

Armagh City, Banbridge and Craigavon Borough Council

# Local Development Plan Timetable

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**Armagh City  
Banbridge  
& Craigavon**  
Borough Council

# Getting in Contact

You can access information on a planning matter or make contact with the Council's Planning Department in the following ways:

By website: [www.armaghbanbridgecraigavon.gov.uk](http://www.armaghbanbridgecraigavon.gov.uk); or  
[www.planningni.gov.uk](http://www.planningni.gov.uk) (via the 'My Council' link)

By email: [planning@armaghbanbridgecraigavon.gov.uk](mailto:planning@armaghbanbridgecraigavon.gov.uk)

By post: Armagh City, Banbridge and Craigavon Borough Council  
Planning Department  
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By phone: 0300 200 7830 (NI General Planning Line)  
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A copy of this Timetable can be made available on request in electronic format, large text print, Braille and audio format. It may be possible to make it available in alternative languages upon request.

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# 1.0 Introduction

- 1.1** The purpose of this Timetable is to set out the key stages and the indicative time frame for the production of Armagh City, Banbridge & Craigavon Borough Council's new Local Development Plan 2030 (LDP).
  
- 1.2** The Timetable meets the legislative requirements of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. In preparation of the Timetable, in accordance with Regulation 5 of the 2015 Local Development Plan Regulations, consultation has been undertaken with the Planning Appeals Commission (PAC) and the Department for Infrastructure (Dfi). The Timetable has been approved by resolution of the Council prior to submission to the Department (Dfi) for agreement in accordance with Regulation 7 of the 2015 Local Development Plan Regulations.

## 2.0 Purpose of the Local Development Plan

- 2.1** The purpose of the Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan (LDP), comprising the Plan Strategy and Local Policies Plan, is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will guide development decisions within the Borough up to 2030.
- 2.2** The new LDP will be prepared within the context of the Council's Corporate Plan and will take account of the Council's Community Plan to enable us to plan positively for the future of our Borough.
- 2.3** The LDP will also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy (SDS), the Regional Development Strategy (RDS) 2035, the Strategic Planning Policy Statement (SPPS) and Planning Policy Statements (PPSs).
- 2.4** The Armagh City, Banbridge and Craigavon LDP will replace the Armagh Area Plan 2004, the Armagh Area Plan 2004 Alteration No. 1: Armagh Countryside Proposals, the Craigavon Area Plan 2010, the Craigavon Town Centre Boundaries & Retail Designations Plan 2010, the Banbridge, Newry and Mourne Area Plan 2015 and the Dungannon & South Tyrone Area Plan 2010 insofar as it relates to the Armagh City, Banbridge and Craigavon Council area.
- 2.5** The LDP will be produced in two stages consisting of two separate documents which will shape development within the Borough over the plan period. The first stage will be the Plan Strategy followed by the Local Policies Plan.
- 2.6** Prior to the preparation of the Plan Strategy and Local Policies Plan, the Council will identify the key issues in the plan area and will formulate a series of options for dealing with them. This information will be published as a Preferred Options Paper (POP) which will indicate the Council's preferred options for growth and development in the area and will be the basis for consulting with the public and stakeholders, who will have an opportunity to put forward views and influence the LDP from the outset.
- 2.7** The Plan Strategy will establish the strategic direction of the LDP in order to provide a level of certainty on which to base key development decisions in the area as well as the necessary framework for the preparation of the Local Policies Plan. The Strategy will set out the aims, objectives, overall growth strategy and associated strategic policies applicable to the plan area.
- 2.8** Once the Planning Strategy is adopted a Local Policies Plan will be prepared which will be consistent with the Plan Strategy. In contrast to the Plan Strategy, the Local Policies Plan will deal with site specific policies and proposals associated with settlement limits, land use zonings and environmental designations required to deliver the Council's vision, objectives and strategic policies.
- 2.9** An ongoing process of Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the LDP will run in parallel with the preparation of various stages of the LDP. The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the LDP. Reports from the various stages of the Sustainability Appraisal (SA) will be published at key stages of the plan preparation.
- 2.10** The Council has published its Statement of Community Involvement (SCI) which outlines how it will engage with the community and key stakeholders in the delivery of planning functions. The SCI describes how and when we will involve the community in the production of the LDP and make information available. The SCI can be viewed at [www.armaghbanbridgecraigavon.gov.uk](http://www.armaghbanbridgecraigavon.gov.uk)

## 3.0 The Timetable

**3.1** In accordance with Regulation 6 of the 2015 Local Development Plan Regulations the Timetable contains indicative timescales for the various stages of the plan preparation process, which is set out in **Appendix 1**. A brief outline of the key stages is set out below:

**Preferred Options Paper (POP)** - The POP is a public consultation document which will set out the most significant planning issues currently affecting our Borough, as well as those likely to become relevant in the future. It will include the Council's preferred options to address them.

**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 strategic planning policies that will form the basis of the LDP.

**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 Department for Infrastructure (Dfi).

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

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

**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 the Council's detailed land use proposals for the Borough. The land use zonings will articulate the vision, objectives, spatial strategy and strategic policies contained within the Plan Strategy (PS).

**Independent Examination (IE)** - 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 the Department (Dfi).

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

**Adoption of Local Policies Plan (LPP)** - Following the IE and any relevant direction from the Department (Dfi), the Council will formally adopt the LPP.

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

**3.3** As indicated, a **Sustainability Appraisal (SA)** will be undertaken. This will assist the Council in assessing the sustainability of the LDP proposals and how they will combine and interact in the LDP to contribute to the achievement of sustainable development. Integral to the SA process, which includes social and economic considerations, 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 Regulations Assessment (HRA)** will also be required to consider the potential impact of LDP policies and proposals on European protected nature conservation sites.

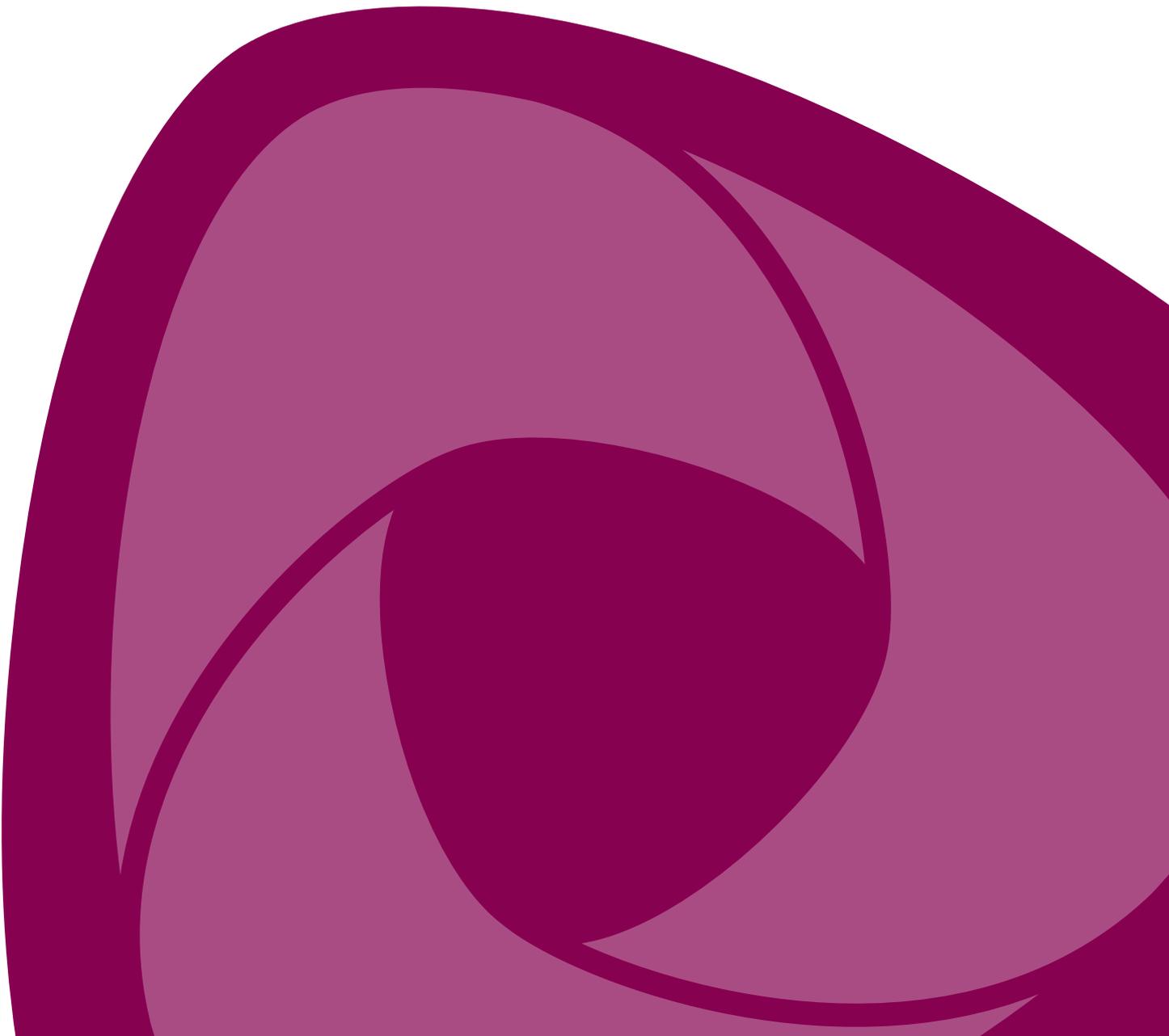
**3.5** An **Equality Impact Assessment (EqIA)** and **Rural Proofing** will also be required to examine and assess whether the LDP is likely to impact on different sections of the community and whether it appropriately and proportionately caters for those living and working in rural areas as well as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

## 4.0 Delivery of the Local Development Plan

- 4.1** Meeting the Timetable is dependent upon a number of factors including Councillor involvement, adequate resourcing and risk management. The Timetable is an extremely challenging one, especially as the Council is seeking to produce a completely 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.
- 4.2** There are a number of factors outside the Council's control that may impact on the delivery of the Local Development Plan (LDP) within the indicative timescales in the Timetable. This can include input from statutory consultees, the duration of the Independent Examination and reporting period, subsequent consideration by the Department for Infrastructure (DfI) and the potential for legal challenge.
- 4.3** To assist with the effective management of the Timetable, appropriate steps and safeguards will be put in place to manage the LDP decision-making process, to ensure as far as possible that the indicative timescales are met and to provide early warning of potential time slippage. Such steps will include:
- A work programme will be presented to Council Members for each key stage of the plan process.
  - Papers will be presented to Council Members on a regular basis regarding Local Development Plan matters, including key planning topics and findings as they emerge.
  - A Project Management Team will be established comprising senior officers from the Council and the Principal Planning Officer. The Project Management Team will also invite representatives from the key statutory/Government Departments to participate. The purpose of the team will be to ensure key consultees cooperate in the plan-making process. The Project Management Team will be consulted on and act as the screening and scoping group for the Sustainability Appraisal (SA) of the Plan.
  - An annual monitoring report will be produced to inform Council Members and Department for Infrastructure (DfI) on progress in meeting the Timetable.
  - Progress Reports on the LDP will be submitted on a quarterly basis to the Planning Committee.

## 5.0 Annual Monitoring and Review

- 5.1** An annual monitoring report will be produced by the Council to inform Members and the Department for Infrastructure (DfI) on progress in meeting the Timetable. If progress on plan production has slipped, the Timetable will need to be revised and agreed with the Department (DfI) in accordance with the 2015 Local Development Plan Regulations. In the event that the Timetable requires amendment, the Council has the power under the 2011 Planning Act to publish a revised Timetable. Any amendments will be publicised and made available on the Council's website.



# Appendix 1

## Armagh City, Banbridge and Craigavon Borough Council Local Development Plan 2030 Timetable

LDP Stage	Accompanying Assessments / Reports	Estimated Timescales
Agree <b>Timetable</b> with DfI		Q1 – Q2 2017/18
	Invite comment from Consultation Body on draft SA (including SEA) Scoping Report	Q2 – Q3 2017/18
Publish <b>Preferred Options Paper</b>	Publish SA Interim Report	Q3 – Q4 2017/18 (Statutory Public Consultation: 8 weeks for Representations)
Publish <b>Draft Plan Strategy</b>	Publish SA Report (incorporating SEA); Publish HRA, EqIA & Rural Proofing Reports	Q2 – Q3 2018/19 (Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations)
<b>Independent Examination</b> of Draft Plan Strategy	IE Advisory Report to DfI; DfI issues Binding Reports to Council	Q1 – Q3 2019/20
Adoption of <b>Plan Strategy</b>	Publish SA Adoption Report (incorporating SEA), HRA, EqIA & Rural Proofing Reports	Q4 2019/20 – Q1 2020/21
Publish <b>Draft Local Policies Plan</b>	Publish SA Report (incorporating SEA); Publish HRA, EqIA & Rural Proofing Reports	Q3 – Q4 2020/21 (Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations)
<b>Independent Examination</b> of Draft Local Policies Plan	IE Advisory Report to DfI; DfI issues Binding Reports to Council	Q2 – Q4 2021/22
Adoption of <b>Local Policies Plan</b>	Publish SA Adoption Report (incorporating SEA), HRA, EqIA & Rural Proofing Reports	Q4 2021/22 – Q2 2022/23
Prepare new timetable for work to include the production of supplementary planning documents and Annual Monitor 5 & 10 Year Reviews	Monitor SA and other related assessments as required	On-going

Notes:

This is an indicative timetable and may be subject to change due to factors outside the Council's control. The indicative timescales refer to quarters of the financial year.

Abbreviations/Key to Timetable: LDP = Local Development Plan; DfI = Department for Infrastructure; SA = Sustainability Appraisal; SEA = Strategic Environmental Assessment; HRA = Habitats Regulations Assessment; EqIA = Equality Impact Assessment; IE = Independent Examination; Consultation Body = Department for Agriculture, Environment & Rural Affairs (DAERA); Q = Financial Year Quarter





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