

Development Plans

Guidelines for Planning Authorities

Prepared by the Department of Housing, Local Government and Heritage

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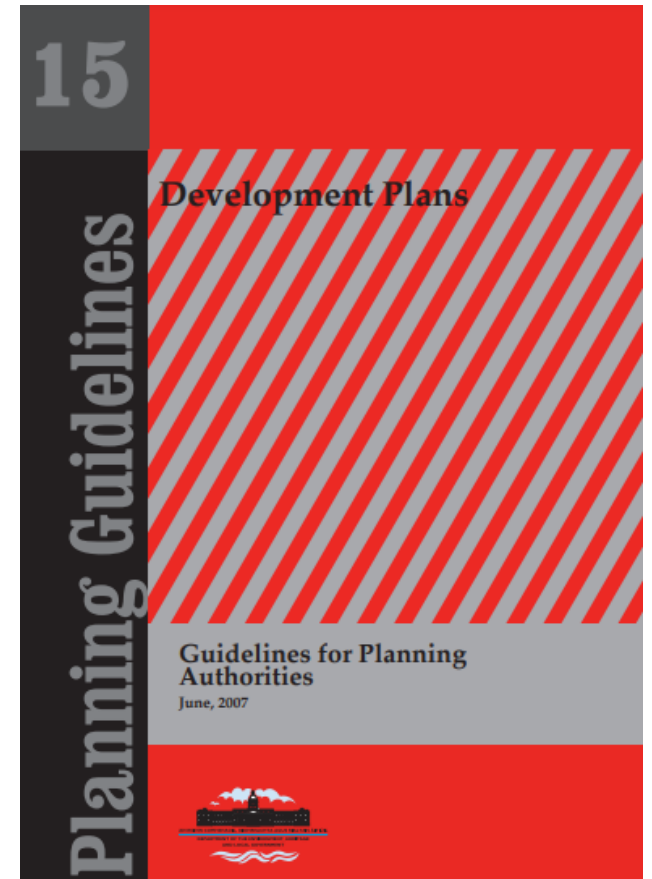
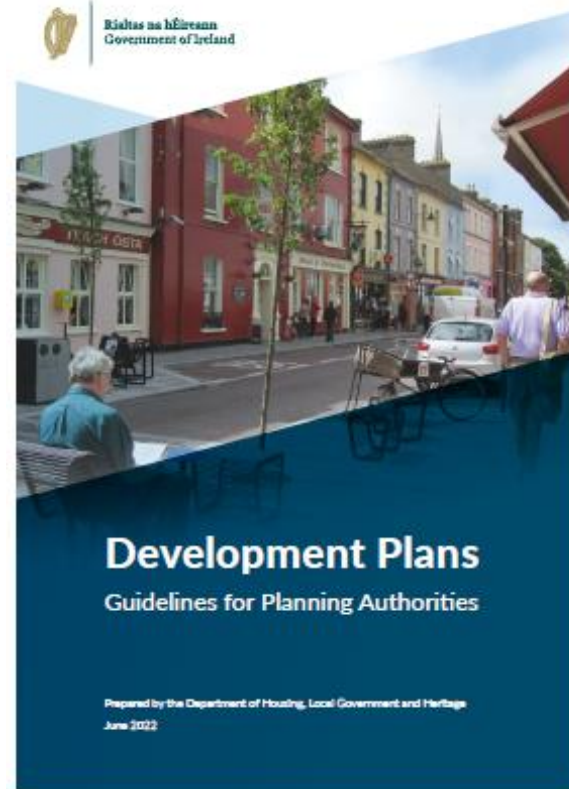
Presentation to SPC 12/10/22



Replaces the 2007 Development
Plan Guidelines

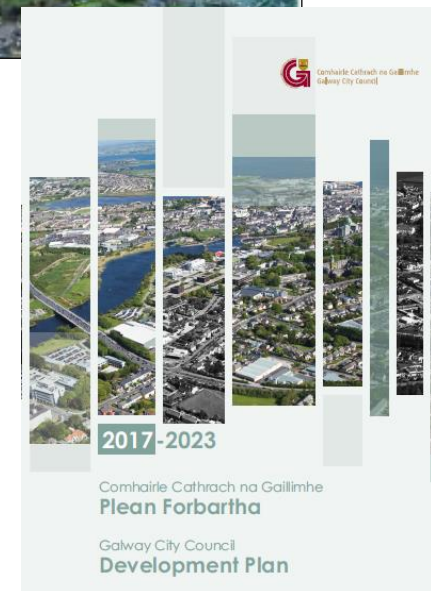
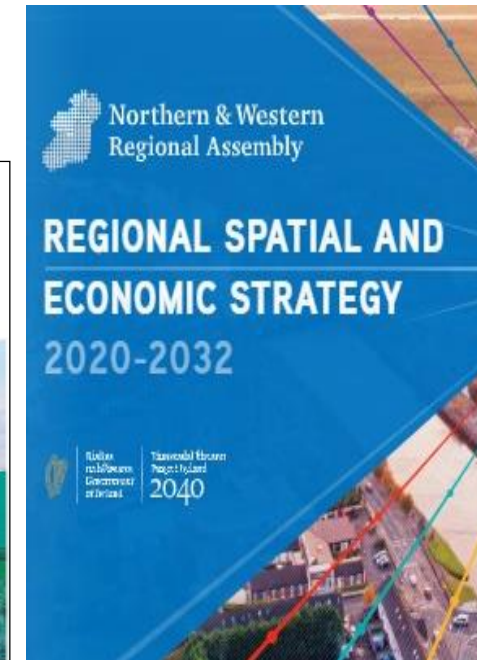
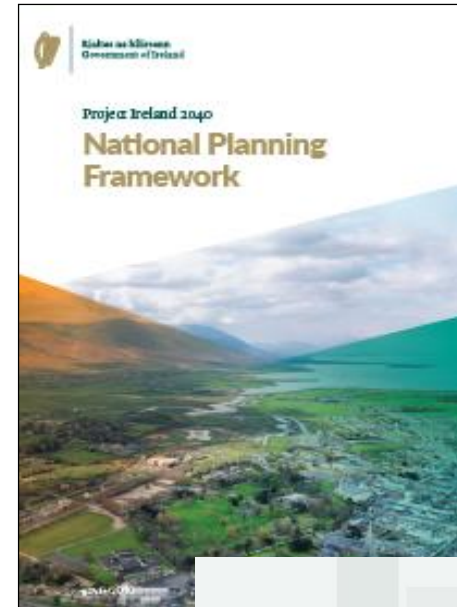
Section 28 Guidelines

Updates and modernises
guidance



Key Aspects

- Integration of national/regional context
- Plan preparation and process
- Consultation process
- Core Strategy
- Mandatory objectives
- Implementation and monitoring





Purpose of the Development Plan

- Ensure plan led development
- Provide a vision of change and growth
- Support local context adapting national/regional policy
- Make strategic choices about future development
- Strengthen link between investment funding and local delivery
- Means to manage & prioritise co-ordinated actions





Ten Guiding Principles



1 A VISION FOR THE AREA



2 STAKEHOLDER ENGAGEMENT



3 A STRATEGIC, BALANCED APPROACH



4 SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE



5 STRUCTURED MANAGEMENT OF CHANGE



6 RENEWAL: REGENERATING EXISTING COMMUNITIES AND PLACES



7 PROTECTION: ENVIRONMENTAL AND HERITAGE ASSETS



8 ALIGNMENT OF PLACE AND INVESTMENT



9 DELIVERY AND MONITORING



10 CLARITY AND FOCUS



Policy and Objectives

- A single, over-arching and concise 'Issues and Options Paper' be published at pre draft stage and should include core strategy options for public consultation purposes.
- The Chief Executive's stated recommendations on policies to be included in a development plan as part of the Pre-Draft plan CE Report, include a 'draft core strategy', consistent with legislation.
- Ensure clarity in respect of each development plan that is made, within a reasonable timeframe. Make available for inspection within 5 working days of the plan adoption date, an interim plan adoption decision document, should it not be possible to publish the final version of the plan within that timeframe.
- The development plan core strategy requirements set out in the Planning Act must be applied to each individual settlement where any land is zoned for residential purposes or a mixture of residential and other uses, including any applicable rural settlements with a population under 1,500 persons, and presented in clear, tabular format.



Policy and Objectives

- Zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning.
- Land-use zoning should principally be undertaken as part of the development plan process in tandem with the preparation of the directly-related core and settlement strategies, informed by a Settlement Capacity Audit.
- Planning authorities adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently.



Development Plan Implementation and Monitoring

- Annual Development Plan Monitoring Report to Council on planning permissions, housing delivery, commercial, retail, industrial.
- Formal 2-year report on implementation of the plan by CE under 15(2) of the Act.
- Identify trends and spatial patterns in development.
- SEA monitoring – environmental parameters
- Visual tools and dashboards – interactive mapping, my plan

