Members and central Government on progress in meeting the Timetable.

Adequate Resourcing

4.4 As well as a suitably resourced LDP team, the use of experienced consultants has also been required at key stages, to bring forward studies related to Retailing, Transport / Parking and Settlement Studies / Place Making within the District. Consultants are also undertaking the Sustainability Appraisal (including SEA) that will iteratively inform the production of the LDP. Depending on resources and timescales, further consultant studies may be required.

Risk Management

4.5 As already stated, the Timetable is a challenging one and there are a variety of risks that could slow down the LDP programme e.g. ranging from financial, judicial reviews, timely input from stakeholder bodies, competing plans seeking similar IE dates to staffing resources. A Risk Register has been adopted and maintained to assess a variety of risks, identify their likelihood and potential impact and to propose counter-measures to mitigate delays.

5.0 LDP TIMETABLE MONITORING AND REVISION

5.1 As stated earlier, the LDP Timetable will be reviewed on a regular (at key stages or annually) basis, and revised if necessary. The LDP Steering Group and hence the Council's Planning Committee will receive regular updates on progress or slippage. Key consultees and the DfI will also be notified on progress through the 'Development Plan Principals' and 'Heads of Planning' Working Groups, as well as formally at any revisions of the Timetable. If progress on LDP production has significantly slipped, the Timetable will need to be revised and agreed with the Department in accordance with the Development Plan Regulations. In the event that the LDP Timetable requires amendment, the Council has the power under the Planning Act 2011 to publish a revised LDP Timetable. Any amendments will be publicised and made available on the Council's website

<http://www.derrystrabane.com/ldp>

APPENDIX 1

Local Development Plan 2032 (LDP) Revised Timetable – November 2021		
Estimated Timescale (Tasks per Quarter)	LDP Stage	Sustainability Appraisal (SA) Stage
2016 – 17 1 st Quarter	Publication of Statement of Community Involvement and LDP Timetable	
2017 – 18 1 st Quarter	Publish LDP Preferred Options Paper (POP) Statutory Public Consultation 12 weeks	Publication of SA Interim Report
2019 – 20 3 rd & 4 th Quarter	Publish LDP draft Plan Strategy (dPS) Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations	Publication of SA Report (incorporating SEA) Publication of draft HRA, EQIA and Rural Impact reports
2020 – 21 1 st Quarter 3 rd Quarter 4 th Quarter	Counter Rep Consultation aborted due to Covid-19 Pandemic Re-Consultation for Representations; Re-Consultation for Counter Representations	
2021-22 Q3-Q4. Dec 2021-Feb 22 Q4. Feb 2022	Advertise Focussed / Other Changes to dPS Submit dPS to DfI, to Assess & Forward to PAC	SA Addendum re. dPS Changes
2022 – 23 Q3. Oct-Dec 2022	Hold PS Independent Examination (IE)	
2023 - 24 Q1. May 2023 Q2. June - Aug 2023 Q3. Sept – Dec 2023 Q4	IE Advisory Report to DfI DfI issues Binding Report to the Council Adoption of LDP Plan Strategy (PS) Formally Commence preparation of draft Local Policies Plan (dLPP) Stakeholder Engagement on LPP	Publication of Final SA Report (incorporating SEA) Publication of Final HRA, EQIA and Rural Impact reports Scoping Report for LPP
2024 - 25 Q1	Publish Draft LPP Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations Advertise any Focussed / Other Changes Submit dLPP to DfI, to Assess & Forward to PAC	Publication of dLPP SA Report (incorporating SEA) Publication of draft HRA, EQIA and Rural Impact Reports for dLPP
2025	Hold LPP Independent Examination (IE) IE Advisory Report to DfI DfI Binding Report to the Council Adoption of LDP Local Policies Plan (LPP)	Publication of LPP SA/SEA Adoption Report and HRA, EQIA & Rural Impact Reports
<ul style="list-style-type: none"> • Annual Monitor • 5 and 10 Year Review 	Monitoring and Review of LDP, SA and other related assessments	

Please note: This is an indicative Timetable and may be subject to change, particularly due to factors outside the control of the Council. Quarters refer to the business / financial year i.e. 1st Quarter (Q1 is April – June) to 4th Quarter (Q4 is Jan - March of the following calendar year).