

Title of Report: Item 10 – Local Development Plan (LDP 2032) – Draft Plan Strategy (dPS) Update	Officer Presenting: Principal Planning Officer
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1 Purpose of Report / Recommendations

- 1.1 The purpose of this Paper is to update Members on the current stage of the LDP preparation, to give an update on the position with the LDP programme and to indicate the proposed next stages over the coming months. In particular, this Paper gives an overview of the Representations received during the recent Re-consultation exercise that closed on 6th November 2020.

2 Background

- 2.1 Members will recall the previous LDP Update Paper to the Committee on 2nd September (Item 16) which gave an update on the position with the LDP programme and indicated the proposed next stages in progressing the LDP draft Plan Strategy towards its submission, Independent Examination and adoption.
- 2.2 Following that Committee, a meeting of the LDP Steering Group was held on 13th October. Members and senior officers discussed the Project Implementation Plan, the Risk Register, an overview of LDP Process / Progress to-date and the Draft Timetable / Workplan to IE Stage. Steering Group Meetings are to be held approximately every 3 months going forward.
- 2.3 As previously agreed, a re-consultation has been undertaken on the LDP draft Plan Strategy, running from 11th September to 6th November 2020. An initial assessment of the Representations received is set out below. Also as agreed, the Representations have now been published on Friday 27th November and a further 8-week consultation period for site-specific policy representations has commenced, running to 22nd January 2021.

3 Key Issues

- 3.1 The original LDP dPS consultation resulted in 121 representations (Reps) plus a further 7 received late, after the 27th January 2020. Following the recently concluded consultation period, 110 Reps are to be carried forward unchanged, 18 have been updated / revised, there are 118 new Reps and also 1 new late Rep. However, 82 of the Reps (from PARC) consist of the same / similar submission under different names so there have effectively been 37 new different Reps received in this consultation period. All of the 246 Reps can be viewed (from 27th November) on the Planning-LDP page of the Council's website at: [https://www.derrystrabane.com/Subsites/LDP/LDP-draft-Plan-Strategy-\(dPS\)/How-to-Respond/Representations-To-The-Draft-Plan-Strategy](https://www.derrystrabane.com/Subsites/LDP/LDP-draft-Plan-Strategy-(dPS)/How-to-Respond/Representations-To-The-Draft-Plan-Strategy)
- 3.2 As expected, the vast majority of substantive responses and 'issues' were already submitted at the first consultation period, especially from the main consultees, government departments and other statutory 'consultation bodies'. These have been previously summarised for Members and will be fully reported and considered in future papers and discussion meetings. However, several submissions did take the opportunity to update their earlier Reps, there are a few government and civic bodies, several relate to renewable energy, there is a strong environmental lobby but the majority call for the future inclusion of land for development within the various settlements.
- 3.3 DfI has updated its Reps to include comments on Covid-19 recovery and the Climate Emergency, DfC Local Gov & Housing make a submission and Dept of Health make an interesting submission regarding Gransha lands. There are now Reps from the Inner City Trust and from Foyle Civic Trust and a local architect, an MLA and an Economist regarding good design and ideas for city regeneration / recovery. There are 6 reps from energy and renewables companies. PARC and 3 other Reps are seeking stronger 'environmental' protection. Approximately 20 of the new Reps seek to make a strategic case for the settlement expansion and zoning / inclusion of their lands within various settlements of the District.
- 3.4 As stated in para 2.3 above, the next stage is the consultation which is now ongoing for the receipt of any site-specific policy Counter Representations. This runs to 22nd January 2021 and full details (from 27th November) can be found at: <https://www.derrystrabane.com/planningnews>

- 3.5 Over the coming months, the LDP team will be assessing and summarising all the LDP dPS Representations and will in due course assess any Counter Representations, in order to prepare a LDP dPS Public Consultation Report. In preparation of this report, it will be necessary for the LDP team to convene a number of meetings with key consultees / objectors to discuss their responses and any implications for the LDP process. The LDP will also have to update its evidence base due to the matters raised in Representations and any significantly / materially changed circumstances. This will include a review of the local economic prospects in light of the Covid-19 situation and its implications for the LDP Growth Strategy or other topics; it will be done in conjunction with the Council's Economist and utilising recent / emerging UUEPC reports.
- 3.6 As discussed previously and agreed by the Committee and LDP Steering Group meeting, it is also proposed to convene a number of Round Table Discussion meetings with Members in January and February 2021, in order for officers to outline particular issues raised within the Representations, as well as to outline the steps proposed to address these issues, depending on their extent.
- 3.7 It is anticipated that the LDP dPS Public Consultation Report will be presented to Members in March 2021. Members are asked to note that the timescale for this will depend upon the detailed assessment of the content of the Representations and Counter Representations, meetings with consultees / objectors and the amount of amendment / additional evidence that is required to be prepared. It will undoubtedly also be necessary to get legal advice on a number of issues. If advertisements of Focused Changes are required, this would involve an additional period of consultation, whereas any Fundamental Changes would have a significant impact on timescales.
- 3.8 Subject to the above-mentioned content and consideration, including discussions with Members, it would be hoped to achieve approval of the Planning Committee and Full Council following. Officers will then assemble the required documentation, including a "Self-Assessment of Soundness Statement" (SASS) from the Council and submit to the Department for Infrastructure (DfI Strategic Planning). Subject to DfI assessment, would then appoint the Planning Appeals Commission (PAC) to hold an Independent Examination (IE), possibly in the Winter of 2021.

4 Financial, Equality, Legal, HR, Improvement, Rural Needs and other Implications

- 4.1 There are no financial, equality, legal, HR, Improvement or other implications arising directly from this report, but Members will appreciate that there are financial, legal, HR, Improvement and other implications for the Council in ensuring the timely delivery of a fit-for-purpose and 'sound' LDP, including its Sustainability Appraisal (SA) and other assessments, which are potentially open to challenge. Rural Needs is an important consideration in the formulation of all the topics and a separate Rural Needs Impact Assessment (RNIA) has been undertaken to accompany the LDP.

5 Recommendations

- 5.1 Members are requested to note the contents of this Paper, particularly the current consultation for Counter Representations and the proposed Round Table Discussions for Members in January and February 2021.

Background Papers

None