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Derry City & Strabane  
District Council

Comhairle Chathair  
Dhoire & Cheantar  
an tSratha Báin

Derry Cittie & Stràbane  
Destrict Council

DERRY CITY & STRABANE DISTRICT COUNCIL

# LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY  
Revised LDP Timetable – July 2019

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**DERRY CITY  
AND  
STRABANE DISTRICT  
LOCAL DEVELOPMENT PLAN 2032  
- TIMETABLE**

**Revised – July 2019**

### **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](mailto:planning@derrystrabane.com)

**By post** to: Planning Department,  
Local Development Plan  
Derry City and Strabane District Council  
98 Strand Road  
Derry  
BT48 7NN

**By telephone** on: (+44) 28 7125 3253

**By text phone** on: (+44)28 7137 6646

Should you require a copy of this 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 continues to consider new methods of 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 has created a LDP website section via which you can input your thoughts and comments on a regular basis on the Planning topics that are important to you. Your feedback will form part of the decision-making process for that particular Planning topic and ultimately will help shape the content of the Plan. 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 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. The 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 published an LDP Timetable in July 2016. Accordingly, the 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 This further Revised Timetable is required to facilitate:

- the completion of the significant programme of LDP Discussion Meetings;
- following these up with formal consideration before Planning Committee;
- setting out the evolution of each Chapter and its relevant policies in a Topic Assessment Report;
- underpinning the Chapters with a robust and current evidence base;
- receiving a number of internal / external key reports and finalising the SEA EQIA and RNIA reports in respect to each topic.

1.4 This Timetable was 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 Timetable meets the requirements of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, which requires Council to prepare and keep under review a Timetable for the preparation and adoption of its LDP. The Timetable has also been developed within the context of the Council's Corporate 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 will be prepared within the context of the Council's Corporate Plan and will integrate 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. 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 a Plan Strategy (PS), and subsequently a Local Policies Plan (LPP).

2.5 The PS will set the broad aims, objectives and the overall growth strategy and associated generic planning policies applicable across the District. In contrast, the LPP will deal with the site-specific policies and proposals associated with our settlements, such as their settlement development limits, land use zonings and 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 plan 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. We defined a range of options for addressing these issues and subsequently published these for consultation in a 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, we 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.

### **3.0 THE 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. 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.

**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.

#### **Stage 2**

**Draft Plan Strategy (PS)** - 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 generic planning policies applicable across the District.

**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 Council directing it to adopt the draft PS as originally prepared or with modifications. Alternatively, Council may be directed to withdraw the draft PS. Council must incorporate any changes outlined in the Binding Report into the final PS.

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

#### **Stage 3**

**Draft Local Policies Plan (LPP)** - The LPP is the second Plan document within the LDP process. The draft LPP is a public consultation document and will contain 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 Council directing it to adopt the draft LPP as originally prepared or with modifications. Alternatively, Council may be directed to withdraw the draft LPP. Council must incorporate any changes outlined in the Binding Report into the final LPP.

**Adoption of 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. 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.

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. 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, 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 actual preparation of the Plan 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 Plan 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 Proofing** 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 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, normally monthly, 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 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-based interaction, utilising the Council's Planning IMPROVE project, will allow people to supply their LDP comments into the 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 planning professionals.
- 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 cooperate in the plan-making process. A related LDP Sustainability Group will be consulted on and act as the screening and scoping group for the Sustainability Appraisal of the Plan.
- 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 Timetable will be reviewed on an annual basis, and revised if necessary, so as to inform Council Members and 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 Management Log will be adopted to assess a variety of risks, identify their likelihood and potential impact and to propose counter-measures to mitigate delays.

## **5.0 TIMETABLE ANNUAL MONITORING AND REVIEW**

5.1 An annual monitoring report will be produced by the Council to inform Members, key consultees and the DfI on progress in meeting 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 Timetable. Any amendments will be publicised and made available on the Council's website

<http://www.derrystrabane.com>

## **APPENDIX 1**

**Please note: This is an indicative Timetable and may be subject to change due to factors outside the control of the Council. Quarters referred-to represent the business / financial year i.e. 1<sup>st</sup> Quarter (April – June) to 4<sup>th</sup> Quarter (January - March of the following year).**

**Local Development Plan 2032 (LDP)  
Revised Timetable – July 2019**

<b>Estimated Timescale (Commencement of tasks per Quarter)</b>	<b>LDP Stage</b>	<b>Sustainability Appraisal (SA) Stage</b>
<b>2016 - 17</b> <b>1<sup>st</sup> Quarter</b>  <b>1<sup>st</sup> Quarter</b>	<b>Agree Timetable and Statement of Community Involvement (SCI) with Department for Infrastructure (Dfi)</b>  <b>Publication of Statement of Community Involvement and Timetable</b>	
<b>2016 - 17</b> <b>2nd Quarter</b>		<b>Invite comment from Consultation Body (NIEA) on draft Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment - SEA) Scoping Report</b>
<b>2017 - 18</b> <b>1<sup>st</sup> Quarter</b>  Statutory Public Consultation 12 weeks	<b>Publish Preferred Options Paper (POP)</b>	<b>Publication of SA Interim Report</b>
<b>2019 - 20</b> <b>3<sup>rd</sup> &amp; 4<sup>th</sup> Quarter</b> Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter representations	<b>Publication of draft Plan Strategy (dPS)</b>	<b>Publication of SA Report (incorporating SEA)</b>  <b>Publication of draft HRA, EQIA and Rural Proofing reports</b>
<b>2020 - 21</b> <b>3<sup>rd</sup> &amp; 4<sup>th</sup> Quarter</b>  <b>2021 - 22</b> <b>1st Quarter</b>  <b>2<sup>nd</sup> Quarter</b>	<b>Hold PS Independent Examination (IE)</b>  <b>IE Advisory Report to Dfi</b>  <b>Dfi issues Binding Report to Council</b>	
<b>2021 - 21</b> <b>3<sup>rd</sup> Quarter</b>	<b>Adoption of Plan Strategy (PS)</b>	<b>Publication of SA Adoption Report (incorporating SEA)</b>  <b>Publication of draft HRA, EQIA and Rural Proofing reports</b>
<b>2021 - 22</b> <b>3<sup>rd</sup> Quarter</b>	<b>Formally Commence preparation of draft Local Policies Plan (dLPP)</b>	<b>Invite comment from Consultation Body (NIEA) on draft Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment - SEA) Scoping Report for LPP</b>

<p><b>2021 - 22</b>  <b>4<sup>th</sup> Quarter 21/21 to 3<sup>rd</sup> Quarter 2022-23</b>  Statutory Public Consultation:  8 weeks for Representations;  8 weeks for Counter representations</p>	<p><b>Publish Draft LPP</b></p>	<p><b>Publication of SA Report (incorporating SEA)</b></p> <p><b>Publication of draft HRA, EQIA and Rural Proofing reports</b></p>
<p><b>2023-2024</b></p> <p><b>1<sup>st</sup> Quarter</b></p> <p><b>2<sup>nd</sup> Quarter</b></p> <p><b>3<sup>rd</sup> Quarter</b></p> <p><b>4<sup>th</sup> Quarter</b></p>	<p><b>Hold LPP Independent Examination (IE)</b></p> <p><b>IE Advisory Report to DfI</b></p> <p><b>DfI Binding Report to Council.</b></p> <p><b>Adoption of Local Policies Plan</b></p>	<p><b>Publication of SA Adoption Report (incorporating SEA)</b></p> <p><b>Publication of draft HRA, EQIA and Rural Proofing reports</b></p>
<ul style="list-style-type: none"> <li>• <b>Annual Monitor</b></li> <li>• <b>5 and 10 Year Review</b></li> </ul> <p>Public Engagement during 5 and 10 year Reviews</p>	<p><b>Monitoring and Review of LDP, SA and other related assessments</b></p>	