

Ards and North Down Borough Council
Local Development Plan -2032
Timetable

Revised
4th Quarter 2019



Ards and
North Down
Borough Council

Getting in Touch

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

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By telephone on: 03000133333
(Main switch at Council Office – Church Street) **028 91824000**

This document can be downloaded from the council website at www.ardsandnorthdown.gov.uk/resident/planning/local-development-plan

It can also be made available for viewing in the Council Planning Office at the address above for those who do not have online access.

Should you require a copy of this Timetable in an alternative format, it can be made available on request in large print, audio format, 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.

Further information about the Council's Planning service can be found on our website www.ardsandnorthdown.gov.uk/resident/planning

The timetable is not intended to be a source of definitive legal advice. Reference should be made to the actual legislation referred to in this statement and if any discrepancy exists the provisions of the legislation will prevail.

1 Introduction

- 1.1 The purpose of this timetable is to set out key stages and the indicative timescale for the formulation of the Ards and North Down Borough Council Local Development Plan 2032 (LDP).
- 1.2 The timetable is prepared within context of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. Legislation requires the Council to prepare and keep under review a timetable for preparation and adoption of its LDP.
- 1.3 The timetable is approved by the council and agreed by central government (Department for Infrastructure – Planning) in accordance with regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

2 Purpose of the Local Development Plan

- 2.1 The purpose of the Ards and North Down Borough Local Development Plan is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the Borough for a 15-year time frame.
- 2.2 The LDP will take account of Council's Corporate Plan and shall take account of the Community Plan. It shall enable us to plan in a positive manner for the Borough.
- 2.3 The LDP will take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, among others, the Sustainable Development Strategy, the Regional Development Strategy, the Strategic Planning Policy Statement and Planning Policy Statements.

3 The Local Development Plan Process

- 3.1 The LDP shall be produced in two stages and will comprise two separate documents that will shape development within the Borough from final adoption to 2032.
- 3.2 The first new development plan document will be the Plan Strategy which will be followed by a Local Policies Plan.
- 3.3 **Plan Strategy** – The Plan Strategy shall define strategic planning objectives for future development in the Borough. It shall include a strategic policy framework for the plan area as a whole across a range of topics. It will indicate in broad terms locations where different types of development will be promoted and areas where development or specific types of development will be restricted in order to safeguard interests of acknowledged importance such as high quality or sensitive landscapes
- 3.4 As a first step to formulation of the Plan Strategy, the Council will identify a number of key issues in the plan area emerging through initial baseline studies. A Preferred Options Paper will be brought forward which identifies a range of options for addressing these key issues, including the Council's 'Preferred Options'. The POP is subject to consultation and engagement as set out in the SCI. The outcomes of the consultation shall be taken into account where relevant for informing the emerging Plan Strategy (which itself is subject to public consultation and Independent Examination).
- 3.5 The second LDP document will be the **Local Policies Plan** (LPP). This will be prepared in the context of adopted Plan Strategy. It will include a range of site specific policies, including site specific policies, designations and proposals associated with such matters as definition of settlement limits, land use zonings. The LPP is intended to deliver the strategic policies and spatial strategy as set out in the Plan Strategy. The LPP shall also be subject to Independent Examination.

3.6 The Council will carry out a number of assessments in the preparation of the LDP:

The process of **Sustainability Appraisal shall commence in parallel with LDP preparation and run in tandem**. This appraisal process aims to ensure that the policies and proposals in the LDP are socially, economically and environmentally sustainable. Relevant reports will be published at each of the key stages of the plan making process.

Strategic Environmental Assessment (SEA) –will be undertaken in relation to both development plan documents as an integral part of the SA process above, subject to screening it is required to examine the environmental effects of the Plan proposals.

Habitats Regulations Assessment (HRA) – This considers the potential impact of LDP policies and proposals on European designated nature conservation sites.

Equality Impact Assessment (EqIA) – In line with the Council's Equality Scheme, an Equality Screening exercise will be undertaken at the POP stage to assess if the LDP is likely to have an impact on specific groups identified in Section 75 of the Northern Ireland Act 1998. If required, a full EqIA will be undertaken for both the Plan Strategy and the Local Policies Plan. Views on any equality screening documents or draft EqIAs will also be sought as part of the formal consultation processes.

Rural Proofing - Rural proofing is the process by which all major policies and proposals (including LDPs) are assessed to determine whether they will have a differential impact on rural areas. If so, potential mitigation measures need to be considered.

4 The Timetable

- 4.1 The plan timetable is prepared in accordance with Regulation 6 of the Planning (Local Development Plan) Regulations 2015 and is set out at Appendix 1.
- 4.2 The timetable details various actions applicable to each stage of the LDP process and includes actions that relate to the assessments referred to at paragraph 3.6.
- 4.3 The timetable sets out indicative dates for a number of key stages in the production of the LDP. The indicative nature of these dates recognises that there are many factors which could potentially impact on the timescale for delivery of the LDP.

5. Delivery of the Local Development Plan

- 5.1 There are a number of factors that could potentially impact upon the timescale for delivery of the Local Development Plan. Meeting the indicative timescales set out within the timetable is dependent upon a number of factors, including effective governance arrangements, involvement of Elected Members, a robust level of resourcing (within the LDP team, consultees and that of the Independent Examiner) and the management of risk.
- 5.2 It is essential to set out that there are a number of factors which are outwith the Council's control that may impact on the delivery of the LDP within the indicative timescales set out. This includes input from consultees, the duration of the Independent Examination and reporting period, subsequent consideration by the Department,⁵ and any potential judicial proceedings.

6. Monitoring and Review

- 6.1 A work programme will be presented to The LDP Steering Committee - Planning Committee for each key stage of the plan process.
- 6.2 Papers will be presented to Elected Members on a regular basis regarding local development plan matters, including key planning topics and findings as they emerge.
- 6.3 Progress reports on the LDP preparation will be submitted on a quarterly basis to the Steering Committee.
- 6.4 An annual monitoring report will be produced to inform Elected Members on progress in meeting the timetable.
- 6.5 In the event that the Plan timetable requires amendment, Council has the power under the Planning Act to 2011 to publish a revised timetable. Any revisions will be publicised and made available on the Council's website

www.ardsandnorthdown.gov.uk/resident/planning/local-development-plan

⁵ There is no provision in legislation in relation to statutory timeframes for the length of the duration of IE, the timeframe for the Independent Examiner to provide a report to the Department; nor a timeframe for the reporting to Council by Central Government.

Appendix 1- LDP Timetable

Key Stages in Local Development Plan Process	Actions/ Assessments	Estimated Timescales
Publication of Timetable and Statement of Community Involvement		Complete
Publication of Preferred Options Paper (POP) for public consultation	Publication of a Sustainability Appraisal Interim Report (incorporating SEA) Equality Screening Interim Report	Complete
Publication of draft Plan Strategy (dPS) Statutory Public Consultation: 8 weeks Representations 8 Weeks Counter Representations	Preparation and publication of dPS and associated documents* for informal viewing – 4 weeks followed by statutory Public consultation. 8 Weeks for representations and 8 weeks for counter - representations *Publication of Sustainability Appraisal Report incorporating SEA, HRA and Rural proofing. Publication of draft EQIA if relevant.	Quarter 2* 2021/2022
Soundness Based Independent Examination Followed by Advisory Report to Central Government. Central Government issues a Binding Report to Council Changes made to finalise Plan		Quarter 3-4* 2022/2023- Quarter 1 2024/2025
Adoption of Plan Strategy	Publication of Sustainability Appraisal Adoption Report (Inc. SEA, HRA and Rural Proofing) and publication of final EQIA where required.	Quarter 4* 2024/2025*
Statutory Stakeholder Engagement; Member Engagement on key Issues and public consultation where required.	Invite comments from consultation body on draft Sustainability Appraisal (Inc. SEA, HRA and Rural Proofing) and update Scoping Report)	Early 2025*
Publication of draft Local Policies Plan Statutory Public Consultation: 8 weeks Representations 8 weeks Counter representations	Preparation and publication of dLPP and associated documents* for informal viewing – 4 weeks followed by Statutory Public Consultation 8 weeks for representations and 8 weeks for counter representations, *Publication of Sustainability Appraisal Report incorporating SEA, HRA and Rural proofing. Publication of draft EQIA if relevant	Quarter 2-4* 2025/2026
Soundness Based Independent Examination Followed by Advisory Report to Central Government. Central Government issues a Binding Report to Council Changes made to finalise Plan		Quarter 2-4 2026/2027
Adoption of Local Policies Plan	Publication of sustainability appraisal adoption report (inc. SEA, HRA, EQIA as relevant)	2028
Monitoring and review of local Development Plan Annual reviews 5 & 10 Year Review Commence preparation of new Local Development Plan	Monitoring of Sustainability appraisal (inc, SEA, and other necessary assessments)	Ongoing

Note 1: SEA (Strategic Environmental Assessment); HRA (Habitats Regulation Assessment); EQIA (Equality Impact Assessment); SA (Sustainability Appraisal)

Note 2: Timescales (Financial Quarters) are indicative only and do not take account of any factors which may delay the progress of the plan such as any legislative changes, any regional policy changes, the availability of resources and other factors outside the control of the Council. The progress to the LPP stage is dependent on receipt of report from Independent Examiner to DfI and subsequent issue of Direction by DfI to Council (of which there is no statutory timeframe - thus the timetable is estimated to best possible turnaround thereafter).