

<b>Title of Report:</b>	<b>Local Development Plan Update</b>
<b>Committee Report Submitted To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date of Meeting:</b>	<b>24<sup>th</sup> September 2025</b>
<b>For Decision or For Information</b>	<b>For Noting</b>
<b>To be discussed In Committee</b>	<b>NO</b>

<b>Linkage to Council Strategy (2021-25)</b>	
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

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

<b>Legal Considerations</b>	<b>Not applicable in this case</b>
Input of Legal Services Required	
Legal Opinion Obtained	

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

## **1.0 Purpose of Report**

- 1.1 To provide an update on preparation of the Council's 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, that will, when adopted, replace the current Northern Area Plan (NAP) 2016.

## **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, the Council engaged Ulster University (UU) 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 discussed at a workshop held on 28<sup>th</sup> August 2025. Phase 2 (stakeholder engagement) is currently underway. The final report, scheduled for completion at the end of September 2025, will inform the LDP preparation.

### **Retail & Leisure Capacity Study**

- 3.3 The Strategic Planning Policy Statement for NI (SPPS) 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.
- 3.4 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 currently being undertaken by Nexus Planning. This will ensure that the Council is taking decisions based on the most up to date evidence relating to its Borough. The Study 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.