

Title of Report:	Local Development Plan Update
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	25th June 2025
For Decision or For Information	For Noting
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Our elected members work collaboratively and make decisions on an evidence led basis and in line with its policies.
Lead Officer	Principal Planning Officer

Budgetary Considerations	Not applicable in this case
Cost of Proposal	
Included in Current Year Estimates	
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	Not applicable in this case
Input of Legal Services Required	
Legal Opinion Obtained	

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. NOT REQUIRED		
Section 75 Screening	Screening Completed:	Yes	
	EQIA Required and Completed:	Not required	
Rural Needs Assessment (RNA)	Screening Completed	Yes	
	RNA Required and Completed:	Not required	
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes	
	DPIA Required and Completed:	Not required	

1.0 Purpose of Report

- 1.1 To provide Members with an update on preparation of the Local Development Plan (LDP).

2.0 Background

- 2.1 Under the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 the Council has a statutory duty to prepare an LDP for its Borough, which will, when adopted, replace the current Northern Area Plan (NAP) 2016.
- 2.2 In addition to this, the SPSS sets out that councils must ensure that both LDPs and planning decisions are informed by robust and up to date evidence in relation to retail need and capacity.

3.0 Studies to inform the LDP Preparation

- 3.1 Members will be aware of the work of the Council's Development Plan team that brought us to the current stage of draft Plan Strategy preparation.

Housing Study

- 3.2 At the request of Members, Ulster University (UU) was employed to carry out independent housing research on the new dwelling requirements in the Borough. The Study is being undertaken in two phases. Phase 1 is now complete and the interim report was circulated to Members on 11th June 2025. Phase 2 (stakeholder engagement) is about to commence. The final report, scheduled for completion at the end of September 2025, will inform the LDP preparation.

Retail & Leisure Capacity Study

- 3.3 The previous Retail & Leisure Capacity Study for the Borough was undertaken in 2017. Given the intervening period and in response to a number of out of town planning applications and related appeals, an update (on the retail capacity element only) was undertaken in 2020. A new, full Study is now required to ensure that the Council is taking decisions based on the most up to date evidence relating to its Borough. The Council's has engaged Nexus Planning (who carried out the previous study and update) to undertake the Study. Work has now commenced and is due to be completed in October 2025.

4.0 Recommendation

- 4.1 **IT IS RECOMMENDED** that the Planning Committee note the content of this Report.