

Armagh City, Banbridge &  
Craigavon Borough Council

# LOCAL DEVELOPMENT PLAN TIMETABLE

**Revised June 2026**



[armaghbanbridgecraigavon.gov.uk](http://armaghbanbridgecraigavon.gov.uk)



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:

 [armaghbanbridgecraigavon.gov.uk](https://armaghbanbridgecraigavon.gov.uk)

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

By post:

**Armagh City, Banbridge and Craigavon Borough Council**  
**Planning Department**  
**The Civic Building**  
**Downshire Road**  
**Banbridge**  
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**BT32 3JY**

 **0300 200 7830** (NI General Planning Line)

 **0300 0300 900** (Main Council Line)

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 and Craigavon Borough Council's new Local Development Plan 2035 (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 Planning (Local Development Plan) Regulations (Northern Ireland) 2015, consultation has been undertaken with the Planning Appeals Commission. The timetable has been approved by resolution of the Council prior to submission to the Department for agreement in accordance with Regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

## 2.0

# Purpose of the Local Development Plan

- 2.1 The purpose of the Armagh City, Banbridge and Craigavon Borough Council's 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 council area to 2035.
- 2.2 The 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 Council area.
- 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, the Regional Development Strategy and the Strategic Planning Policy Statement.
- 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 in so far as it relates to the Armagh City, Banbridge and Craigavon Council area.
- 2.5 Following publication of the Preferred Options Paper (POP) the Plan is produced in two parts consisting firstly of the Plan Strategy followed by the Local Policies Plan.
- 2.6 The Plan Strategy will establish the strategic direction of the plan 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 the aims, objectives, overall growth strategy and associated planning policies applicable to the Plan area.
- 2.7 Once the Planning Strategy is adopted a Local Policies Plan (LPP) will be prepared which will be consistent with the Plan Strategy. The LPP will provide site specific policies and proposals including settlement limits, land use zonings and environmental designations required to deliver the council's vision, objectives and strategic policies.
- 2.8 A Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the LDP will run in parallel with the preparation of various stages of the plan and will be an ongoing process. The purpose of the Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the Local Development Plan. Reports from the various stages of the Sustainability Appraisal will be published at the key stages of the plan preparation.
- 2.9 The Council has published its Statement of Community Involvement (SCI) which defines how we 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, which can be viewed at [armaghbanbridgecraigavon.gov.uk](https://www.armaghbanbridgecraigavon.gov.uk)

## 3.0 The Timetable

- 3.1 In accordance with Regulation 6 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 the revised Timetable contains indicative timeframes for the various stages of the plan preparation process, which is set out at Appendix 1. A brief outline of the key stages is set out below:

### Preferred Options Paper

The Preferred Options Paper (POP), published in March 2018, set out the most significant planning issues affecting our Borough. It set out a range of options for addressing these issues and included the Council's preferred option. The POP was subject to public consultation and stakeholder engagement and the outcome of this will help inform the emerging draft Plan Strategy.

### Draft Plan Strategy

The draft Plan Strategy (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 Borough.

### Independent Examination

An Independent Examination (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 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. Council must incorporate any changes outlined in the Binding Report into the final PS. Alternatively, Council may be directed to withdraw the draft PS.

### Adoption of Plan Strategy

Following the IE and any relevant direction from DfI, the Council will formally adopt the PS.

### Draft Local Policies Plan

The draft Local Policies Plan (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 Borough. 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 DfI.

### Binding Report

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

### Adoption of Local Policies Plan

Following the IE and any relevant direction from DfI, the Council will formally adopt the LPP.

### Monitoring & Review of the LDP

Once adopted the LDP will be annually monitored and formally reviewed at least every five years.

- 3.2 The Timetable does not just relate to the actual preparation of the Plan documents. 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 Plan production and their undertaking and findings will contribute towards the LDP's test of soundness at the IE.
- 3.3 As indicated, a **Sustainability Appraisal** will run in parallel with the preparation of various stages of the plan. This will assist the Council to assess the sustainability 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 consider the potential impact of LDP policies and proposals on European protected nature conservation sites.
- 3.5 An **Equality Impact Assessment** will determine if the LDP is likely to have differential impacts on different sections of the community.
- 3.6 **Rural Proofing** will determine if the LDP is likely to have differential impacts on those living in rural areas.

## 4.0

# Review of the Timetable

- 4.1 In the event that the 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 at [armaghbanbridgecraigavon.gov.uk](https://www.armaghbanbridgecraigavon.gov.uk) following the agreement of the Department for Infrastructure.

## Appendix 1

### Armagh City, Banbridge & Craigavon

# Local Development Plan 2035

## Revised Timetable

LDP Stage	Accompanying Assessments and other reports	Estimated Timescales
<b>Timetable &amp; SCI</b>		
Agree and Publish Initial Timetable & SCI	N/A	Complete
<b>Preferred Options Paper (POP)</b>		
	Invite comments from Consultation Body on draft SA (including SEA) Scoping Report	Complete
Publish Preferred Options Paper	Publish SA Scoping Report and Interim Report	Complete
<b>Plan Strategy (PS)</b>		
Publish Draft Plan Strategy (Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations)	Publish SA Report (incorporating SEA) Publish Draft HRA, EQIA & Rural Proofing Report	Q1 2026/2027 – Q2 2026/2027
Independent Examination of Draft Plan Strategy	Submission of documents for IE. IE Advisory Report to DfI DfI issues Binding Report to Council.	Q1 2027/2028 – Q2 2028/2029
Adoption of Plan Strategy	Publish SA Adoption Report (incorporating SEA), HRA, EQIA & Rural Proofing Reports	Q3 2028/2029
<b>Local Policies Plan (LPP)</b>		
Statutory stakeholder engagement	Invite comments from consultation body on draft SA (including SEA) and Scoping Report	Q3 2028/2029
Publish Draft Local Policies Plan (Statutory Public Consultation: 8 weeks for Representations; 8 weeks for Counter Representations)	Publish SA Report (incorporating SEA) Publish HRA, EQIA & Rural Proofing Report	Q4 2028/2029 – Q1 2029/2030
Independent Examination of Draft Local Policies Plan	Submission of documents for IE. IE Advisory Report to DfI DfI issues Binding Report to Council	Q2 2029/2030 – Q3 2030/2031
Adoption of Local Policies Plan	Publish SA Adoption Report (incorporating SEA), HRA, EQIA & Rural Proofing Reports	Q4 2030/2031
<b>LDP Monitor &amp; Review</b>		
Monitoring and review of LDP Annual Monitor 5 & 10 Year Reviews	Monitoring of SA and other related assessments.	On-going

Please note: 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.



**For further information please contact**  
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