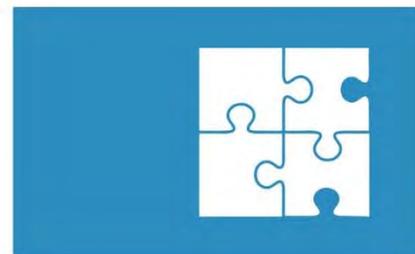


FODC701

Fermanagh and Omagh  
**Local Development Plan**  
Preferred Options Paper



## CONSULTATION

### How do I get more information?

A copy of the Preferred Options Paper and all supporting documentation including the Sustainability Appraisal Interim Report can be found at:

**[www.fermanaghomagh.com](http://www.fermanaghomagh.com)**

Or is available for viewing during office hours at the following council offices:

The Grange, Mountjoy Road, Lisnamallard, Omagh, BT79 7BL and Townhall, 2 Townhall Street, Enniskillen, Co Fermanagh, BT74 7BA;

County Buildings, 15 East Bridge Street, Enniskillen, County Fermanagh, BT74 7BW and Public Services Building, 16 High Street, Omagh, BT78 1BQ which are open from 9.30am to 4.30pm, Monday to Friday.

Representation may be made during the consultation period via an online questionnaire at [www.fermanaghomagh.com](http://www.fermanaghomagh.com) or in writing as detailed within the report.

**Please note that any alternative options you suggest should be planning related matters and supported by sound evidence.**

In addition, a number of public workshops where we can hear your views, are to be held at the following locations:

Date	Location	Time
October 18 <sup>th</sup>	Bawnacre Centre, Irvinestown	2pm
October 19 <sup>th</sup>	Lakeland Community Centre, Belcoo	7pm
October 25 <sup>th</sup>	Dromore Leisure Complex, Dromore	7pm
October 26 <sup>th</sup>	Kesh Community Centre, Kesh	2pm
October 27 <sup>th</sup>	Community Centre, Derrygonnelly	7pm
November 1 <sup>st</sup>	Owenkillew Centre, Gortin	2pm
November 3 <sup>rd</sup>	Milestone Centre, Carrickmore	7pm
November 9 <sup>th</sup>	Ecclesville Centre, Fintona	2pm
November 10 <sup>th</sup>	Castle Park Leisure Centre, Lisnaskea	2pm
November 15 <sup>th</sup>	Crest Centre, SW College, Enniskillen	7pm
November 16 <sup>th</sup>	Aughakillymaude Community & Mummings Centre, Derrylin	7pm
November 17 <sup>th</sup>	Omagh Enterprise Centre, Omagh	7pm
November 22 <sup>nd</sup>	Rosslea Community Centre, Rosslea	2pm

**The consultation period begins on Monday 3<sup>rd</sup> October and closes at 5pm on Monday 28<sup>th</sup> November 2016.**

## Foreword by the Chairperson of Fermanagh and Omagh District Council, Councillor Mary Garrity and Chief Executive, Brendan Hegarty

We are delighted to launch the Preferred Options Paper for the Fermanagh and Omagh District Council Local Development Plan. This is a significant milestone for the Council in exercising our new Planning powers which provides, both the Council and our citizens, the opportunity to positively shape our area and influence how we want our district to look by 2030.

In its entirety the Local Development Plan will set out the strategy for the future planning and sustainable development of the Fermanagh and Omagh District Council area based on the vision, shared with the Council's Community Plan, "*Of a vibrant, living place where people enjoy improved wellbeing and prosperity in a safe, shared, connected and sustainable environment.*"

The objective of the Local Development Plan is to meet *our* local needs by creating sustainable communities through housing delivery, job creation, enterprise promotion, tourism support, provision of services and community facilities within the context of a healthy, well planned natural and built environment.

The Preferred Options Paper has identified what we consider to be the main planning issues within the Fermanagh and Omagh District Council area and have presented options on how to address them, alongside the Council's Preferred Option. The issues highlighted in this document are important but are by no means exhaustive.

The Preferred Options Paper is a meaningful way to help to shape the District's future development and growth. Public consultation is woven through the Local Development Plan Process and importantly, at this first stage, the Preferred Options Paper seeks to stimulate public participation and allows for every individual and community in the Fermanagh and Omagh District Council area to have their say.

The Plan can only be truly successful if it is rooted in local knowledge and an appreciation of what is important to people. We ask that you, our citizens, get involved.



**Councillor Mary Garrity**

Chairperson

Fermanagh and Omagh  
District Council



**Brendan Hegarty**

Chief Executive

Fermanagh and Omagh  
District Council

<b>Contents</b>	<b>Page</b>
<b>1.0 The Preferred Options Paper</b>	<b>4</b>
<b>2.0 A Spatial Portrait of the District</b>	<b>9</b>
<b>3.0 Regional Policy Context and Link with Community Plan</b>	<b>17</b>
<b>4.0 Vision and Objectives</b>	<b>21</b>
<b>5.0 Spatial Growth Strategy</b>	<b>27</b>
<b>Main Issues and Options</b>	
<b>6.0 Development in the Countryside</b>	<b>44</b>
<b>7.0 Economic Development</b>	<b>59</b>
<b>8.0 Mineral Development</b>	<b>63</b>
<b>9.0 Renewable Energy</b>	<b>69</b>
<b>10.0 Tourism</b>	<b>76</b>
<b>11.0 Supporting Good Design and Place Making</b>	<b>83</b>
<b>12.0 Carried Forward Planning Policies</b>	<b>88</b>
<b>13.0 Next Steps</b>	<b>107</b>
<b>14.0 Appendices</b>	<b>109</b>

# The Preferred Options Paper



# The Preferred Options Paper

## Introduction

This document is the first stage in the preparation of our Local Development Plan (LDP). It sets out what we want the Fermanagh and Omagh District Council (FODC) area to be like in 2030 and presents a series of issues and options across a range of topics that we want people's views on. The new LDP is part of the new planning system introduced by the Planning Act (Northern Ireland) 2011 and the transfer of planning powers to

eleven district councils in April 2015. One of the fundamental principles that will guide the planning system post-April 2015 is that of the plan-led system whereby the LDP will be the primary consideration in the determination of planning applications for the sustainable development or use of land.

## The Local Development Plan

- 1.1 Under the new planning system, the LDP consists of two documents, the Plan Strategy and the Local Policies Plan. The Plan Strategy will set out the vision for the FODC area and include a range of strategic policies to facilitate and manage development and a spatial strategy that will indicate in broad strategic terms, the location where different types of development will be promoted. It is important that the Council sets a clear vision for the district. Establishing this strategic direction early in the plan process will 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.

**Figure 1.**



- 1.2 The Local Policies Plan will include site-specific proposals and local policy designations required to deliver our vision, objectives, spatial strategy and strategic policies defined in the Plan Strategy.

- 1.3 Each of these plan documents will be subject to public consultation and Independent Examination (IE) before being adopted. The Plan Strategy will be prepared first and when adopted, it will replace the corresponding parts of the existing development plans and operational planning policies that were produced by central government. The remaining parts of the plans will be replaced upon adoption of the Local Policies Plan.
- 1.4 Once both plan documents are adopted, together they form the Local Development Plan.

In summary, the FODC LDP 2030 will:

- Provide a 14 year plan framework to support economic and social needs in the District, in line with regional strategies and policies, while providing the delivery of sustainable development;
- Facilitate growth by coordinating public and private investment to encourage development where it can be of most benefit to the wellbeing of the community;
- Allocate sufficient land to meet the needs of the District;
- Provide an opportunity for all stakeholders, including the public, to have a say about where and how development within the local area should take place;
- Provide a plan-led framework for rational and consistent decision making by the public, private and community sectors and those affected by development proposals; and
- Deliver the spatial aspects of the Community Plan.

### **The Process So Far**

- 1.5 FODC has commenced work towards preparing the new LDP which will replace the following plans:
- Omagh Area Plan 2002
  - Fermanagh Area Plan 2007

To inform the preparation of the Preferred Options Paper and the evidence base for the LDP, a series of position papers on a range of topic areas including housing, population, economic development and employment, tourism, public utilities and town centres have been produced which provide information and data on the social, economic and environmental characteristics of the plan area. These are available to view on the Council's website [www.fermanaghomagh.com](http://www.fermanaghomagh.com).

- 1.6 The timeframe for the plan preparation process is set out in the Council's Timetable and the intended approach to consultation is described in detail in the Statement of Community Involvement (SCI), both of which can be viewed at [www.fermanaghomagh.com](http://www.fermanaghomagh.com). A summary of the timetable is shown below.

### Timetable

1	Publication of Plan Timetable and Statement of Community Involvement	May 2016
2	Preferred Options Paper	October 2016
3	Draft Plan Strategy	1 <sup>st</sup> Quarter 2017/2018
4	Independent Examination	4 <sup>th</sup> Quarter 2017/2018
5	Adopted Plan Strategy	1 <sup>st</sup> Quarter 2018/2019
6	Draft Local Policies Plan	4 <sup>th</sup> Quarter 2018/2019
7	Independent Examination	4 <sup>th</sup> Quarter 2019/2020
8	Adopted Local Policies Plan	1 <sup>st</sup> Quarter 2020/2021
	Monitoring & Review of LDP	Ongoing

*Note: The indicative timescales refer to quarters of the financial year.*

### What is the Preferred Options Paper?

- 1.7 The aim of the new development plan system is to ensure that all interests are engaged early on and fully in the plan preparation process. The purpose of the Preferred Options Paper is to provide the public, stakeholders and interested parties the opportunity to put forward their views and influence the local development plan from the outset.
- 1.8 To stimulate debate on a range of planning issues facing the FODC area, we have suggested possible options (policy approaches) for dealing with these issues and have identified the FODC's preferred option. It is important to emphasise that although a preferred option is put forward, no final decision has been made by the Council at this stage in the process. The issues and the policy options to address them have been identified through the evidence base gathered to support the LDP process, the Community Plan process and through consultation with Council members.
- 1.9 The Preferred Options Paper sets out the Council's vision and overall objectives for the area and deals with issues such as how the District should grow, how many houses will be needed and how much economic development land will be needed. It also addresses issues such as sustaining our rural communities, tourism, minerals development, renewable energy and supporting good design and place making.
- 1.10 For each of these issues, a "preferred option" and a number of "alternative options" are provided with justification given using the evidence base presented in the position papers which accompany the Preferred Options Paper.

## **Sustainability Appraisal**

- 1.11 The evidence base has also contributed to fulfilling the requirements of Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) which the Council is required to prepare alongside the Local Development Plan in order to promote sustainable development. SA integrates social, environmental and economic considerations and is a continual process which commences with the preparation of the Preferred Options Paper and follows through to the Draft Plan Strategy and Draft Local Policies Plan stages. At the Preferred Options Paper stage, it assists in the consideration of options and alternatives. The SA Interim Report is published in tandem with the Preferred Options Paper and the consultation period is the same.
- 1.12 Details of how to comment on the SA are set out in the SA Interim Report.

## **Consultation on the Preferred Options Paper**

- 1.13 As already indicated, the Preferred Options Paper is the main opportunity for everyone to voice their opinion and become effectively involved in considering the content of the Local Development Plan. The comments received from the consultation will inform the preparation of the Draft Plan Strategy and Draft Local Policies Plan.
- 1.14 Comments from stakeholders and the community can help identify issues that need to be considered and help influence how policies and proposals should address these in the LDP. Therefore, it is vital that communities and individuals make their views known through their responses at the Preferred Options Paper stage.
- 1.15 Your comments are sought on the overarching principles and objectives, the options on how the District should grow and the options to address the identified issues.
- 1.16 The formal consultation period for the Preferred Options Paper will run for 8 weeks from 3<sup>rd</sup> October to 28<sup>th</sup> November 2016. Representations should be submitted preferably by email to [planning@fermanaghmagh.com](mailto:planning@fermanaghmagh.com) or alternatively written submissions may be posted to Local Development Plan Team, The Grange, Mountjoy Road, Omagh, Co Tyrone, BT79 7BL.

An online questionnaire is also available at [www.fermanaghmagh.com](http://www.fermanaghmagh.com)

- 1.18 All submissions must be received no later than 5pm on 28<sup>th</sup> of November 2016. Requests for extensions to this deadline and late submissions will not be accepted.

# A Spatial Portrait of the District



## 2.0 A Spatial Portrait of the FODC area

### Introduction

- 2.1 The spatial portrait sets the context for the Local Development Plan by illustrating the key characteristics and features of the FODC area. The purpose of the spatial portrait is to set the scene in the District and identify key issues which the LDP will need to address. It draws from the LDP evidence base comprising a series of Position Papers on a range of topics.

### Spatial Characteristics

- 2.2 The FODC area is strategically positioned, being located on the border with the Republic of Ireland and has a common boundary with Counties Donegal, Leitrim, Cavan and Monaghan. It also shares a common land boundary with Mid Ulster District Council to the east and Derry City and Strabane District Council to the north.
- 
- 2.3 The two main towns of Enniskillen and Omagh are recognised as hubs in the Regional Development Strategy (RDS) with Enniskillen also recognised as a gateway to the Republic of Ireland with strategic links to Sligo. Both towns hold central positions within their respective hinterlands.
- 2.4 The FODC area has a population of 115,468<sup>1</sup> and covers approximately 3,000 square kilometres making it the largest Council in terms of land mass and the smallest in terms of population. A high proportion of the population is scattered across a wide rural area in villages, small settlements and single dwellings, with more than two thirds (76,689 or 70.4%) living outside the two main towns of Enniskillen and Omagh. This dispersed settlement pattern creates challenges for service provision particularly in the more remote, rural parts of the district.
- 2.5 The District comprises a mixture of landscapes. The Sperrin Mountains, designated as an Area of Outstanding Natural Beauty forms a backdrop to the north east, with the mountain valleys of the Glenelly and Owenkillew rivers lying below an expanse of open moorland. The Fermanagh Lakelands, a scenic and valued resource, dominates the south west of the district. Other important landscapes and features include the Marble Arch Caves, the Strule Valley, numerous drumlin features, dramatic cliffs and mountains such as Cuilcagh, lowlands such as Arney, Garrison and Camowen Valley, areas of lowland raised bog and rolling farmland.

---

<sup>1</sup> NISRA 2014 Mid-Year Population estimates

### CONTEXT MAP

#### Legend

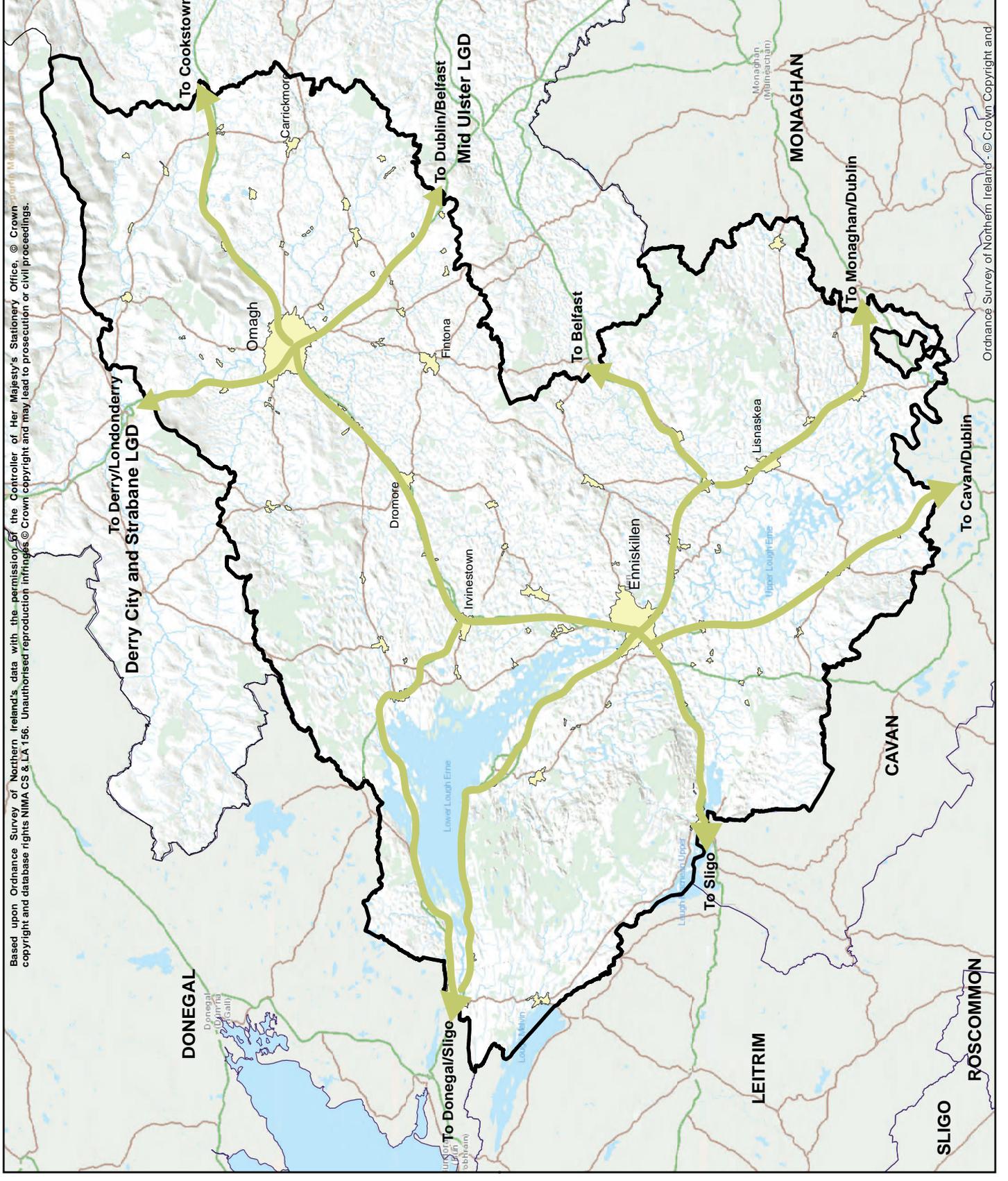
-  Existing Settlements
-  Linkages to neighbouring authorities



Regional Context



Development Plan - NIMACS & LA156, Development Plan Section, Planning, Fermanagh & Omagh District Council.



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright and database rights NIMACS & LA156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

## Population and Society

- 2.6 Between 2001 and 2011, the population grew by 7.3% from 105,477 to 113,161<sup>2</sup>. The population is predicted to grow from 115,468 in 2015 to 122,800 in 2030 which represents a slow growth rate of 6.3%. The District's population is also ageing. In 2011, the proportion of over 65's was 14.2% but this is expected to increase to 22.5% by 2030. An increasingly elderly population will place additional demands on health and community services. Conversely, whilst just under 22% of the FODC area's population was under 16 in 2011, this is predicted to decrease slightly to 19.5% by 2030. This will have implications on the provision of schools with falling pupil numbers leading to possible mergers or closures.
- 2.7 The proportion of households classified as single person has steadily increased to 27.1% in 2012 and this will further increase to 29.4% in 2030. Average household size is expected to decrease over the plan period from 2.67 in 2015 to 2.54 in 2030. The LDP will need to ensure that there is not only an adequate supply of housing but also a range of house types to meet different people's needs. The overall number of households in the District is expected to increase from 42,709 in 2015 to 57,046 in 2030.
- 2.8 In terms of health, at least one in five people suffer from some form of limiting illness defined as a health problem or disability which limits their daily activities and which has lasted, or expected to last, at least 12 months. In addition, almost 10% of people provide unpaid care. The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 illustrates that spatially, there are significant inequalities between urban and rural parts of the district. Two Super Output Areas (SOAs) are amongst the top 10% most deprived – Lisanelly 2 (Rank 80) and Devenish (Rank 83). Significant pockets of deprivation which includes indicators such as income, health, education and skills, are also found in the two main towns and Fintona and Irvinestown. Some peripheral, rural parts of the District experience deprivation in the form of long distances to key services such as a supermarket and GP surgery.
- 2.9 Educational achievement at secondary school level in the District has been consistently higher than the average performance for Northern Ireland - for example the percentage of school leavers achieving 2 or more A-levels was 61.9% for FODC in 2014/15 compared to 57.7% for N. Ireland. However, approximately 43% of the District's population over 16 years of age had no or low qualifications in 2011 compared to 41% of NI.

## Housing

- 2.10 The number of households within settlements in the District increased by only 6.74% between 2001 and 2011 compared to a 25% increase in the rural area outside settlements. Housing land is zoned within the two main towns and the

---

<sup>2</sup> NISRA, Census 2001 and 2011.

local/small towns. In 2015, there was a total of 287 hectares of land zoned for housing remaining undeveloped across the District, of which 70% was distributed between the two main towns, Enniskillen and Omagh. Between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2015, a total of 950 houses were built in the towns and villages in the District. This equates to approximately 135 houses per annum. Taking into account committed (i.e. with planning permission) units still to be developed and residual zoning, the District currently has potential for 15,305 dwellings across the settlement hierarchy<sup>3</sup>. The two main towns of Enniskillen and Omagh and the five local towns, have ample supplies of housing land remaining on both zoned and unzoned land.

- 2.11 The number of households over the plan period (2015 -2030) is predicted to increase by 4,337<sup>4</sup>. The RDS identifies regional housing needs as Housing Growth Indicators (HGIs) across Northern Ireland. These are used as a guide for estimating future housing need in each of the district councils. Revised HGIs using 2012-based household projections indicate that 4,500 dwellings are required for the FODC area for the period 2012-2025<sup>5</sup>. Given current housing supply across the District, there would appear to be no additional need to identify new housing land through an extension to the settlement development limits. However, an Urban Capacity Study will be undertaken to assess the suitability of land for housing development within urban areas and the potential for additional housing land such as white land, infill or opportunity sites which currently do not have planning approval.
- 2.12 Census figures for 2001 and 2011 show a slight decrease in the owner occupied sector which appears to correspond with an increase in the proportion in private rented accommodation. The requirement for new social housing in the District has increased since 2010 and the five year Housing Needs Assessment (HNA) 2015-2020 shows a need for 117 social housing units to 2020, 100 of which are in Enniskillen. The average household size for housing executive dwellings is smaller than the average for the whole District and reflects demand for smaller household types such as singles, elderly and small families (one and two bedroom dwellings). Homelessness in the FODC area went up by 20% between 2014 and 2015.

## **Economy**

- 2.13 The majority of jobs in the FODC area are in the tertiary (service) sector – 71 % in 2011 and this sector also has a high proportion of female employees. Health, education, retail and construction are amongst the main employment sectors. Overall employment by sector is comparable to that of Northern Ireland as a whole but with a higher proportion of jobs in the primary sector (6.74% in the FODC area compared with only 2.55% for N.I.) reflecting the

---

<sup>3</sup> Annual Housing Monitor

<sup>4</sup>NISRA, 2012 based household projections, 26 March 2015

<sup>5</sup>The revised HGIs were published by DRD on 29<sup>th</sup> April 2016

stronger reliance on agriculture. However, there is an over-reliance on public sector jobs.

- 2.14 The number of new jobs required to meet growing population needs for the period 2015 – 2030 is estimated to be up to 4,875, 80% of which is expected to be provided within the service sector.
- 2.15 Average gross weekly earnings in the District are significantly lower than that for the region (28.3%) and of stark contrast is the difference between average income for females at the district and regional level. At NI level, women earn on average more than one and a half times as much as women in the FODC area.
- 2.16 The majority of businesses in the District are classified as being micro, employing less than 5 people (85.1%) compared to a regional average of 75.6%. A high proportion of these businesses are in the agricultural, forestry and fishing sector with a low incidence of businesses such as finance, insurance and ICT which are seen as growth areas in the regional economy.
- 2.17 Minerals development is also important to the local economy with sand, gravel and limestone being the most common mineral resources in the District. Mineral production not only provides raw materials for the construction industry but also provides local employment within the mines and quarries and through support industries such as engineering equipment.
- 2.18 Tourism makes an important contribution to the FODC area's economy with an average tourism expenditure of approximately £59.3 million per annum over the past five years. In terms of specific tourist attractions, the Belleek Pottery factory and the Ulster American Folk Park experience are the only destinations in the District in the top 40 most visited attractions in Northern Ireland in 2015<sup>6</sup>.

## **Environment**

- 2.19 The FODC area comprises of a mixture of landscapes which provide a rich resource of productive agricultural land, habitats for nature conservation, archaeological and historical features and remains. Its rich natural environment is recognised in the significant number of international and regionally designated important sites including Ramsar, SACs, SPAs and ASSIs. The area contains the UNESCO Marble Arch Caves Global Geo-Park and part of the Sperrin AONB.
- 2.20 There are 3 Special Countryside Areas (SCAs) which are considered areas with exceptional landscapes with a unique amenity value where development should only be permitted in exceptional circumstances. These are the Islands of Lough Erne, Lough MacNea and Lough Melvin. However, this designation does not include the shores of these loughs nor the Sperrin AONB and other

---

<sup>6</sup> <https://www.economy-ni.gov.uk/publications/local-government-district-tourism-statistics-publications>

areas of scenic landscape quality which are also sensitive to the effects of development.

- 2.21 The built heritage of the FODC area includes archaeological sites and monuments, historic buildings, industrial and military remains, historic gardens and parks. There are three Conservation Areas: Enniskillen, Omagh and Lisnaskea. All features within a Conservation Area are recognised as part of its character and are therefore protected. The district also contains 2 designated Areas of Townscape Character (ATCs) and 16 Areas of Village Character (AVCs). ATCs and AVCs exhibit a distinct character normally based on their historic built form or layout.
- 2.22 As at 1<sup>st</sup> April 2015, the District had 860<sup>7</sup> Listed Buildings. Such buildings are important for their intrinsic value and for their contribution to the character and quality of settlements and the open countryside. However, there are also 76 buildings recorded on the Buildings at Risk Register NI which lists properties of architectural or historic merit and are considered to be at risk and under threat.
- 2.23 There are three Areas of Archaeological Potential (Enniskillen, Lisnaskea and Newtownbutler) and two Areas of Significant Archaeological Interest (Devenish and Topped Mountain) designated in the Fermanagh Area Plan. This physical evidence of our past is to be valued and protected and is an important economic asset providing revenue to the economy through environmental activities, tourism and recreation.
- 2.24 Rivers have played a distinctive role in the development of many of the towns and settlements in the district with the majority of these settlements having been developed near or around local rivers. As a result, land and property are at significant risk of flooding due to long periods of rain or extreme weather conditions. The increased incidence of flooding due to climate change is having a significant impact on the district. The settlements most at risk within the FODC area are: Enniskillen, Omagh, Fintona, Dromore, Ballinamallard, Lisbellaw, Maguiresbridge, Lisnaskea and Irvinestown.

### **Infrastructure**

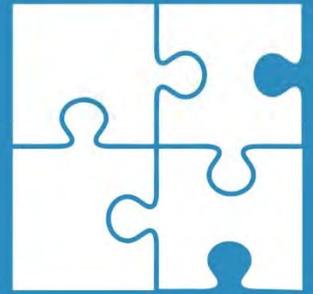
- 2.25 Road transport links are primarily based on the Key Transport Corridors, the A4 and A5, which along with other A-class roads such as the A32 and A505 are supported by an extensive network of B and C-class roads. However, there are no motorways or dual carriageways within the District. Given the dispersed rural nature of the District, the majority of residents are reliant on car use for commuting and accessing services with approximately 76% of the working population using a car or van to travel to and from work.

---

<sup>7</sup> NIEA –HED Digital Downloads Accessed 29<sup>th</sup> February 2016.

- 2.26 The most significant highway transportation schemes in the Plan area are: the dualling of the A5 route, the A4 Enniskillen Southern Bypass, the A5/B48 Strathroy Link Road and A32 Omagh to Enniskillen Improvement Strategy.
- 2.27 Public transport provision includes a network of bus routes connecting residents to destinations within the district and beyond including Belfast, Derry/Londonderry, Dungannon and Dublin. However, with nearly one in five households in the district not owning a private vehicle, the availability of public transport is a key service particularly for those who are elderly or economically or socially disadvantaged.
- 2.28 The dispersed rural nature of the district not only impacts on connectivity by road but also on telecommunications and broad band provision. Rural deficiencies in both mobile infrastructure and broadband is a genuine frustration to both domestic and business users in many rural parts of the FODC area. There are a number of locations within the District that have no mobile coverage at all which are known as 'not spots'. Recent schemes such as the Mobile Improvement Project (MIP), the NI Broadband Improvement Project and the Superfast Roll-out Programme along with ongoing investment by the Mobile Network Operators (MNOs) and the UK Government's forthcoming introduction of a broadband Universal Service Obligation are aimed at improving and delivering access to these services.
- 2.29 The provision of waste water treatment within the FODC area is the responsibility of NI Water. NI Water have identified the following sites with no remaining headroom capacity: Loughmacrory, Garrison, Ederney, Belleek, Edenderry and Church Hill. These facilities have not been identified for upgrade within the NI Water Capital Works programme 2015-2021 period. Clabby, whilst currently at capacity has been identified for an upgrade within NI Waters' current capital works programme.

# Regional Policy Context and Link with Community Plan



## 3.0 Regional Policy Context and Link with Community Plan

### The Sustainable Development Strategy 2010

3.1 The Sustainable Development Strategy (SDS) 2010 brings forward a vision of Northern Ireland developing in a sustainable way. The Strategy aims to build a future which is characterised by economic prosperity, equality and social cohesion; strong, confident communities and a high-quality environment. The delivery of the Strategy is based around six guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy, just and equal society;
- Achieving a sustainable economy;
- Using sound science responsibly;
- Promoting opportunity and innovation;
- Promoting good governance.

The first two principles express the overarching ambitions of the Strategy whilst the remaining four principles describing the necessary conditions for the achievement of sustainable development.

The Sustainable Development Strategy recognises that in order to be successful, that as well as addressing environmental issues it must also embrace the need to tackle social inequality, and assist economic growth and wealth creation.

### The Regional Development Strategy (RDS) 2035

3.2 The Regional Development Strategy (RDS) 2035 sets out the strategic, long-term vision for Northern Ireland. It complements the Sustainable Development Strategy, in aiming to achieve sustainable development throughout the region. The RDS contains regional guidance which provides policy direction in relation to economic, social and environmental matters. It also provides the overarching spatial framework and guidance, tailored to each component of the spatial planning framework, for formulating LDPs.



**Figure 2: Relationship of LDP to other plans.**



### **Ensuring a Sustainable Transport Future (ESTF)**

- 3.3 Ensuring a Sustainable Transport Future (ESTF) – “A New Approach to Regional Transportation”, complements the RDS and contains high level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport. The document sets out the approach to regional transportation and is used to guide strategic investment decisions beyond 2015.
- 3.4 Our LDP, having taken account of the RDS and any policy or advice contained in the guidance issued by the Department for Infrastructure, will be a powerful enabling tool in the delivery of the SDS, RDS and ESTF within the FODC area.

### **The Strategic Planning Policy Statement (SPPS) Planning for Sustainable Development**

- 3.5 The Strategic Planning Policy Statement Planning for Sustainable Development applies to the whole of Northern Ireland and stipulates that planning authorities should deliver on all three pillars of sustainable development in formulating policies and plans and in determining planning applications and appeals. The three pillars of sustainable development are: the needs and aspirations of our society; the economy; and the environment.
- 3.6 The SPPS brings forward new core planning principles that the Council, as a planning authority, should observe in the formulation of the LDP. These are:

- Improving health and well-being;
  - Creating and enhancing shared space;
  - Supporting the economy
  - Supporting good design and positive place-making;
  - Preserving and improving the built and natural environment.
- 3.7 The SPPS is a reconfiguration of the existing policy provisions within the Planning Policy Statements (PPSs) and provides a planning policy framework within which the Council will bring forward detailed operational policies in the LDP to replace the PPSs. It sets out regional strategic objectives and regional strategic policies by subject area, and guidance on how these are to be delivered through the Local Development Plan process. When the Council adopts its Plan Strategy, existing policies contained within the existing suite of PPSs and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' (PSRNI) will cease to have effect in the district. The Council intends to retain a number of policies contained in the existing PPSs and these are discussed under the section heading 'Carried Forward Planning Policies'. A summary of these is also included in Appendix 2.
- 3.8 The new LDP system provokes a move towards a 'place shaping' approach which provides an opportunity for the FODC area to genuinely shape places for local communities in line with an overarching vision for the district and allows for a joined up approach with other Council functions such as regeneration, tourism, local economic development and community planning.

### **The Community Plan**

- 3.9 The Local Government Act sets out a statutory link between the FODC's Community Plan and Local Development Plan, in that the preparation of the Local Development Plan must take account of the Community Plan. The Council, as a lead partner in the Community Plan process, works to create a long term vision for the social, environmental and economic well-being of its area and its citizens, in partnership with the community and service providers in their area.
- 3.10 Work on the LDP to date has sought to ensure that it is working towards the same vision as the Community Plan, to address key issues and needs in the FODC area and to help realise the related social, economic and environmental outcomes of the Community Plan.

# Vision and Objectives



## 4.0 The Vision and Strategic Objectives

### A Vision for Fermanagh and Omagh District Council

4.1 Given the statutory link between the Council's Community Plan and Local Development Plan, the Council's vision for the Plan Area is as set out in the Community Plan. The vision was developed by Community Planning partners taking into account the priorities and outcomes which were informed by the evidence findings from the Community Planning public engagement phase and plans and responsibilities of partner organisations. The vision is underpinned by the three pillars of sustainable development – social, economic and environmental.

4.2 The proposed Vision for the FODC Local Development Plan is:

***“Of a vibrant, living place where people enjoy improved wellbeing and prosperity in a safe, shared, connected and sustainable environment.”***

The Vision is a positive statement of how the Council would like the FODC area to be in 2030. It reflects the desire for the District to be an active place with a strong community and which recognises that the rural area is a home to many people. It aspires to having an economy that will have been strengthened and grown through embracing new technologies, encouraging investment in higher paying industries and improving our tourism base.

4.3 The FODC area will be a welcoming place with a diverse and prosperous culture with improved access to healthy lifestyle choices, good education and lifelong learning facilities. It will be a better connected place by road and through digital communications. But there will also be a reduction in the need to travel and increased use of sustainable forms of transport. Our towns and villages and smaller rural settlements will retain their individual identities and heritage assets and their distinctive features will be protected, enhanced and promoted.



4.4 Biodiversity and our most important landscapes will be protected from inappropriate development. Sufficient open space and indoor and outdoor recreational facilities will be provided and any negative effects of climate change brought about by increased energy use will be minimised, with a greater reliance on renewable and low carbon sources.

4.5 Sufficient levels of housing of an appropriate type and mix to address an ageing population and family needs, will be located in suitable locations with high quality design and sustainable building methods, the key principles of all types of new development. Proportionate to the delivery of new homes will be employment growth, supported by the necessary facilities, services, infrastructure and access to modern telecommunications.

In bringing forward this vision, the LDP will contribute positively to making the FODC area a high quality, sustainable place in which to live, invest, work and spend leisure time.

## **Strategic Objectives**

- 4.6 In order to achieve this vision, and to reflect the spatial aspirations of the community plan, a range of objectives are proposed for the local development plan which are grouped under the three sustainability themes of social, economic and environmental as follows:-

### **SOCIAL**

#### ***People and Communities***

***Related Community Plan Aim – To improve the wellbeing of all our citizens and develop thriving rural and urban communities***

- (i) To build Enniskillen and Omagh as economic and transportation hubs and as the main service centres for shops, leisure activities, public administrative and community services including health and education.*
- (ii) To protect and sustain the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.*
- (iii) To provide for vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth.*
- (iv) To provide for 5,190<sup>8</sup> new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car.*
- (v) To facilitate the development of new social and community services at locations accessible to the communities they serve, through a variety of modes of transportation e.g. public, active<sup>9</sup> and community, in accordance with the community plan.*
- (vi) To provide for environments that are accessible to all and enhance opportunities for shared spaces.*

---

<sup>8</sup> The revised Housing Growth Indicator for FODC for the period 2012-2025 is 4,500. This translates to 5,190 dwellings for the plan period 2015-2030.

<sup>9</sup> Active travel is defined as personal travel involving some element of physical activity, mainly walking and cycling.

## ECONOMIC

### ***Economy, Infrastructure and Skills***

***Related Community Plan Aim – To create better employment opportunities for all by supporting the growth and development of a more productive local economy and better connected area.***

- (i) *To facilitate the creation of 4,875<sup>10</sup> new jobs by 2030 at suitable locations where they are accessible to all members of the community, including those without a private car.*
- (ii) *To assist with economic regeneration and physical renewal, helping to stimulate enterprise and employability in the most deprived areas.*
- (iii) *To promote diversity in the range of jobs recognising the importance of employment in all sectors, including new and emerging sectors.*
- (iv) *To recognise and accommodate entrepreneurship and innovation to attract new firms and accommodate expanding businesses.*
- (v) *To accommodate investment in public utilities infrastructure, and waste management.*
- (vi) *To improve physical connectivity and accessibility between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel times, alleviate congestion and improve safety for both commercial and private vehicles as well as more sustainable modes of transport including buses, walking and cycling.*
- (vii) *To improve digital connectivity which both meets the needs of business and private households whilst reducing the need to travel.*
- (viii) *To attract visitors to the area by creating and identifying new opportunities for sustainable tourism development and by embracing FODC's rich history and heritage.*

---

<sup>10</sup> Estimate based on average number of jobs created per year between 2001 and 2013 Census of Employment –See Position Paper 13, Employment and Economic Development.

## ENVIRONMENTAL

### **Environment**

**Related Community Plan Aim – To promote positive action on climate change, sustainable management and enhancement of the built, cultural and natural environment.**

- (i) *To conserve, sustain and enhance the area’s environmental qualities, local distinctiveness and sites of environmental importance in terms of landscape character and biodiversity, wildlife and habitats, townscape and archaeology.*
- (ii) *To follow the principles of sustainability and high quality design standards in all developments to assist with meeting Climate Change targets and place-making.*
- (iii) *To prevent inappropriate new development in areas known to be at risk of flooding or that may increase the flood risk elsewhere and put in place measures to assist in flood risk management.*
- (iv) *To develop networks of green and blue spaces to support biodiversity and habitats.*

Q 01

Do you agree with the Council's list of objectives? If not, what alternative objectives would you suggest?

### **Overarching Principles**

- 4.7 The subject policies of the LDP will set out in detail how the spatial strategy will be delivered. However, to effectively deliver the spatial strategy, there are overarching principles that are relevant to ALL development.
- 4.8 Overarching Principles will provide a link between the regional planning strategic objectives and policies set out within the SPPS - which carry forward the need to further sustainable development and well-being - and the LDP. These overarching principles reflect the strategic direction of the LDP objectives, in line with the vision for the FODC area and the Community Plan. It is considered that the provision of overarching principles serve to reinforce the high level aspirations of the Council for developers and, along with more detailed policies, in assessing proposals and reaching planning decisions.
- 4.9 Overarching principles reflect the need to further sustainable development and the core planning principles<sup>11</sup> set out within the SPPS. They set out FODC's position in relation to supporting good quality, well designed,

<sup>11</sup> Core Planning Principles: Improving Health and Well-being; Creating and Enhancing shared space; supporting sustainable economic growth; supporting good design and positive place making; and preserving and improving the built and natural environment.

appropriately located development to meet the social, economic and environmental needs of our community, in order to contribute positively to the creation of vibrant, living, healthy, safe, shared and connected communities.

4.10 The overarching principles which will apply to all development proposals are:

- Compatibility with the growth strategy for the District and the furtherance of sustainable development including addressing the need to assist in meeting climate change targets;
- A design-led approach, comprising high quality design which reflects a sense of place, acting to promote and reinforce local distinctiveness in order to support positive place making. This approach should also include the need to integrate proposals and uses with neighbouring areas and the wider community. Design should encompass how buildings and places function with particular regard given to 'futureproofing' buildings from the need for expensive retrofitting, and how the design can minimise energy, water usage and CO<sup>2</sup> emissions. The design process should include consideration of the creation of safe, welcoming, attractive places;
- Appropriate measures to protect and enhance natural, built and cultural heritage designations and link to and integrate with green infrastructure where possible;
- Appropriate measures to protect the FODC area's assets in terms of: open space provision; biodiversity; the tourism offering of the area including, where appropriate, the views and settings of tourism assets/iconic views;
- Ensuring that areas of open space are of high quality, appropriate to the needs of the community, are integrated into developments and provide links to a wider green network;
- Appropriate measures to ensure the sustainable use of the natural resources of the area;
- The Council can require developers to bear the cost of work required to facilitate development proposals. Developer contributions may be required in a variety of circumstances including:
  - where a proposed development requires the provision or implementation of infrastructural works over and above those programmed in the LDP;
  - where earlier than planned implementation of a programmed scheme is required;
  - where a proposed development is dependent upon the carrying out of works outside a site;
  - where archaeological investigation or mitigation is required.



Marble Arch Caves © Fermanagh Lakeland Tourism



# Spatial Growth Strategy

## 5.0 Spatial Options for Development

- 5.1 The Local Development Plan is required to contain a Spatial Strategy setting out the direction for the development and use of land for the period of the plan. The RDS sets objectives of promoting population growth and economic development in the main hubs and sustaining rural communities living in small towns, villages, small rural settlements and the open countryside.

### Settlement Hierarchy

- 5.2 In bringing forward a Spatial Strategy, one of the first activities is to carry out a strategic evaluation of all the settlements in the FODC area in order to determine where settlements should sit within the settlement hierarchy (Position Paper 12 Strategic Settlement Evaluation). The proposed settlement hierarchy has adopted the settlement hierarchy set out in the RDS 2035 by identifying the main hubs of Enniskillen and Omagh as main towns, supported by a network of local towns, villages and smaller settlements. In defining where each settlement sits in the hierarchy, account has been taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements and an assessment of the role or function of settlements, including retail base, employment opportunities and community services (e.g. social, religious, educational, recreational) and existing physical infrastructure (e.g. sewerage provision) including spare capacity and public transport provision.

Within the hierarchy, each type of settlement may be described as follows:-

Settlement Type	Main characteristics
Main Town	The hubs of Enniskillen and Omagh act as the main service centres with Enniskillen also acting as an inter-regional gateway. As set out in the RDS, the focus of major population and economic growth should be within the hubs.
Local/Small Towns	These are important local service centres providing a range of goods, services, leisure and cultural facilities to meet the needs of their rural hinterland. These towns also can accommodate residential development in the form of housing estates, smaller groups or individual houses.
Villages	These important local service centres, provide goods, services and facilities to meet the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.
Small Settlements	These act as a focal point for the rural community and take the form of a rural cluster or cross roads development where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses.

<b>Proposed Settlement Hierarchy</b>		
<b>Main Towns</b>	Enniskillen Omagh	
<b>Local Towns</b>	Fintona Dromore Carrickmore Irvinestown Lisnaskea	
<b>Villages</b>	Ballinamallard Belcoo Bellanaleck Belleek Beragh Brookeborough Clabby Derrygonnelly Derrylin Donagh Drumquin Ederney Garrison Greencastle Gortin	Kesh Kinawley Lisbellaw Lisnarick Loughmacrory Maguiresbridge Mountfield Newtownbutler Tullyhummon (part of Pettigo) Rosslea Seskinore Sixmilecross Tempo Trillick
<b>Small Settlements</b>	Ardess Arney/Skea Altamuskin Ballycassidy/Laragh/Trory Carrontremall Carrybridge Church Hill Clanabogan Creggan Dooish Drumduff Drumnakilly Dunmoyle Dunmullan Edenderry Eskragh Florencecourt/Drumlaghy Garvaghey Gillygooley Glenhull Gortaclare/Moylagh Gortnagarn	Holywell Killadeas Killesher/Derrylester Kilskeery Knockmoyle Lack Letterbreen Magheraveely Mullanaska Monea Mountjoy Newtownsaville Roscavey Roscor Rousky Springfield Tamlaght Tattyreagh Teemore Tircur Tummery Whitehill

5.3 As a result of the strategic evaluation of settlements, a number of settlements designated as villages in the Fermanagh Area Plan 2007 have been re-classified as small settlements. [See Map 1]

## The Countryside

- 5.4 Outside settlements, the countryside is home to a significant proportion of the District's population. It offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, its attractiveness as a place to invest, live and work, and its role as a reservoir of natural resources and highly valued landscapes. Therefore, it is recognised that residential and other types of development should also be facilitated so long as it is balanced between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities.

### Main Issue 1: Spatial Growth Options

- 5.5 The LDP should contain a strategy for accommodating growth across the District which has been based on the consideration of reasonable alternatives or options. Three alternative options for accommodating population/housing and economic growth in the period up to 2030 are therefore proposed. Options for the allocation of the number of houses across the settlement hierarchy and countryside and the allocation of economic development land, are dealt with separately. These options have been developed taking into account emerging evidence and policy context of the RDS. Each Spatial Option is accompanied by a map which presents a proposed geographical distribution of development.

<b>Main Issue 1: Spatial Growth Options</b>	
<b>Option One</b>	<b>LDP Comment</b>
Focus major population and economic growth in the two main hubs.	This would meet the requirements of the RDS, in terms of growth in the hubs but other settlements could miss out on the growth required to sustain existing facilities/services and some rural areas, particularly peripheral parts of the district, may face decline.
<b>Option Two</b>	<b>LDP Comment</b>
Dispersal - moderate development across urban and rural settlements and the countryside as opposed to having a particular focus on one area.	This would reflect the existing population distribution across the district with more growth potentially being directed towards rural settlements and the countryside at the expense of the main towns. This would be contrary to the RDS and would place greater demands on services and infrastructure serving a more dispersed population.

<b>Option Three</b>	<b>LDP Comment</b>
Focus major population and economic growth in the two main hubs and sustain the small towns, villages and countryside.	This would achieve the RDS objectives of promoting growth and economic development in the main hubs whilst sustaining rural communities living in small towns, villages, small rural settlements and the open countryside.
<b>The Preferred Option is Option Three</b>	

### **Option One – Focus Growth in the Two Main Hubs**

- 5.6 This option would focus the majority of new development on the two main urban towns of Enniskillen and Omagh with the remainder of development spread between the small towns, villages, small settlements and open countryside. Whilst this approach has the most potential to maintain and strengthen the role of the main towns, by taking advantage of where most services and facilities are located and being well served by public transport, it would lead to low levels of development in rural areas where a significant proportion of the population currently lives and could therefore create problems in relation to housing choice and affordability. Certain settlements could miss out on desired growth required to sustain the availability of existing facilities and service provision. Social exclusion could also manifest itself as a result of concentrating services and facilities in a few locations.

### **Option Two - Dispersal**

- 5.7 This option would result in a more moderate level of development directed to the two main hubs but less than in Option 1 with a significantly greater proportion directed to the small towns, villages, small settlements and countryside. Although this option would make the greatest contribution towards the supply of housing in rural areas, helping to support local services and facilities, it would also place additional pressure on existing infrastructure in settlements which may not have the capacity for additional growth. The more dispersed pattern of development would raise issues of accessibility to key facilities and may result in unsustainable patterns of development in the countryside and increased reliance on cars.

### **The Preferred Option - Justification**

- 5.8 In common with Option One, the Preferred Option focuses major population and economic growth on the two main hubs, thus maximising the benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors. It is anticipated that the attraction of the town centres will be reinforced by retail, office and mixed use development. They will accommodate economic development through expansion and creation of industrial estates and modern enterprise and business centres. They will

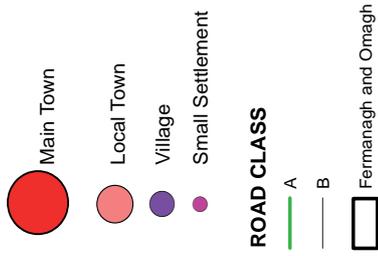
accommodate new residential development both within the existing urban fabric and through the expansion and creation of new neighbourhoods.

- 5.9 However, the Preferred Option also advocates balanced growth across the small towns, villages and small settlements to sustain, consolidate and revitalise them. This may mean focusing new retail and services within the small towns and providing opportunity for privately led economic investment in business and industry.
- 5.10 Village centres will still be important local centres and can accommodate small rural businesses and some residential development. Small settlements will mainly accommodate single dwellings, through rounding off and infill in keeping with their rural character and size.
- 5.11 Given the emphasis on sustainable development in the countryside, this would still provide opportunities for new dwellings sufficient to meet local needs and support rural communities and services.

**Q03**

Do you agree with the Council's preferred option for a spatial growth strategy? If not, what are your planning related reasons?

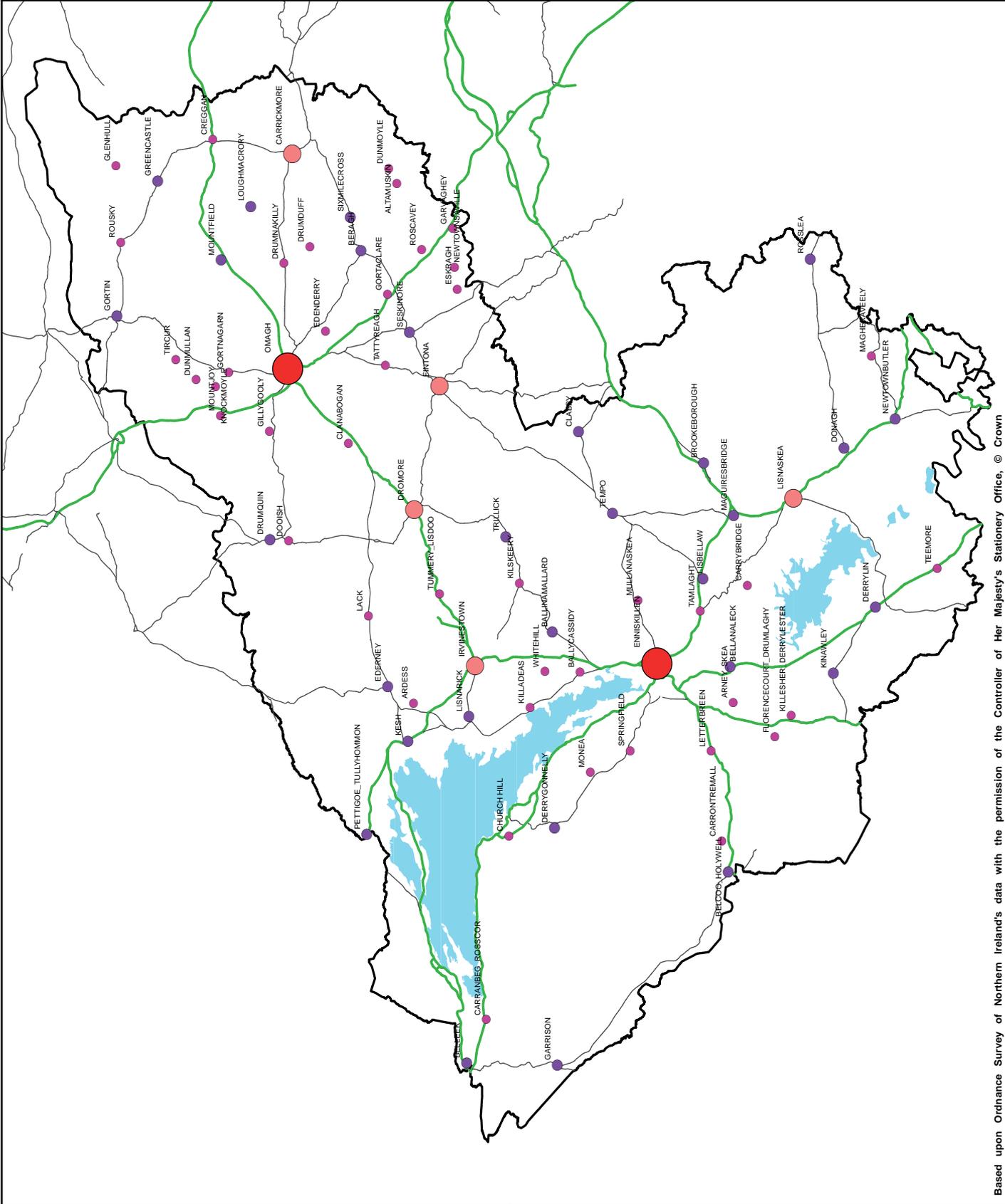
# Map 1 - SETTLEMENT HIERARCHY



10

Miles

Regional Context



Map 2

**GROWTH STRATEGY - OPTION 1**  
Focus major population and economic growth in the two main hubs.



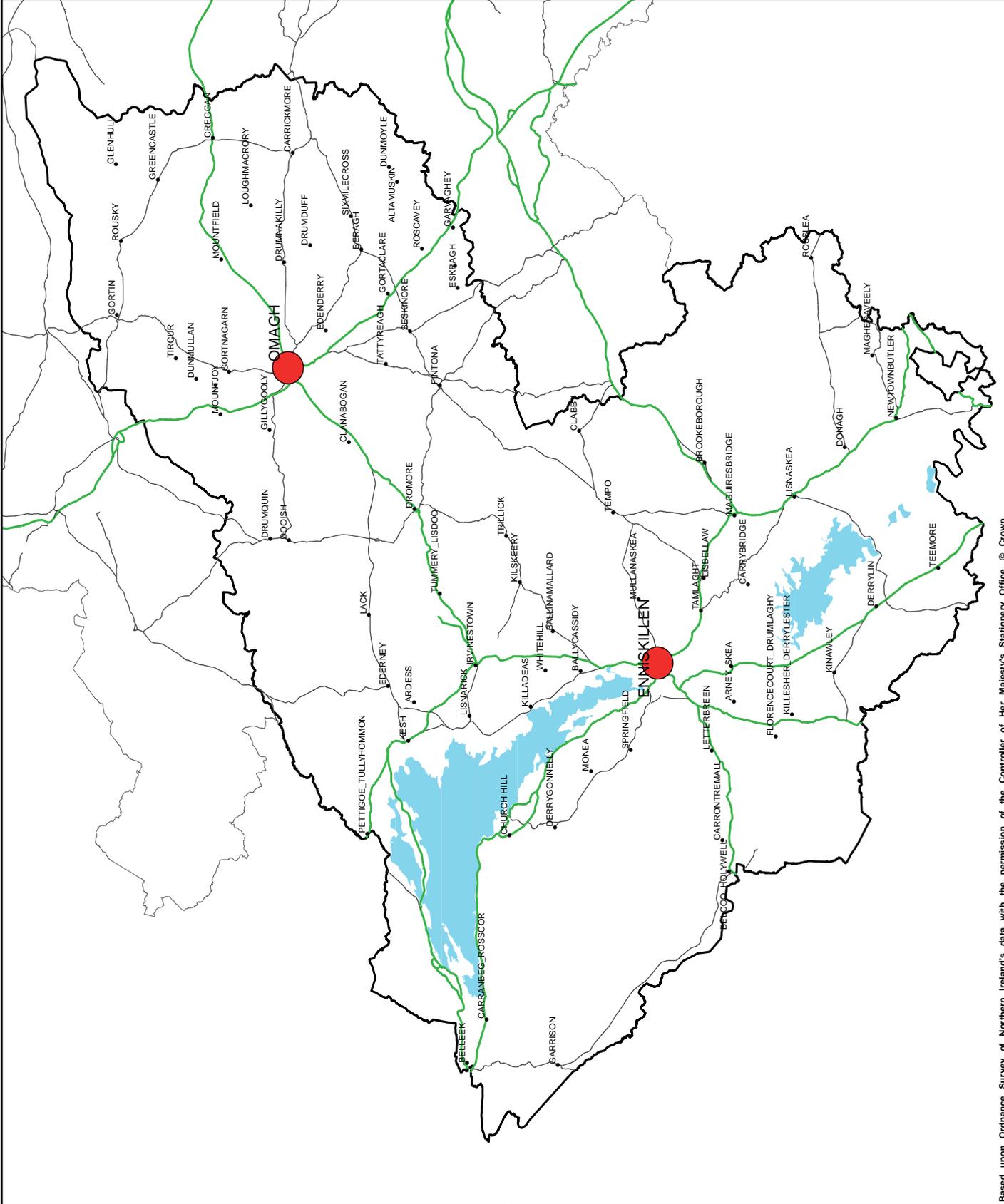
**ROAD CLASS**



10

Miles

Regional Context



**Map 3**

**GROWTH STRATEGY - OPTION 2**

Moderate development across urban and rural settlements and the countryside as opposed to having a particular focus on one area

-  DISPERSAL
-  Fermanagh and Omagh
-  Settlements

**ROAD CLASS**

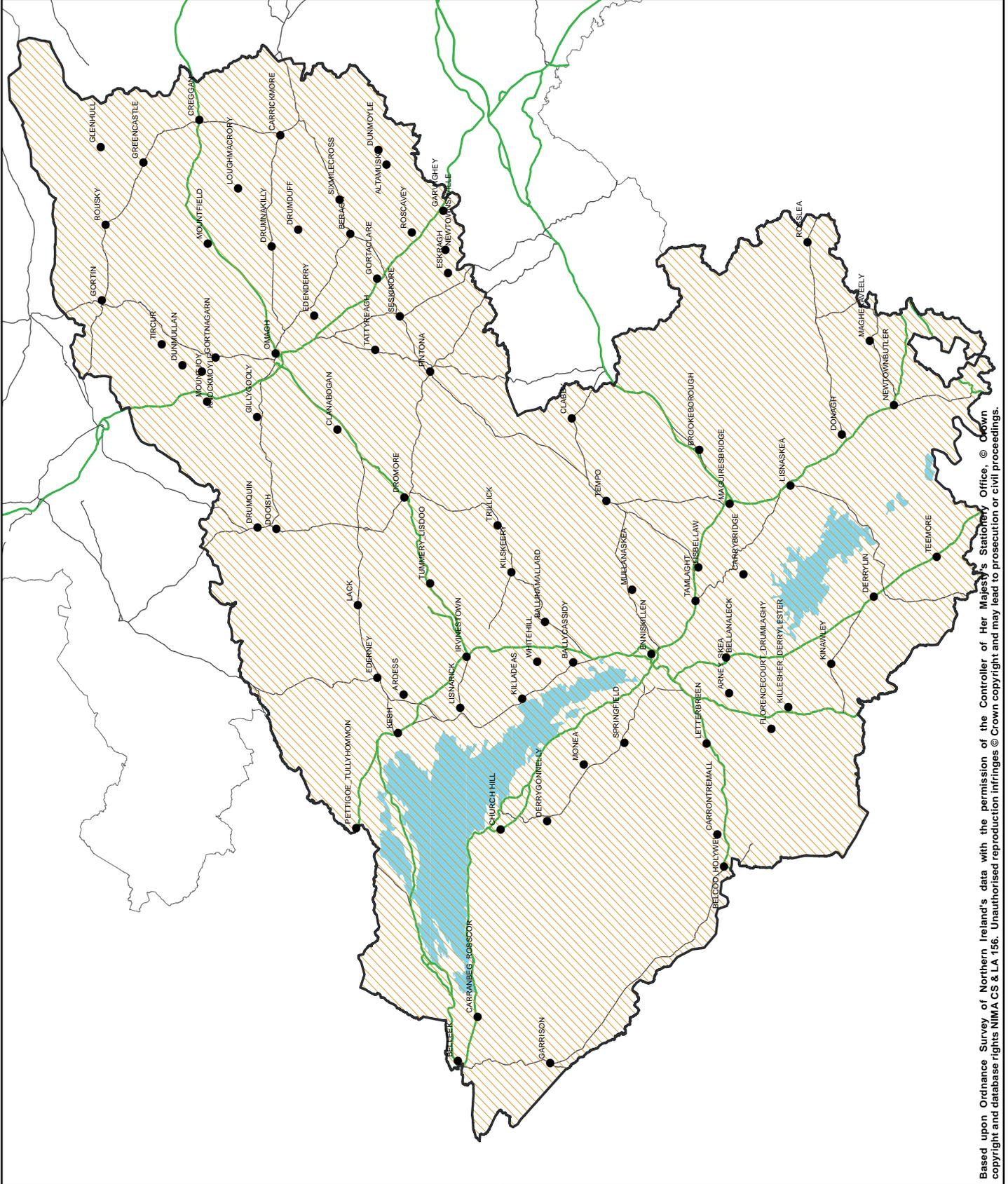
-  A
-  B



10

Miles

Regional Context



### Map 4 - GROWTH STRATEGY - OPTION 3

Focus major population and economic growth in the two main hubs and sustain the small towns, villages and countryside

**FOCUS GROWTH** (Red circle)

**SUSTAIN** (Purple circle)

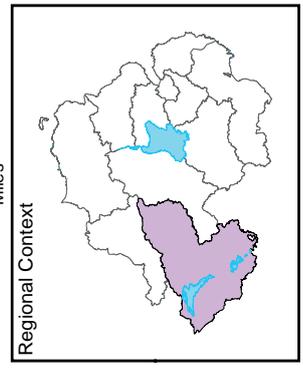
**SUSTAIN** (Orange hatched area)

**ROAD CLASS**

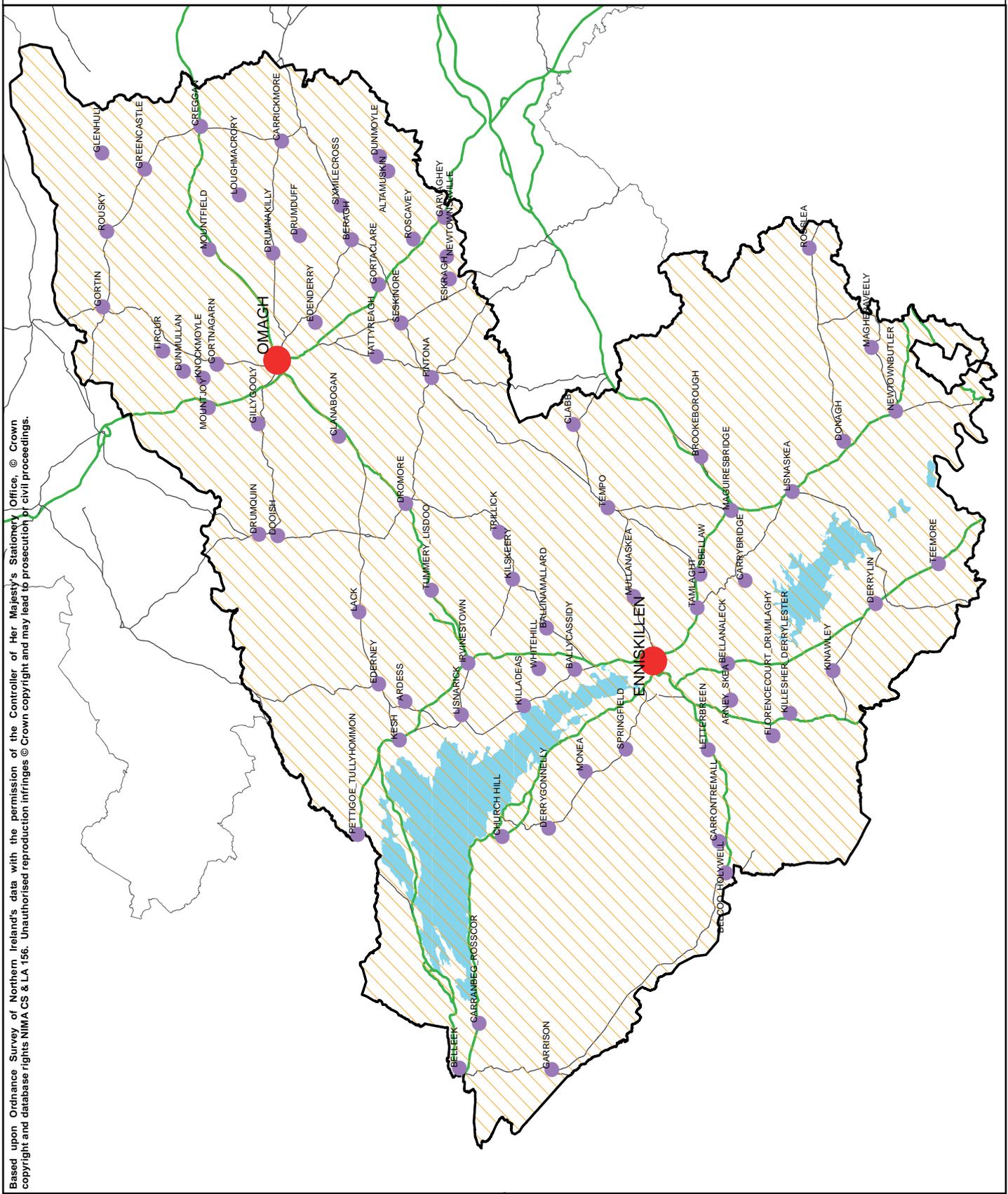
A (Green line)

B (Black line)

Fermanagh and Omagh Council (Black outline)



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.



## Main Issue 2: Housing Allocation

- 5.12 As stated in the RDS, the allocation of housing growth to specific locations in a District is a matter for decision through the development plan process. In the allocation process, account must be taken of the roles and functions of each settlement; the hubs should be given the primary focus for growth; the need to sustain rural communities living in smaller settlements and the open countryside should be recognised and small towns and villages should be consolidated and revitalised in their role as local service centres.
- 5.13 Therefore, how housing should be allocated across the settlement hierarchy and the countryside should be based on the Preferred Option for the growth strategy which aims to:-
- focus major population and economic growth on the main towns of Enniskillen and Omagh and consequently these towns will be the main focus for major new housing development;
  - provide balanced growth in the local /small towns in order to sustain, consolidate and revitalise them;
  - maintain villages as important local service centres to meet the daily needs of the rural area;
  - provide opportunities for individual dwellings or small groups of houses in the open countryside and small settlements in order to sustain rural communities.
- 5.14 The RDS identifies regional housing needs as Housing Growth Indicators (HGIs) across Northern Ireland. HGIs seek to ensure that plans become more sustainable, balanced and integrated and are produced as a guide for the preparation of LDPs and are an estimate of the new dwelling requirement for the Council for the plan period. Revised HGIs were published in April 2016 and now allocate a figure of 4,500 dwellings for the FODC area for the period 2012-2025. This is a significant reduction on the previous HGIs for the period 2008-2025 which allocated a total of 12,900 dwellings between the two legacy councils. Projecting the figure of 4,500 on a pro rata basis to 2030 would give a figure of 6,230 for the period 2012 – 2030. This would translate to 5,190 for the plan period 2015 – 2030.
- 5.15 At this stage in the plan process, it is not necessary to consider the precise allocation for any given settlement but it is reasonable to consider how housing should be apportioned across the various types of settlements taking into account regional policy, existing household levels and the preferred settlement growth strategy. In all three options, the proportion for the local towns (7.93%) together with villages and smaller settlements (18.52%) remains the same as their cumulative proportion of the District's households in 2011<sup>12</sup> i.e. 26.4%. This is to reflect the need to sustain, consolidate and revitalise these settlements.

---

<sup>12</sup> Total number of households in 2011 was 41, 512 (Census 2011)

<b>Main Issue 2: Housing Allocation</b>	
<b>Option One</b>	<b>LDP Comment</b>
<p>This option would seek to directly meet the RDS target of 60% of all new housing to be located in “brownfield” sites of settlements greater than 5,000 population i.e. the two main hubs of Enniskillen and Omagh. This would result in an allocation of <b>3,114</b> houses between the main towns. The proportion for the smaller towns, villages and small settlements at 26.4% would result in an allocation of <b>1,370</b>, with the remaining balance of 13.6% providing <b>706</b> houses to the countryside.</p>	<p>A strong urban focus would be in line with the RDS. However, the 60% target would be difficult to achieve given the slow growth experienced within the towns between 2001 and 2011. This approach would also require a stricter rural policy in order to curb growth in the countryside.</p>
<b>Option Two</b>	<b>LDP Comment</b>
<p>This option would seek to maintain the status quo in terms of housing allocation in each of the former local government districts and would be based on the proportion of housing in the respective settlement hierarchy categories as per the 2011 Census. This would mean that each settlement would be allocated a share of the new housing allocation based on its existing share in 2011 with the countryside receiving the remainder. Thus, the two main towns would together receive 33%, resulting in an allocation of <b>1,712</b> houses; the local towns, villages and smaller settlements at 26.4% would be allocated <b>1,370</b> houses whilst the countryside would receive 40.6%, giving an allocation of <b>2,108</b> houses.</p>	<p>Whilst this may be viewed as reflecting the existing distribution of households across the district, this option does not satisfactorily meet the RDS objective of focusing growth on the hubs as the small towns, villages and the countryside would together receive twice the allocation of the two main towns.</p>
<b>Option Three</b>	<b>LDP Comment</b>
<p>This option would seek to achieve a balance between options 1 and 2 in order to endeavour to meet regional policy growth by still focusing on the hubs but at a lesser figure than the 60%, and sustaining the smaller settlements and the countryside in accordance with the growth strategy. Thus, the main towns would receive an allocation of 46.5% or <b>2,413</b> houses, the proportion to smaller towns and villages and small settlements would remain as <b>1,370</b> (26.4%) with the</p>	<p>Option 3 affords more weight to the rural areas but still maintains an urban focus. In order to be more in keeping with the RDS and SPPS with their emphasis on <b>sustainable development</b> in the countryside, a slight increase to the proportion allocated to the main towns could be made whilst slightly decreasing the allocation in the countryside.</p>

countryside receiving 27.1% or <b>1,407</b> houses.	
<b>The Preferred Option is Option Three</b>	

### The Preferred Option – Justification

- 5.16 This option best adheres to the objectives of the RDS whilst at the same time recognising that some development must take place in the open countryside outside designated settlements to ensure the long term sustainability of rural communities. Whilst the main focus for new development is on Enniskillen and Omagh, new development in the small towns, villages and small settlements would be distributed taking into account the suitability of the settlement for further development. The precise number of dwellings that will be allocated to each settlement will be set out in the draft Plan Strategy. This would be determined by taking into consideration the size of the settlement and the extent to which key services and facilities are available within it. Regard would also be had to the potential for the settlement’s service capacity to be upgraded to a satisfactory level, the function of the settlement in relation to other settlements, the availability of deliverable and developable housing land and the capacity for settlements to grow sustainability.

<b>Q 04</b>	Do you agree with the Council’s preferred option for the allocation of housing? If not, what are your planning related reasons?
-------------	---

### Main Issue 3: Economic Development Land Allocation

- 5.17 Position Paper 3 Employment and Economic Development estimated that over the Plan period, 4,875 jobs would be required to meet the needs of the growing population in the FODC area. The majority of these are expected to be within the service sector (80%). Whilst the LDP cannot directly provide jobs, it does have a key role to ensure that there is an ample supply of suitable land available to meet economic development needs within the plan area. The 4,875 jobs can be converted into a requirement for 90 hectares of zoned land by applying an average density of 50 jobs per hectare.
- 5.18 With approximately 126 hectares of zoned economic development land remaining across the FODC area (2014), there would appear to be no need to identify additional land. However, 16 hectares in Omagh are undevelopable due to flooding and Invest NI requires additional land for their clients in both Enniskillen and Omagh. Therefore, in keeping with the RDS, there is a need to assess the ‘fitness for purpose’ including environmental implications of existing employment land provision. This will principally help to identify the ‘best’ employment sites to be retained and protected, replaced or released for other uses. The selection of sites may include vacant or underused land.

- 5.19 In keeping with the Preferred Option for the Spatial Growth Strategy which is to achieve the RDS objectives of promoting growth and economic development in the main hubs whilst sustaining the small towns, villages, small rural settlements and open countryside, the largest share of this 90 hectares should be to the two main towns. However, it is also intended that land should be allocated to the local towns having regard to their population and hinterland.
- 5.20 Thus, two options are proposed for apportioning zoned economic development land between the main towns and local towns as follows:-

<b>Option One: Allocation Based on Population Figures</b>		
Settlement	Population 2011 Census	Proposed Allocation of Zoned ED Land
<b>Main Towns</b>		
Enniskillen	13,560 (32.8%)	29.5
Omagh	19,682 (47.7%)	43
<b>Local Towns</b>		
Carrickmore	451 (1.0%)	1.0
Dromore	1,202 (2.9%)	2.6
Fintona	1,160 ((2.8%)	2.5
Irvinestown	2,264 (5.5%)	4.95
Lisnaskea	2,960 (7.2%)	6.5
<b>Total</b>	<b>41,279</b>	<b>90</b>

Notes: ED =Economic Development

<b>Option Two: Allocation Based on Housing Allocation</b>		
Settlement	Proposed Housing Allocation 2015-2030 %	Proposed Allocation of Zoned ED Land
<b>Main Towns</b>		
Enniskillen*	46.5% (= 85%)	76
Omagh		
<b>Local Towns</b>		
Carrickmore	} 7.93% (= 15%)	} 14
Dromore		
Fintona		
Irvinestown		
Lisnaskea		
<b>Total</b>	54.4%(=100)	90

Notes: ED =Economic Development

<b>Main Issue 3: Economic Development Land Allocation</b>	
<b>Option One</b>	<b>LDP Comment</b>
Using population figures from the 2011 Census, this option is based on the population size of each settlement.	This would result in Carrickmore receiving much less of an allocation and does not take into account the fact that of the five local towns, it has had the most successful rate of take up with over 60% of its zoning at Termon Business Park developed to date.
<b>Option Two</b>	<b>LDP Comment</b>
<p>This Option is based on the Preferred Option for Housing Allocation.</p> <p>The percentage figures of 46.5% for the main towns and 7.93% for the local towns, have been converted to a proportional equivalent of 100% to calculate the amount of economic development land required.</p> <p><u>Methodology</u>  <math>46.5 + 7.93 = 54.43</math>  <math>46.5 \div 54.43 \times 100 = 85\%</math>  <math>7.93 \div 54.43 \times 100 = 15\%</math></p>	The advantage of this method is that it is closely allied to the housing allocation and thus the growth strategy, with the two main towns together gaining slightly more than in Option 1 and the local towns would have marginally less. It is not intended to apportion specific amounts between individual settlements at this stage as this will be undertaken for the Local Policies Plan. This will take into account factors such as the need to assist with economic regeneration and tackling disadvantage.
<b>The Preferred Option is Option Two</b>	

## The Preferred Option – Justification

- 5.21 The preferred option apportions economic development land across the main towns and local towns in keeping with the preferred option for the housing allocation. LDPs should ensure there is an ample supply of suitable land available to meet economic development needs within the plan area. By focusing economic development land on the main towns, advantage can be taken of factors such as accessibility by all members of the community, connectivity with the transportation system and availability of infrastructure. This would also meet Invest NI criteria. In selecting land for economic development, it is recognised that the future road improvements to the A5 transport corridor to the west/south west of Omagh, could create suitable opportunities at appropriate points close to the town. The new road link, Crannog Way in Enniskillen, may also present similar opportunities. A full evaluation of the deliverability of existing zoned sites and any proposed new sites will be undertaken before final zonings are included in the Local Policies Plan.
- 5.22 As the small towns provide an important service role for their immediate rural hinterlands, provision of economic development land in these settlements offers additional choice for smaller, more locally based enterprises and business start-ups.

**Q 05**

Do you agree with the Council's preferred option for the allocation of economic development land? If not, why not?



Upper Lough Erne near Crom © Hannah Northridge



# Main Issues and Options

# MAIN ISSUES AND OPTIONS

## 6.0 Development in the Countryside

### Main Issue 4: Sustaining Rural Communities

#### Policy Context

- 6.1 The overall aim of the RDS and SPPS for rural areas is to sustain the overall strength of the rural community living in small towns, villages, small rural settlements and the open countryside, and to improve accessibility for rural communities. In this sense, rural communities are considered to be those living in small towns, villages and small rural settlements as well as those living in the open countryside.
- 6.2 The SPPS directs that policy approaches to new development in the countryside should reflect the differences within the region, be sensitive to environmental issues including the ability of settlements and landscapes to absorb development. In doing so it is important to recognise those areas that are particularly sensitive to change, and areas which have lower sensitivities and thus provide opportunities to accommodate sustainable development. The role and function of rural settlements and accessibility to services and infrastructure is an important consideration. It also recognises that facilitating sustainable development in the countryside should not be at the expense of the region's rich natural assets and not at the expense of the natural and built environment.
- 6.3 The SPPS brings forward a sustainable approach to new development in the countryside with a focus on the need to integrate, and to cluster and consolidate appropriately designed new development with existing established buildings as well as the re-use of existing buildings. Locating new development alongside existing services is viewed as the means to protect rural amenity and scenic landscapes from the cumulative effect of one-off development.
- 6.4 The policy approach taken forward within the LDP for Development in the Countryside should reflect the overall growth strategy for the District and should reflect the strategic policy for residential and non-residential development in the countryside set out within the SPPS.

#### Local Context

- 6.5 The extent of the rural area and the significance of the Rural community within the FODC area is reflected in the 2011 Census results which showed that 67% of households in the FODC area fell within the rural area, outside the two main Towns of Enniskillen and Omagh – 26.4% within smaller Towns, villages and smaller settlements and significantly 40.6% into the countryside. Only 33% of households fall within the two main hubs of Enniskillen and Omagh. The apparent high number of households



(10,896) residing in the rural settlements (small towns, villages, small settlements) should be considered in the context of the high number of such settlements within the District. In contrast, there are 16,931 households within the open countryside. The agricultural census figures show that overall the number of farms in the FODC area decreased in the period 2000-2015 by 15% (6036-5133) whilst an increase of 3.3% in the number of farms occurred in the period 2014-15. Agricultural labour force figures for the same period do not reflect the increase in farm numbers with a small reduction in labour force experienced between 2014-2015. It is unclear as to whether the increase in farm numbers has been influenced by European policy or planning policy.

- 6.6 In considering development in the countryside, it is recognised that different landscapes have varying degrees of capacity to absorb further development, e.g. rolling drumlins compared to exposed upland areas, and that some landscapes in particular are sensitive to change with limited capacity to absorb new development. These include areas of scenic quality and environmentally sensitive areas including the shores and islands of upper and lower Lough Erne, the shores and islands of upper and lower Lough MacNea and the shores and islands of Lough Melvin, the High Sperrins/Sperrin AONB, Cuilcagh Mountain, and Strule Valley.
- 6.7 As well as being a place to live, the countryside provides employment through activities such as agriculture, forestry, tourism and other rural based enterprises. There is an interdependency between the network of rural dwellers and the range of services provided within small towns, villages and small rural settlements. A sustainable rural settlement pattern protects the functions of the countryside in terms of maintaining the quality and character of the rural landscape but without creating infrastructure demands which are disproportionate to the population within the rural area.
- 6.8 The majority of rural dwellers are within a reasonable travel distance of basic services such as a local shop or automated telling machine. The rationalisation of banking services has meant an increasing dependency on online banking but due to the issue of limited access to the internet/broadband in parts of the District, the ability for some rural dwellers to transact online is severely restricted, thus compounding the impact of the loss of these services.
- 6.9 The period 2004-2006 in particular saw an upsurge in the number of speculative planning applications for single houses in the countryside and resulted in a high number of sites being sold off to those wishing to relocate from the urban area to the rural area. Whilst the number declined after the introduction of PPS 21: Development in the Countryside (2010), overall during the period 2004- 2014 a total of 5,636 Full and Reserved Matters planning applications were approved across the FODC<sup>12</sup> area (Table 1).

---

<sup>13</sup> Whilst outline planning permission establishes the principle of development it is considered that the combination of approval numbers for Full Planning Permission and Reserved Matters are more indicative of the intent/commitment to build.

**Table 1: Approvals for Rural New Single Dwellings Applications 2004/05 to 2014/15**

<b>Approvals</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>Totals</b>
Outline	1103	1227	1058	150	25	36	34	44	48	46	38	3809
Reserved	223	235	491	1136	689	432	88	41	45	16	24	3420
Full	258	305	333	134	159	243	210	283	130	81	80	2216
Yearly Total Approvals	1584	1767	1882	1420	873	711	332	368	223	143	142	9445

6.10 Whilst the countryside is viewed as a desirable place in which to live, it is important to remember that deprivation and disadvantage also exist in parts of the rural area just as they do in urban areas (Northern Ireland Multiple Deprivation Measure (NIMDM) 2010). Proximity to key services is an indicator of disadvantage and the more remote or peripheral parts of the District such as the wards of Owenkillew, Belleek & Boa and Belcoo & Garrison rank very highly in terms of the time taken to travel to a service. Some areas have also experienced rural depopulation whilst others have a more ageing population and the attendant problems of isolation. Several wards also have high unemployment levels which are reflected in the annual claimant count averages. These factors point towards a need for a focused approach to enable rural regeneration in certain parts of the district.

6.11 Based on a combination of these factors, three options for sustaining rural communities can be identified which seek to provide for sustaining rural communities whilst protecting our rural and natural environment through the provision of planning policy which both enables appropriate residential development in the countryside and rural activities and enterprises.

<b>Main Issue 4 : Development in the Countryside – Sustaining Rural Communities</b>	
<b>Option One</b>	<b>LDP Comment</b>
Designate policy areas in the rural output areas identified by the MDM 2010 as being in the 20% most deprived where the landscape has the capacity to absorb sustainable development.	<ul style="list-style-type: none"> <li>The NIMDM 2010 assesses against indicators at Super Output Area<sup>13</sup> (SOA). As a result the socio-economic characteristics of the population of the larger rural geographical areas vary to a greater extent and as such concentrations of deprivation are identified less often in rural areas. The NIMDM indicates that it may be more appropriate when assessing deprivation in rural areas to focus on the smaller Output Area (OA) results. There is a total of 36 OAs in the FODC area within the 20% most deprived, with the majority of these</li> </ul>

<sup>14</sup> NISRA identify Super Output Areas as the main measure for reporting. SOA's are based on an approximate population of 2,000 and with the exception of the two larger towns, where higher population levels are experienced, align with local ward boundaries.

	<p>falling within the urban area. For those rural OAs the operational policy context could allow for the variation of the Regional Strategic Policy in relation to dwellings within existing clusters in the SPPS by excluding the reference to existing clusters <i>outside a farm</i> which could provide additional opportunities for additional dwellings. Other variations of the Regional Strategic Policies within the SPPS, could also be considered. These designations would provide the basis for slightly more opportunities for development within the countryside, whilst still retaining the need to integrate, and cluster, consolidate and group new development with existing established buildings.</p>
<b>Option Two</b>	<b>LDP Comment</b>
<p>Designate: Special Countryside Areas (SCAs); Rural Protection Areas (RPAs); and the Remaining Countryside Area (RCA).</p>	<ul style="list-style-type: none"> <li>• It is proposed that SCAs would provide stricter policy control for those sensitive landscapes which merit special protection;</li> <li>• In order to sustain rural communities, RPAs will be designated where there is evidence of rural decline through a decrease in the rural population and/or deprivation, claimant count averages by ward. In recognition of the need to protect the natural environment, RPAs will exclude any European and local nature designations<sup>14</sup> or sensitive landscapes, including the Sperrin AONB. RPA designations will provide the basis for slightly more opportunities for development in the countryside, whilst still retaining the need to integrate, and cluster, consolidate and group new development with existing established buildings.</li> <li>• The RCA will lie ‘in-between’ SCAs and RPAs, constituting the bulk of the countryside which has experienced sustained or increased populations and which are not indicated as being ‘deprived’ as per the MDM 2010, nor are experiencing claimant counts rates above the regional average. A Northern Ireland wide approach, as prescribed in the SPPS is considered to be appropriate to the RCA. As such, development proposals within the RCA will be measured against the Regional Strategic</li> </ul>

<sup>15</sup>. A hierarchy of designations exist across the district. These include: European designations – Special Protection Area’s, Special Area of Conservation and Ramsar; National and local designations – Areas of Special Scientific Interest and Local Nature Reserves.

	<p>Objectives and Policies for Development in the Countryside as set out within the SPPS alongside accompanying detailed operational policies.</p> <ul style="list-style-type: none"> <li>Balancing the need to sustain identified rural communities/areas through slightly more opportunities for development based upon the existing Regional Strategic Policies within the SPPS in Rural Protection Areas whilst managing growth within the RCA will allow for the sustainable development of the countryside.</li> </ul>
<b>Option Three</b>	<b>LDP Comment</b>
<p>Designate policy areas for remote, less accessible areas. (Those areas which rank highly in the MDM 2010 and are in excess of 30mins drive time from settlements of 10 000+ population – Enniskillen and Omagh – and are remote from the services they provide.)</p>	<ul style="list-style-type: none"> <li>This approach would initially identify large spatial areas, however a further exercise to exclude vulnerable landscapes and lands subject to European and local nature designations, would reduce their extent. The rural pressure analysis within these areas should also be considered and where there are rural pressure hot spots, these areas should also be excluded. This approach would allow for slightly more opportunities for development within the countryside, whilst still retaining the need to integrate, and cluster, consolidate and group new development within existing established buildings. Variations of the Regional Strategic Policies within the SPPS, such as the Replacement Dwelling could also be considered.</li> </ul>
<b>The Preferred Option is Option Two</b>	

### The Preferred Option – Justification

- 6.12 Reflecting the RDS and SPPS, the vision for the FODC area Community Plan and Local Development Plan recognises the importance of sustaining rural communities and ensuring that the countryside is a ‘living place’. Option 2 brings forward a rural policy direction to sustain rural communities, based on a spatial framework predicated on evidence reflecting local circumstances, to guide development in the countryside, which ensures sustainable development.
- 6.13 It is important in considering options for a policy approach for the overall rural area, or indeed for particular parts of the countryside, that a balance is struck between protecting landscapes, particularly those considered to be of particular merit or are vulnerable, and enabling appropriate development within the countryside in order to support both the rural economy and rural communities. Option 2 provides for protection to those landscapes identified

as being of particular merit and recommended to be designated as Special Countryside Areas where there would be greater policy control.

- 6.14 The SPPS establishes a prescriptive framework upon which any policy options tailored specifically to the FODC area must build upon, including the provision of the Regional Strategic Policies which provide for a number of categories for a single dwelling in the countryside. Under Option 2, the RCA will constitute the bulk of the countryside and will be subject to operational policies taken forward into the LDP which will have regard to the Regional Strategic Policies for Development in the Countryside.
- 6.15 Option 2 allows that where there is an identified need to sustain rural communities, through evidence of rural population decline or multiple deprivation measure indicators by ward, high claimant count averages etc., the regeneration of these areas of the countryside within the FODC area would be addressed by providing slightly more opportunities for residential development and appropriate forms of economic development within the LDP. These limited areas would be designated as Rural Protection Areas. However, the regeneration and location of economic development opportunities within the established settlements would still be considered a priority over those opportunities within the countryside. Where a RPA designation includes a rural settlement, the LDP will seek to provide for small groups of houses and small scale enterprise within that settlement. Those portions of the rural area of the FODC area which have European and local nature designations will also be excluded from RPAs.
- 6.16 This approach to sustaining rural communities still centres, in the main, on accommodating the majority of development within the designated rural settlements such as the small towns, villages and small settlements whilst providing slightly more opportunities for development in the countryside for those designated RPAs.

**Q 06**

Do you agree with the Council's preferred option for sustaining rural communities? If not, why not? Or, do you have an evidence based alternative of your own to suggest?

**Map 5 - 20% Most Deprived  
Output Areas (Rank order) in  
NI that occur in FODC Area  
(From Multiple Deprivation  
Measure 2010)**

**Legend**

20% Most Deprived  
NI OAs in FODC

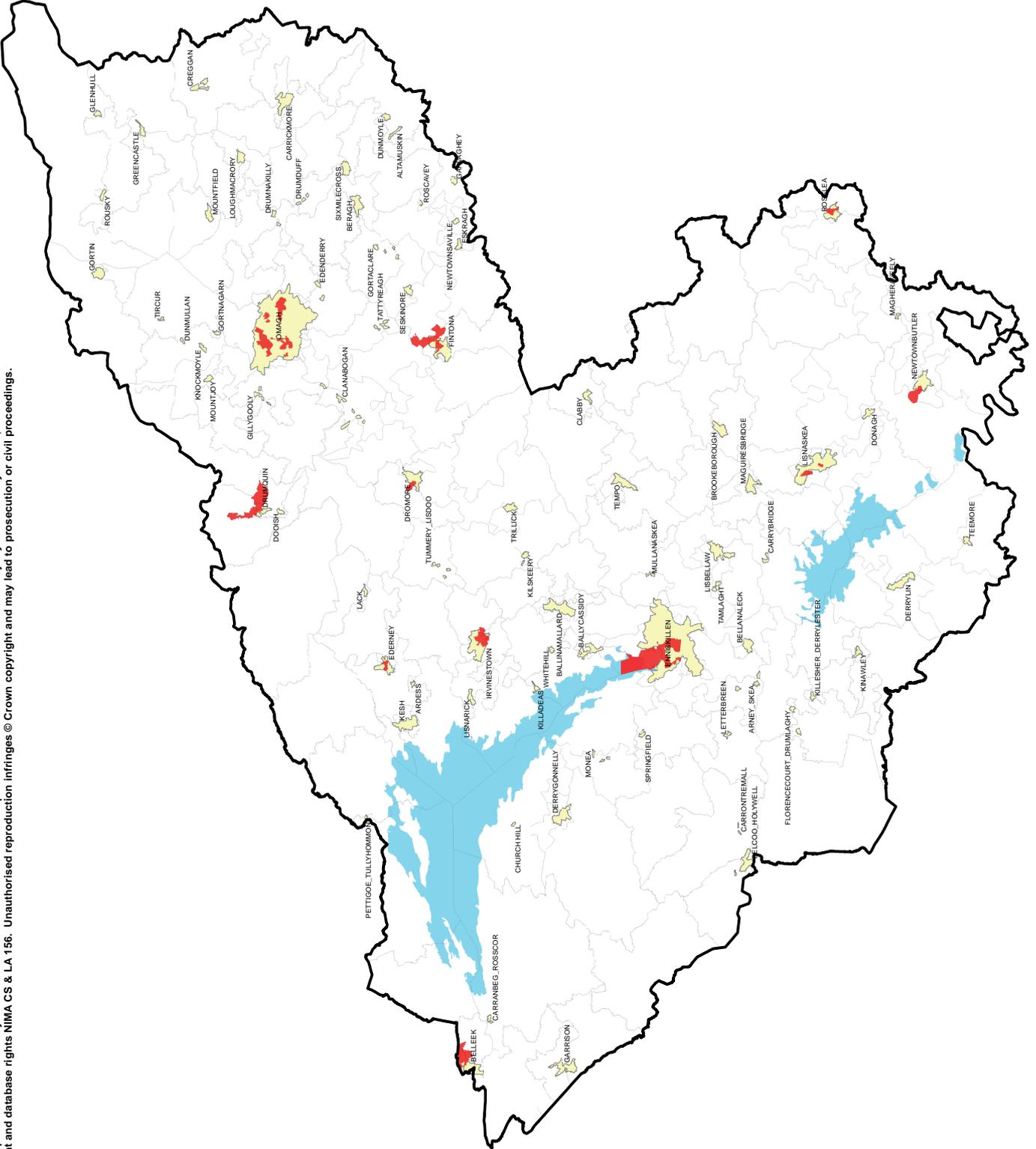
Settlements in FODC



10

Miles

Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.



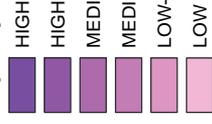
# Map 6 LCA Capacity to Absorb Development

## Legend

Fermanagh and Omagh

Road

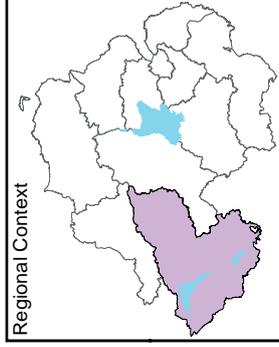
## Capacity



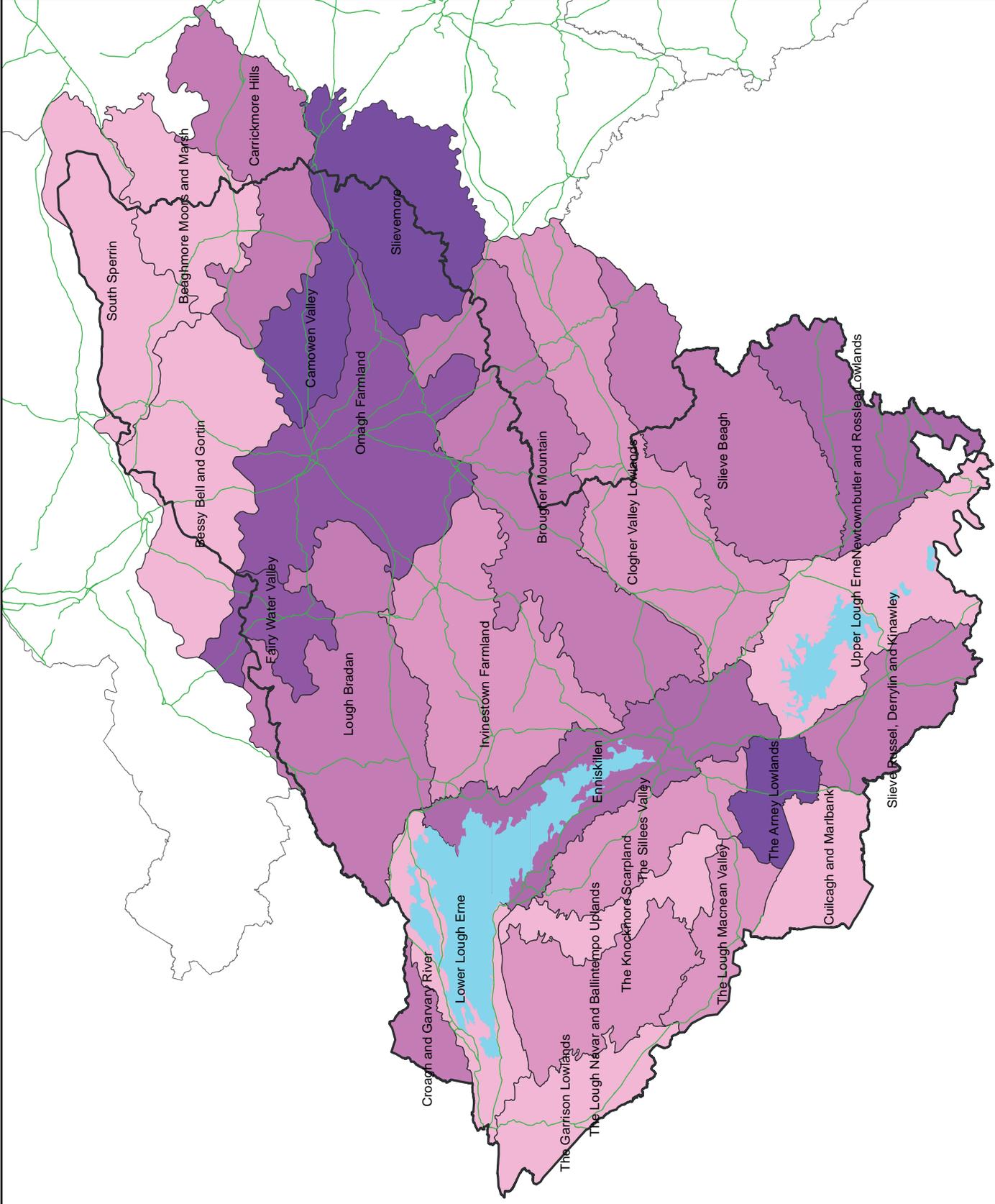
10

Miles

## Regional Context



Development Plan - NIMA CS & LA156, Development Plan Section, Planning, Fermanagh & Omagh District Council.



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationary Office, © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

### Map 7 - Existing Areas of Constraint on Mineral Development

#### Legend

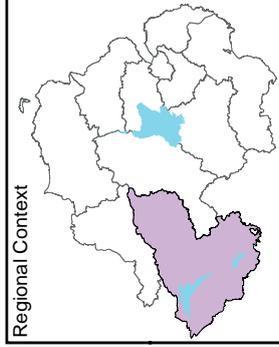
-  Fermanagh and Omagh
-  Road
-  Area of Scenic Quality
-  GeoPark
-  AONB
-  Area of Mineral Constraint



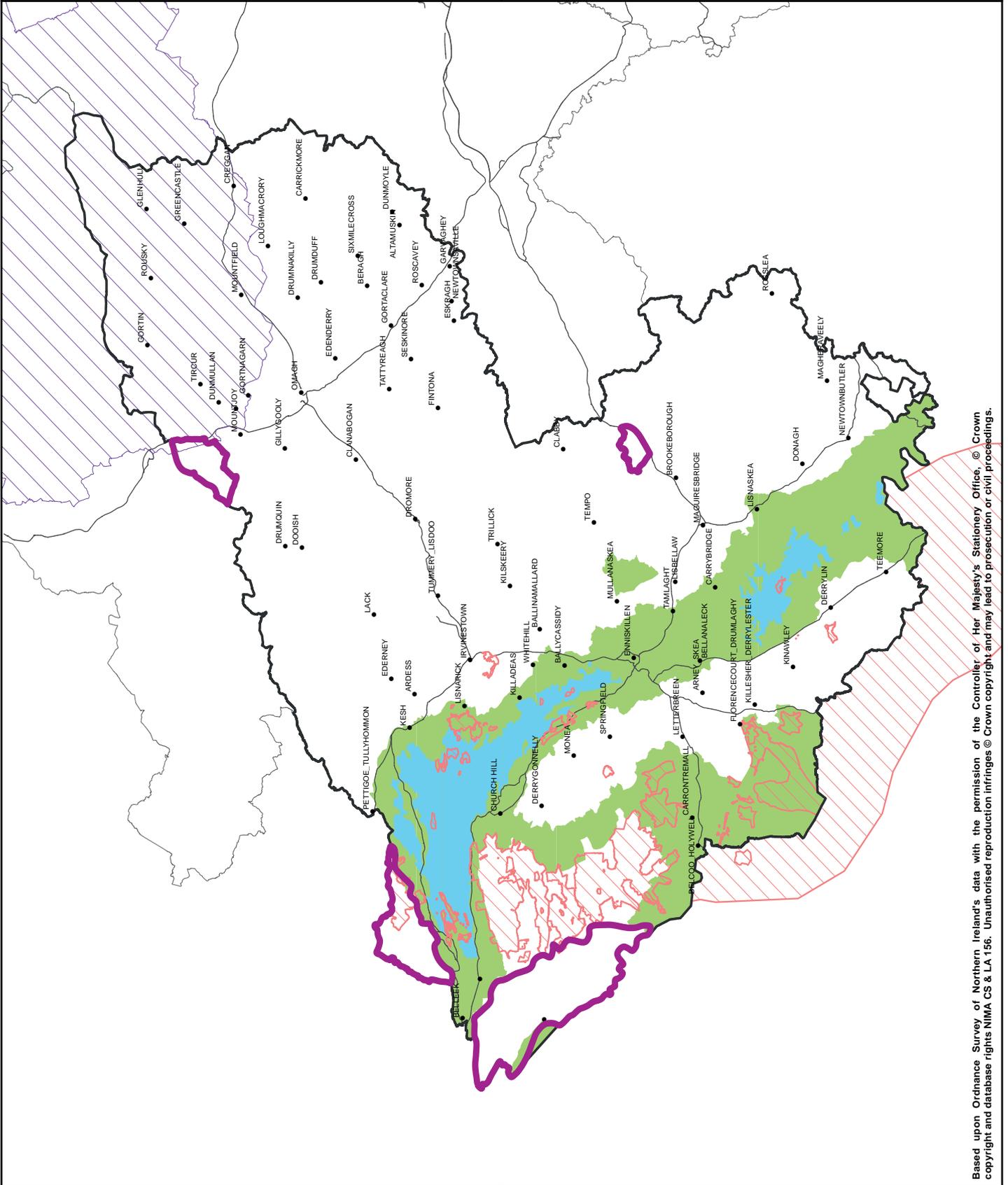
10

Miles

#### Regional Context



Development Plan - NIMA CS & LA156. Development Plan  
Section, Planning, Fermanagh & Omagh District Council.



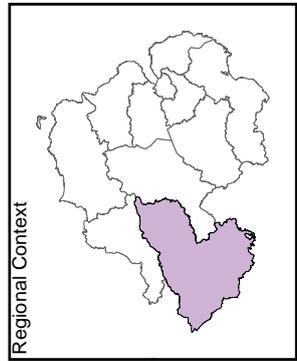
Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

### Map 8 Environmental Assets

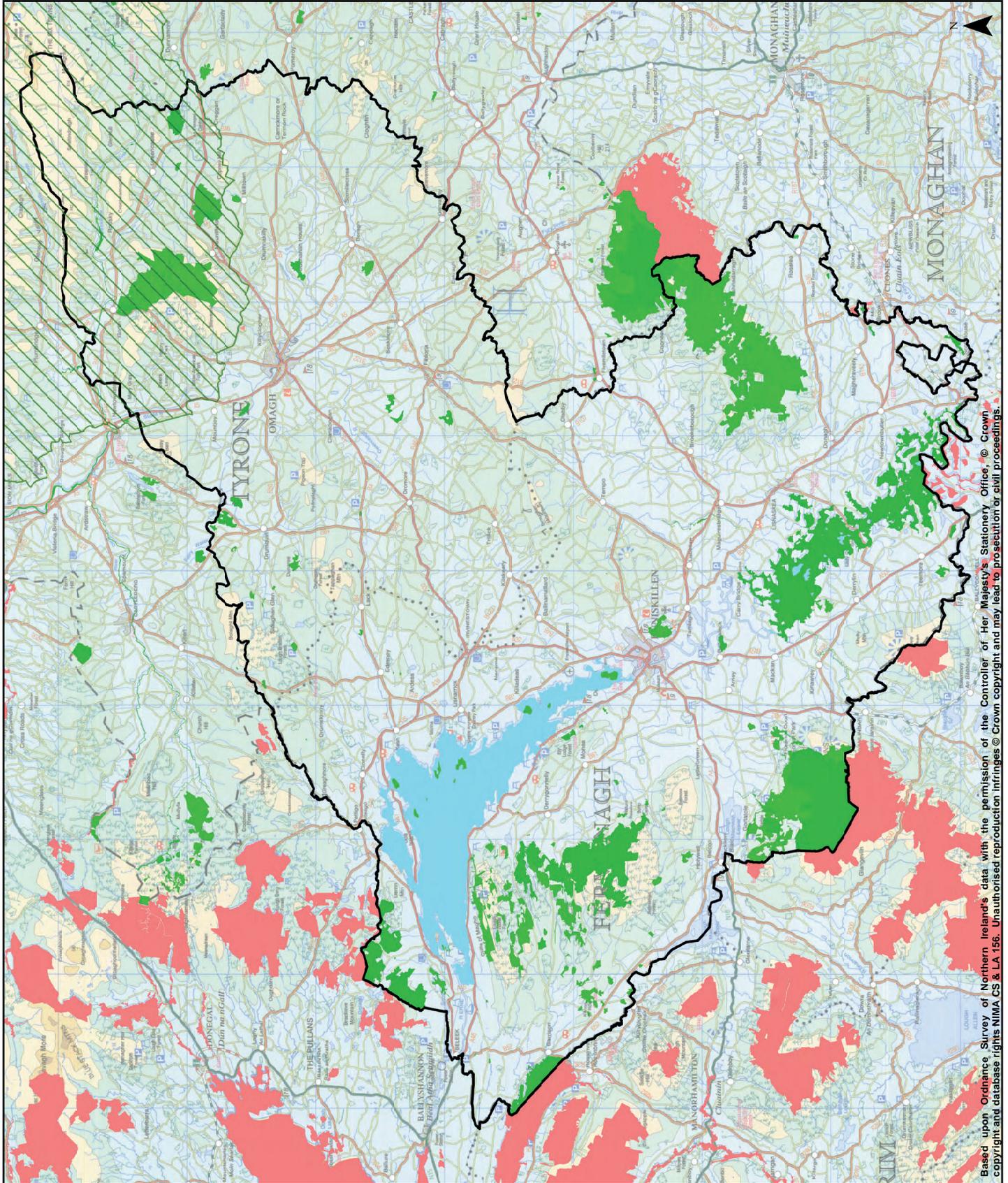
Showing SAC's, SPA's, Ramsar, Nature Reserves & ASS's in Fermanagh & Omagh Council and adjoining areas

#### Legend

-  AONB
-  FODC Council
-  Designations in NI
-  Designations in ROI



Development Plan - NIMA CS & LA156.  
Development Plan Section, Planning, Fermanagh & Omagh District Council.



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

### Map 9 - Multiple Deprivation Measure 2010 (Rank)

FODC Boundary  
Wards

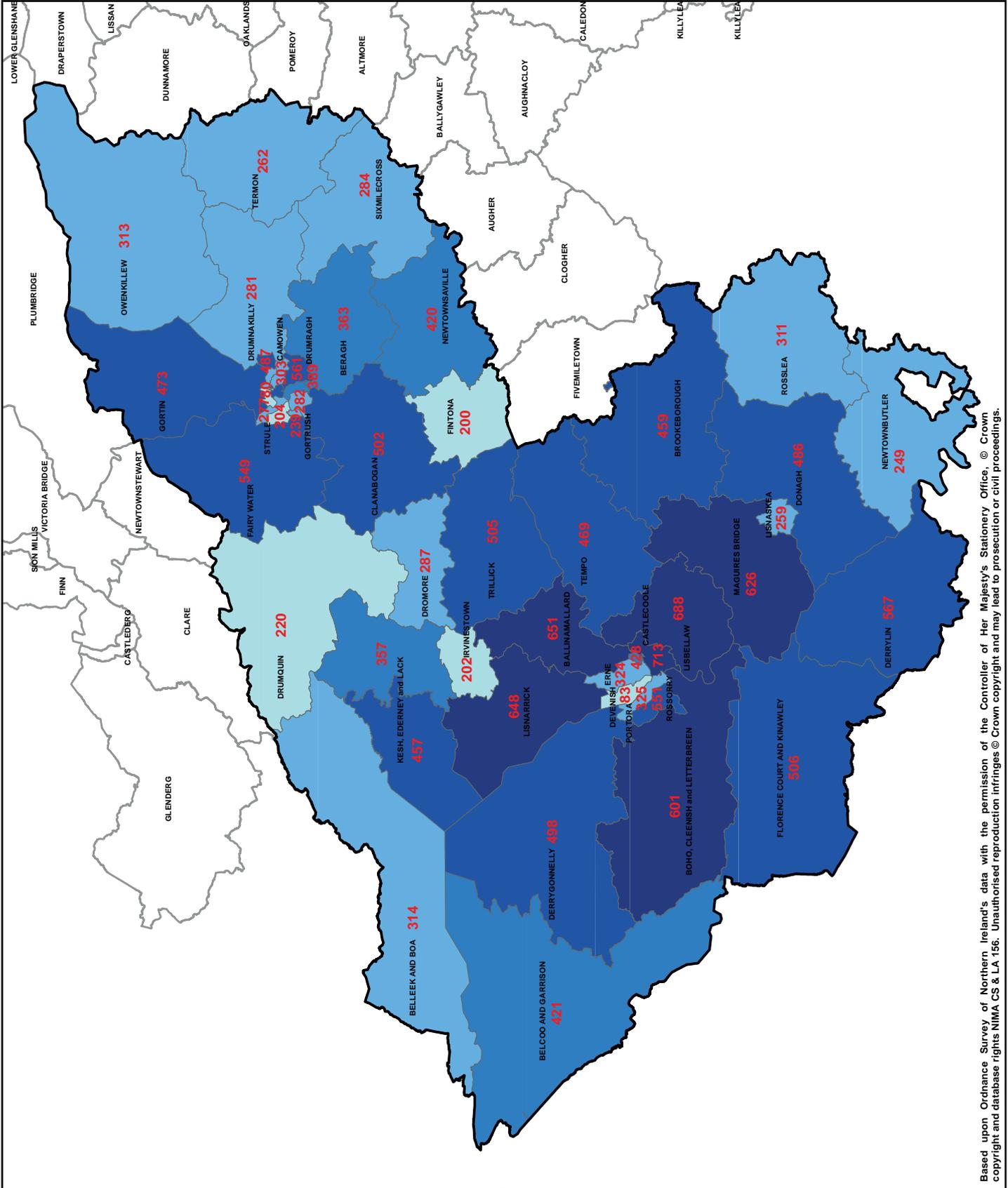
**MDM Ranking in red**



10

Miles

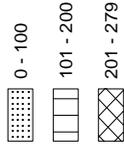
Development Plan - NIMA CS & LA156.  
Development Plan Section, Planning,  
Fermanagh & Omagh District Council.



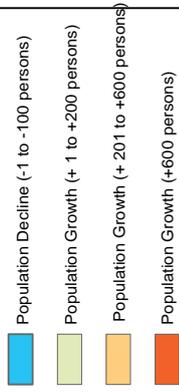
Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

**Map 10 - Rural Growth/Decline  
Overlay by Decisions  
per Ward (Full and  
Reserved Matters Only)**  
(Financial years 2004 to 2014)

**Number of decisions per Ward**

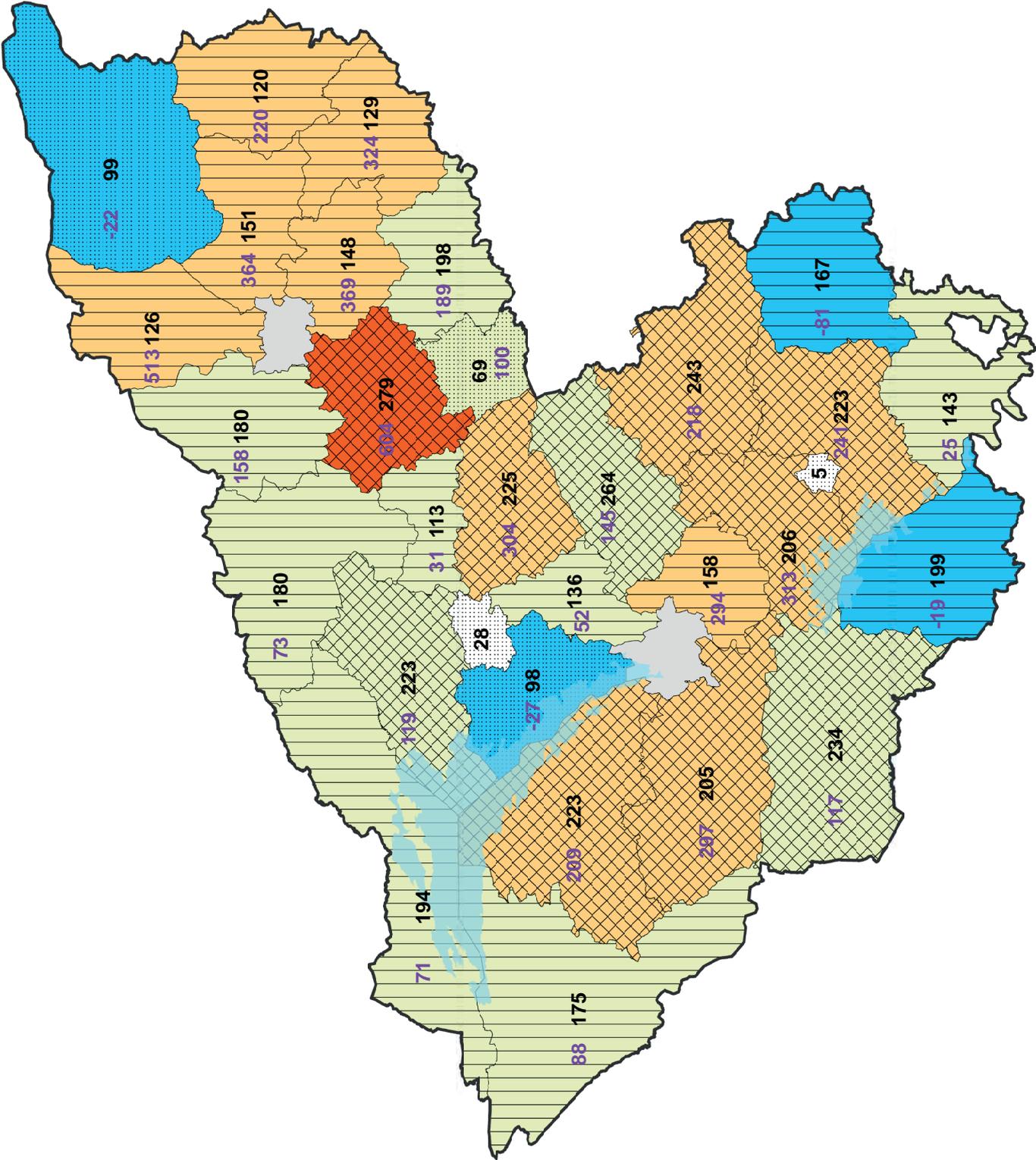


**Growth/Decline in Population  
between 2001 and 2011**



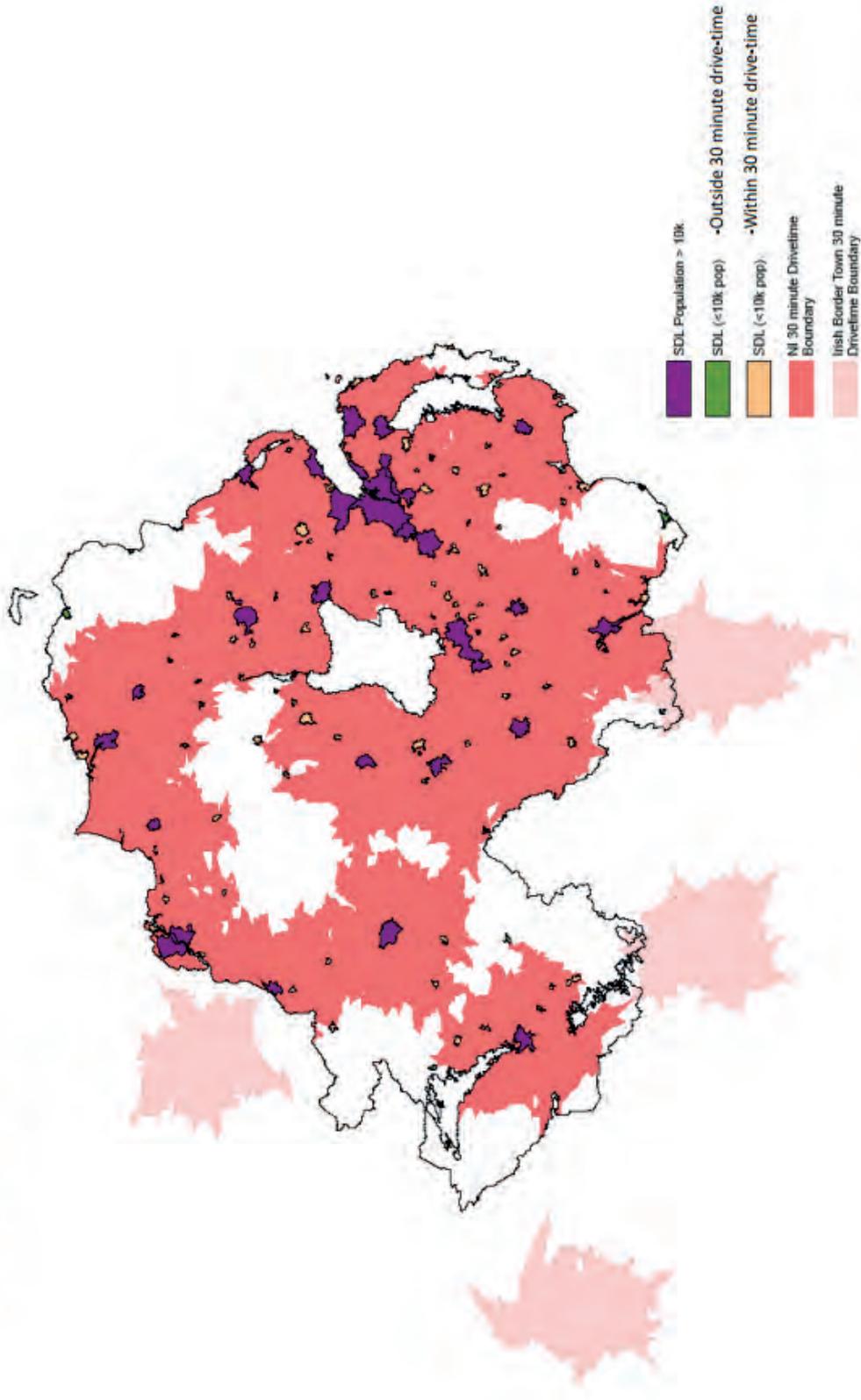
Rural Population Change Text **-22**

Decisions per Ward Text **167**



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

**Map 5: 30 minute drive-time boundary from settlements with population of 10,000 or more**



© Crown copyright and database rights NIMA MOU207.2

## 7.0 Economic Development, Industry and Commerce

### Main Issues 5 & 6: Addressing Deprivation/Regeneration in Urban and Rural Areas

#### Policy Context

- 7.1 The planning system has a key role in achieving a vibrant economy. The overarching strategic framework provided by the Regional Development Strategy 2035 (RDS) seeks to promote a balanced spread of economic opportunities across Northern Ireland. The SPPS has six regional strategic objectives for facilitating economic development through the planning system which are to:
- promote sustainable economic development in an environmentally sensitive manner;
  - tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality;
  - sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;
  - support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors;
  - promote mixed-use development and improve integration between transport, economic development and other land uses, including housing; and
  - ensure a high standard of quality and design for new economic development.
- 7.2 The Draft PfG 2016-21 has, as one of its indicators, to increase economic opportunities for our most deprived communities. Employment brings real, tangible, direct and indirect social and economic benefits, not only to those employed, but for all members of the community. The lowest levels of employment are to be found in the most deprived areas and have a high correlation with other forms of deprivation. Increasing economic opportunities i.e., having improved employability, through better educational outcomes and skills leads to increased success in becoming employed.

#### Local Context

- 7.3 Employment in the FODC area is focused on traditional employment sectors including public sector, agriculture and agri-food industries, manufacturing, quarry-related industries and construction. Following the trend of most other district councils in Northern Ireland, a large proportion of employees work in the public sector, wholesale and retail, education, health and social work. Wholesale and retail is the leading employment sector with 20% employed in the FODC area compared to a NI average of 17.66%. Human health accounts

for 19.35% compared to 17.75% for NI and Education accounts for 11.37% (NI average 9.77%).

- 7.4 Approximately 85% of businesses within the District are classified as being micro, employing less than 5 people compared to the NI average of 75%. Significantly, in 2015, 46% of the 7,420 active VAT/PAYE registered businesses are within the agricultural sector. This is the highest proportion of the 11 Council Areas and almost twice the regional average, reflecting the rural nature of much of the FODC area. There is also a low incidence of registration in the service sectors such as finance, insurance and ICT.
- 7.5 Historically the FODC area has suffered higher rates of long term unemployment relative to the Northern Ireland average. The majority of job losses resulting from the recession have been from the agricultural and construction sectors between 2008 and 2013, affecting mainly males but losses in sales and customer service roles have also occurred which are predominantly female and part time.
- 7.6 The claimant count rate for the FODC area has followed the same trend as that of Northern Ireland, albeit the district has enjoyed a lower claimant rate than NI since 2005. The claimant count has significantly increased since 2008 following the start of the global recession, rising from 2.3% to 4.4% in 2014. In July 2016, the claimant count rate for the FODC area was 2.9% (NI is 3.1%). However, the long term claimant count rate<sup>16</sup> has increased significantly from 16.5% in 2009 to 37.5% in 2015, slightly above the NI average of 37%.
- 7.7 High levels of youth unemployment are also a feature of the FODC area in common with regional and national trends. Of all new claimants joining from 2008 to 2014, those aged 24 and under accounted for 40%. In June 2016, the figure was 38.9% compared to 34.1% for NI.
- 7.8 The Council's Economic Development Plan (2016-2019) reports that there is a mismatch of skills and business needs in the FODC area, particularly in ICT and professional, scientific and technical sectors. The Council area has the second highest average proportion of its working age population with no qualifications (32.02%) compared to an NI average of 29.1%. There is thus a need to diversify the overall sectoral composition of the FODC area's economy, improve skills levels and attract/retain highly skilled workers but also to encourage investment in research and staff to further enhance the construction/engineering, agri-food and retail sectors.
- 7.9 The Economic Development Plan also sets four themes to deliver/support economic development in the District as follows:
- Growing and Diversifying the Local Economy;
  - Creating a Dynamic Workforce;
  - Supporting Town and Village Regeneration; and

---

<sup>16</sup> NISRA, Claimant Count Long Term Unemployment Annual Averages.

- Promoting Innovation, Infrastructure and Connectivity.

One of the actions under 'Creating a Dynamic Workforce' is to address unemployment, particularly the long term unemployed.

<b>Main Issue 5: Economic Development – Addressing Deprivation/Regeneration in the Urban Area</b>	
<b>Option One</b>	<b>LDP Comment</b>
Do Nothing or 'Business as Usual'	This option would not satisfactorily address the problem of tackling disadvantage and therefore would fail to deliver the objectives of the SPPS.
<b>Option Two</b>	<b>LDP Comment</b>
Seek to identify economic development areas including opportunities for regeneration and mixed-use developments which are adjacent/accessible to the identified deprived/disadvantaged areas in Enniskillen, Omagh, Fintona and Irvinestown	This would have the benefit of identifying suitable sites or buildings in areas where there is acknowledged disadvantage, particularly high unemployment, in order to stimulate enterprise. These should be well located and easily accessible.
<b>The Preferred Option is Option Two</b>	

### **The Preferred Option - Justification**

- 7.10 An effective way to promote good community relations and equal opportunity is to tackle social deprivation and inequalities in the labour market. The SPPS seeks to tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality.
- 7.11 Most land zoned for economic development land uses will be in industrial/business parks where there are potential benefits in grouping uses such as high technology, knowledge-driven light industries. However, there is a need to identify smaller sites or buildings close to areas of disadvantage to stimulate enterprise or to provide skills training.
- 7.12 There are several small pockets of disadvantage (high unemployment, low qualifications) within some of our settlements. The Northern Ireland Multiple Deprivation (NIMDM) 2010 identifies two wards in the District which are amongst the top 10% most deprived in Northern Ireland – Devenish (part of which lies within Enniskillen) is ranked 29 in the MDM and Lisanelly in Omagh is ranked 107. Other wards which are described as most deprived include Fintona, Irvinestown, Drumquin, Gortrush (Omagh), Lisnaskea, Newtownbutler and Strule (Omagh). The highest claimant count annual averages in 2014 were found in Devenish (11.4%), Lisanelly (9.70%), Strule (8.70%) and Fintona (7.1%) wards.

- 7.13 Vacant or redundant buildings in appropriate locations which are accessible to where people live in these wards and which would be suitable for conversion to small business start-up workshops/skills training workshops, should be identified in order to help stimulate local enterprise.
- 7.14 Additionally, in zoning land for economic development, vacant or underused land may be identified in disadvantaged areas within the two main towns and small local towns where mixed uses<sup>17</sup> (including employment) may be suitable subject to them being well served by public transport, accessible by walking or cycling, have adequate infrastructure and where development can be properly integrated, in terms of land use and design, with surrounding areas.

Q 07	Do you agree with the Council's preferred option for addressing deprivation/regeneration in urban areas? Do you know of any areas within FODC which would benefit from this approach?
------	---

<b>Main Issue 6: Economic Development - Addressing Deprivation/Regeneration in the Rural Area</b>	
<b>Option One</b>	<b>LDP Comment</b>
Support appropriate economic growth, including tourism, in the countryside through the re-use of existing rural buildings.	<ul style="list-style-type: none"> <li>This option is line with the Regional Strategic Policies of the SPPS and supports the promotion of tourism within the FODC area.</li> </ul>
<b>Option Two</b>	<b>LDP Comment</b>
Support appropriate economic growth in the countryside, with slightly more opportunities for sustainable economic development within designated Rural Protection Areas.	<ul style="list-style-type: none"> <li>In order to sustain rural communities, RPAs will be designated where there is evidence of rural decline through a decrease in the rural population and/or deprivation. In recognition of the need to protect the natural environment RPAs will exclude any European and local nature designations or sensitive landscapes. RPA designations will provide variations of the SPPS policy provisions to allow for slightly more opportunities for development within the countryside.</li> <li>RPAs will lie 'in-between' SCAs and the RCA, in those portions of the countryside which have sustained or increased populations and which are not indicated as being 'deprived' as per</li> </ul>

<sup>17</sup> Uses may include light industrial (Class B2), general industrial (Class B3), business (Class B1), storage and distribution (Class B4), dwelling houses (Class C1), community and cultural uses (Class D1) and leisure (Class D2) as defined in the Planning (Use Classes) Order Northern Ireland 2015.

	<p>the MDM 2010. These areas will be measured against the SPPS policy direction for Development in the Countryside.</p> <ul style="list-style-type: none"> <li>• Balancing the need to sustain rural communities through slightly more opportunities for development within identified Rural Protection Areas whilst managing growth within the remaining Countryside Area, will allow for the sustainable development of the countryside.</li> </ul>
<p><b>The Preferred Option is Option Two</b></p>	

### **The Preferred Option – Justification**

- 7.15 Option Two should be read in conjunction with the Preferred Option for Development in the Countryside with a focus on sustaining rural communities and ensuring that the countryside is a ‘living place’. This approach centres on accommodating the majority of development within the designated rural settlements such as the small towns, villages and small settlements whilst providing slightly more opportunities within those areas designated as RPAs.
- 7.16 The evidential context for the identification of RPAs is set out within the justification of Preferred Option Two of Main Issue 4: Development in the Countryside – Sustaining Rural Communities.
- 7.17 It is proposed that the existing policy provisions for economic development for small towns, villages and smaller rural settlements are carried forward. These policies are judged to be effective in supporting and sustaining those portions of rural communities residing and working within these settlements.
- 7.18 Within the FODC area there is a vibrant rural entrepreneurial spirit within the villages and open countryside. Whilst it is important that our Plan provides policy which can facilitate sustainable rural businesses in the countryside, it would not be appropriate to take forward an approach that would allow for more opportunities for development in the countryside at a district wide level as this would not achieve sustainable development. Instead, the identification of RPAs allows for a targeted approach to areas of evidenced rural decline, through providing a policy framework which provides slightly more opportunities for appropriate forms of economic development within the LDP. As set out within Development in the Countryside, RPAs are limited in size and the RCA will constitute the bulk of the countryside.
- 7.19 In seeking to sustain vibrant rural communities in line with SPPS, variations of the existing regional strategic policies for economic development in the countryside will be taken forward for designated RPAs. Where RPAs are identified it is proposed to make provision for appropriately sized, forms and types of economic development such as business enterprise within the countryside. Criterion based policy provisions for RPAs will make limited allowances for the provision of new-builds, for economic development purposes.

7.20 The regeneration and location of economic development opportunities within the established settlements would still be considered a priority over those opportunities within the countryside. Should an RPA designation adjoin a rural settlement the LDP will seek to provide for small groups of houses and small scale enterprise within the settlement. RPAs will exclude any European and local nature designations or sensitive landscapes, including the Sperrin AONB.

**Q 08**

Do you agree with the Council's preferred option for addressing deprivation/regeneration in rural areas? If not, why not?

## **8.0 Minerals Development**

### **Main Issue 7: Minerals Development**

#### **Policy Context**

- 8.1 Planning policies for Minerals Development are currently contained within A Planning Strategy for Rural Northern Ireland (PSRNI) (1993). These cover Environmental Protection (MIN1), Visual Implications (MIN 2), Areas of Constraint (MIN 3), Valuable Minerals (MIN 4), Mineral Reserves (MIN 5), Safety and Amenity (MIN 6), Traffic (MIN 7) and Restoration (MIN 8).
- 8.2 The SDS (2010) recognises that while it is important that we respect the limits of our natural resources and ensure a high level of protection and improvement of the quality of our environment, 'sustainable development' does not prevent us from using and capitalising on such resources. The essential thrust of the policies in PSRNI is reflected in the SPPS, and the key policy approach for minerals development, including peat extraction from bog lands, must be to balance the need for mineral resources against the need to protect and conserve the environment.
- 8.3 Mineral Extraction has adverse environmental impacts both visually and in terms of wildlife, habitats, biodiversity, water environment, historic environment and amenity. It can act as a constraint on nearby development due to blasting, mineshafts and general land stability. It is therefore important to minimise the impacts of minerals development on local communities, landscape quality, built heritage and the water environment and to secure the sustainable and safe restoration, including the appropriate re-use of mineral sites, at the earliest opportunity.
- 8.4 The SPPS also requires LDPs to identify areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural, built and archaeological heritage). Scope for some minerals development may be carefully considered if it avoids key sites and would not unduly compromise the integrity of the area as a whole or threaten to undermine the rationale for the designation. Therefore, such proposals should be limited to short-term extraction.

#### **Local Context**

- 8.5 Mineral extraction forms a significant contribution to the local economy providing raw material and creating employment. Minerals are a finite natural resource and can only be worked where they are found. The Council recognises the importance of making the best use of the mineral resources found in our district and also the need to protect the environment and preserve and protect the natural beauty of the area. It is also important to ensure the long-term conservation of mineral resources through the mechanism of mineral safeguarding.

- 8.6 The geology of the FODC area is rich in minerals and includes sand and gravel, igneous rock, limestone, basalt and peat (The Mineral Resources Map for Northern Ireland (GSNI) 2012). Sand and gravel is very common in the north-east of the district, along the fringes of the Sperrins - such as in the Mountfield-Greencastle-Loughmacrory area - whilst limestone is mainly found in Fermanagh. These resources are important to the construction industry with high grade limestone being the principal raw material of Fermanagh's cement industry. There are also two known gold deposits at Cavanacaw to the west of Omagh and Curraghinalt to the east of Gortin within the Sperrin AONB. Commercial peat extraction also occurs in the district.
- 8.7 The Mineral Resources Map for Northern Ireland identifies the potential for shale gas exploration in parts of Fermanagh. However, the SPSS directs that in relation to unconventional hydrocarbon extraction there should be a presumption against their exploitation until there is sufficient and robust evidence on all environmental impacts.
- 8.8 The Fermanagh Area Plan 2007 identified Areas of Constraint on Mineral Developments (ACMDs) on Areas of Nature Conservation Interest, Areas of Significant Archaeological Potential (ASAs) i.e. Devenish and Topped Mountain and Areas of High Scenic Value - Lough Erne, Knockmore Escarpment, Lough MacNea Valley, Lough Melvin Shoreline and Cuilcagh Mountain. ACMDs are identified in order to protect the most valuable and vulnerable features of the natural environment and man-made heritage including areas of high scenic value from the adverse effects caused by the development of mineral resources. There are no ACMDs identified in the Omagh Area Plan 2002.

<b>Main Issue 7: Minerals Development</b>	
<b>Option One</b>	<b>LDP Comment</b>
To continue with the approach contained in Policies MIN 1 to MIN 8 but additionally update the policy detail for environmental protection, safety and amenity, traffic and restoration, adhering to the principles of sustainable development.	To ensure policies more adequately address the need to: <ul style="list-style-type: none"> <li>• minimise the adverse impact of mineral workings on neighbouring communities, sensitive land uses, the historic environment, biodiversity and the water environment;</li> <li>• ensure that restoration of mineral workings enhance and complement the natural and historic environment and contribute to biodiversity;</li> </ul>

	<ul style="list-style-type: none"> <li>encourage and support recycling initiatives and proposals at existing aggregate sites.</li> </ul>
<b>Option Two</b>	<b>LDP Comment</b>
As for Option One, but additionally introduce a time limit for prospecting/exploratory works and to protect the Sperrin AONB, the UNESCO Marble Arch Caves Global Geopark, Areas of Nature Conservation, Areas of Archaeological Interest and Areas of High Scenic Value from Minerals Development except where proposed operations are short term (less than 15 years) and where the environmental/amenity impacts are not significant (Areas of Constraint on Mineral Development)	In addition to Option One above, to recognise that certain exploratory works which require planning permission can potentially last several years. Sensitive landscapes such as AONBs also require protection from mineral activities except in certain circumstances.
<b>Option Three</b>	<b>LDP Comment</b>
As for Option Two, but additionally identify areas for minerals safeguarding within the Plan area.	In addition to Option Two, this recognises the need to 'safeguard' and conserve mineral resources in accordance with the principles of sustainable development. This is to ensure that mineral resources are not unnecessarily sterilised when considering planning applications.
<b>The Preferred Option is Option Three</b>	

### The Preferred Option - Justification

- 8.9 The LDP needs to uphold strong environmental principles that protect and enhance the environment but at the same time ensures that the minerals industry contributes effectively to the local economy and engages with and supports communities affected by minerals development.

### Map 7 - Existing Areas of Constraint on Mineral Development

#### Legend

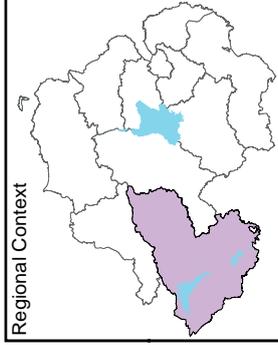
-  Fermanagh and Omagh
-  Road
-  Area of Scenic Quality
-  GeoPark
-  AONB
-  Area of Mineral Constraint



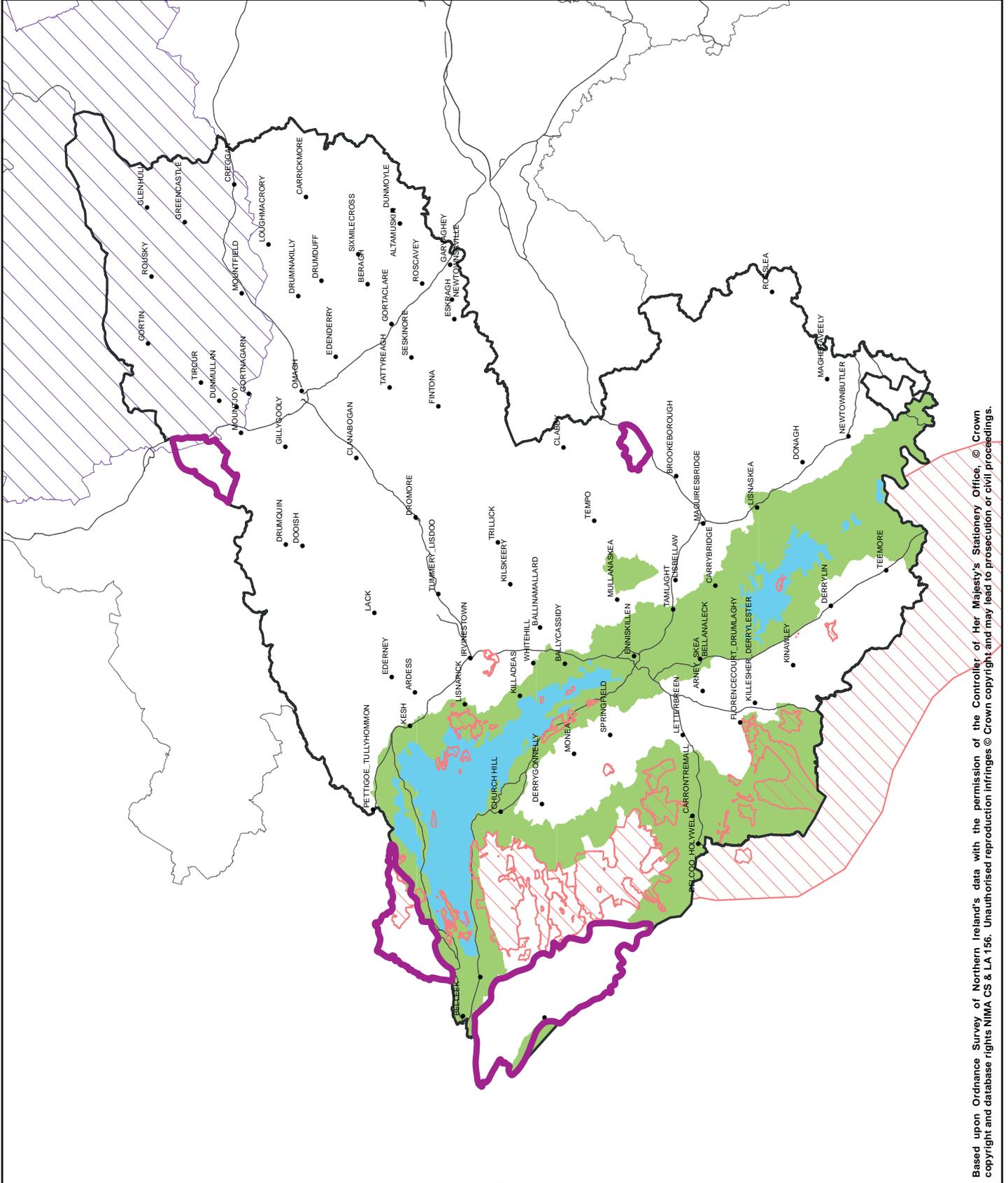
10

Miles

#### Regional Context



Development Plan - NIMA CS & LA156. Development Plan  
Section, Planning, Fermanagh & Omagh District Council.



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

- 8.10 Mineral extraction by its very nature can have a detrimental impact on the natural and built environment, albeit temporary in nature. The district contains many areas protected by international, national or local designations and it is important to ensure that new minerals development is correctly managed and that no adverse impacts occur to designated sites including archaeological features and the settings of heritage assets. Minerals extracted are transported by road and the potential to generate large volumes of HGV traffic can have an adverse impact on communities in terms of noise, air pollution, vibration and dust. Increased levels of traffic can also cause safety issues for other road users and increase the level of greenhouse gas emissions impacting on the climate. When dealing with proposals for future mineral extraction, we will need to consider the distances over which minerals need to be transported, and assess the likely impacts on the natural and built environment, climate, local amenity and quality of life.
- 8.11 Although there are large resources of useful minerals in the District, it is important to ensure that they are not wasted and that they are used efficiently and for the purpose(s) specified in the planning permission. The processing of secondary materials, including construction and demolition wastes, at appropriate locations, will be encouraged taking account of all likely costs and benefits.
- 8.12 Fermanagh and Omagh District Council seeks to ensure that mineral sites are reclaimed in a way that seeks to maintain and significantly enhance the Council's diverse environment and biodiversity, in line with the proposed Overarching Principles. Restoration should be seen as an integral part of the management of the whole extraction process and phasing. This includes biodiversity, landscape and recreational opportunities. This does not mean placing an added onus or burden upon the minerals industry, rather it ensures that the right restoration solutions are formulated and opportunities are realised. The Council's Local Biodiversity Action Plan (LBAP) aims to conserve local habitats and species and to raise awareness of biodiversity. The Community Plan also seeks to protect and restore vulnerable habitats and increase biodiversity throughout the district. Restorations can include agriculture, forestry/woodland, nature conservation, public open space, recreation or other development.
- 8.13 The AONB is recognised as a Strategic Natural Resource in the RDS and the Council also views it as an important tourist and recreational destination. The UNESCO Marble Arch Caves Global Geopark is not a legislative designation and does not have any specific protection under current planning policies. The Council's approach is that both these areas should be afforded greater protection due to concerns about the environmental impacts of mineral extraction and in recognition of their scenic quality, amenity value and geological interest. Therefore, in addition to retaining those areas identified as ACMDs in the Fermanagh Area Plan, it is proposed to introduce ACMDs in the Sperrin AONB, the UNESCO Global Geopark, Areas of Nature Conservation and Archaeological Interest and Areas of High Scenic Quality.

In such areas, mineral extraction will only be permitted in order to fulfil a specific need and where the operations are short term (less than 15 years) and where the environmental/amenity impacts are not significant. Operations will be reviewed at the end of 15 years and will only be extended following an assessment of updated environmental impact information.

- 8.14 From time to time, prospecting/exploratory works may be undertaken which require planning permission. Depending on the nature of the mineral resource, the duration of such works may last over several years. The Council considers that a time limit be imposed as part of any planning permission based on the nature of the resource and supporting evidence submitted with the planning application.
- 8.15 The SPPS also requires LDPs to safeguard mineral resources which are of economic or conservation value and seek to ensure that workable mineral resources are not sterilised by other surface development which would prejudice future exploitation. Minerals and Petroleum Branch (MAPB) and Geological Survey for Northern Ireland (GSNI) will assist with identifying and safeguarding mineral resource areas. However, this information will not be available until the draft Plan Strategy stage.

Q 09	Do you agree with the Council's preferred option for addressing minerals development? If not, why not?
Q09b	Are there any other areas that should be considered as ACMDs?

## **9.0 Renewable Energy**

### **Main Issue 8: Overarching Policy for Renewable Energy Development**

### **Main Issue 9: Integrated Renewable Energy and Passive Solar Design**

#### **Policy Context**

- 9.1 Renewable energy is energy from a source that is not depleted when used such as wind or solar power. Other examples of renewable energy are moving water (hydropower), heat extracted from the air, ground and water (including geothermal energy), and biomass (wood, biodegradable waste and energy crops such as willow for use in an Anaerobic Digester). Renewable energy contributes towards achieving sustainable development and offers new opportunities for additional investment and employment, as well as benefitting our health and wellbeing, and our quality of life.
- 9.2 The Executive's Programme for Government (PfG) 2011-2015 set targets to achieve 20% of Northern Ireland's electricity consumption from renewable resources and 4% of its heating needs met from renewable sources by 2015. The target in the Strategic Energy Framework 2010-2020 is to achieve 10% renewable heat consumption by 2020. Both PfG targets have been met with 25.4% of total electricity consumption in NI generated from renewable sources during the period January 2015 to December 2015 and 6% of heating needs provided by renewable technologies. Renewable heating systems would include solar thermal systems, biomass boilers or heat pumps which help to heat buildings.
- 9.3 Electricity generated from onshore wind farms has been identified as the most established, large-scale renewable source in Northern Ireland and currently accounts for 90% of the total renewable electricity consumed in Northern Ireland. The recent closure of the Northern Ireland Renewables Obligation (NIRO) - the main support mechanism for encouraging increased renewable electricity generation - to large-scale onshore wind projects on 31<sup>st</sup> March 2016, may see a reduction in the number of future planning applications for wind farms.
- 9.4 Current planning policy for renewable energy is set out in PPS 18: Renewable Energy which contains two policies – Policy RE 1 Renewable Energy Development and Policy RE 2 Integrated Renewable Energy and Passive Solar Design. The supplementary planning guidance 'Wind Energy Development in Northern Ireland's Landscapes' is taken into account in assessing all wind turbine proposals under Policy RE 1.
- 9.5 The general thrust of the aim and objectives of PPS 18 is contained in the SPPS. In bringing forward planning policies for renewable energy development including micro-generation and passive building design, LDPs should take into account a range of normal planning considerations such as

access arrangements; road safety; good design; noise and shadow flicker; separation distance; cumulative impact; communications interference; and, the inter-relationship between these considerations.

- 9.6 The ability of the landscape to absorb development, mitigation measures including creation of new habitats and future decommissioning, are particularly important when assessing wind energy proposals. Sensitive landscapes in particular may require specific policies for wind farm development. NIEA's Wind Energy Development in Northern Ireland's Landscapes: Supplementary Planning Guidance (2010) which accompanies PPS 18, provides broad, strategic guidance in relation to the visual and landscape impacts of wind energy development.

### **Local Context**

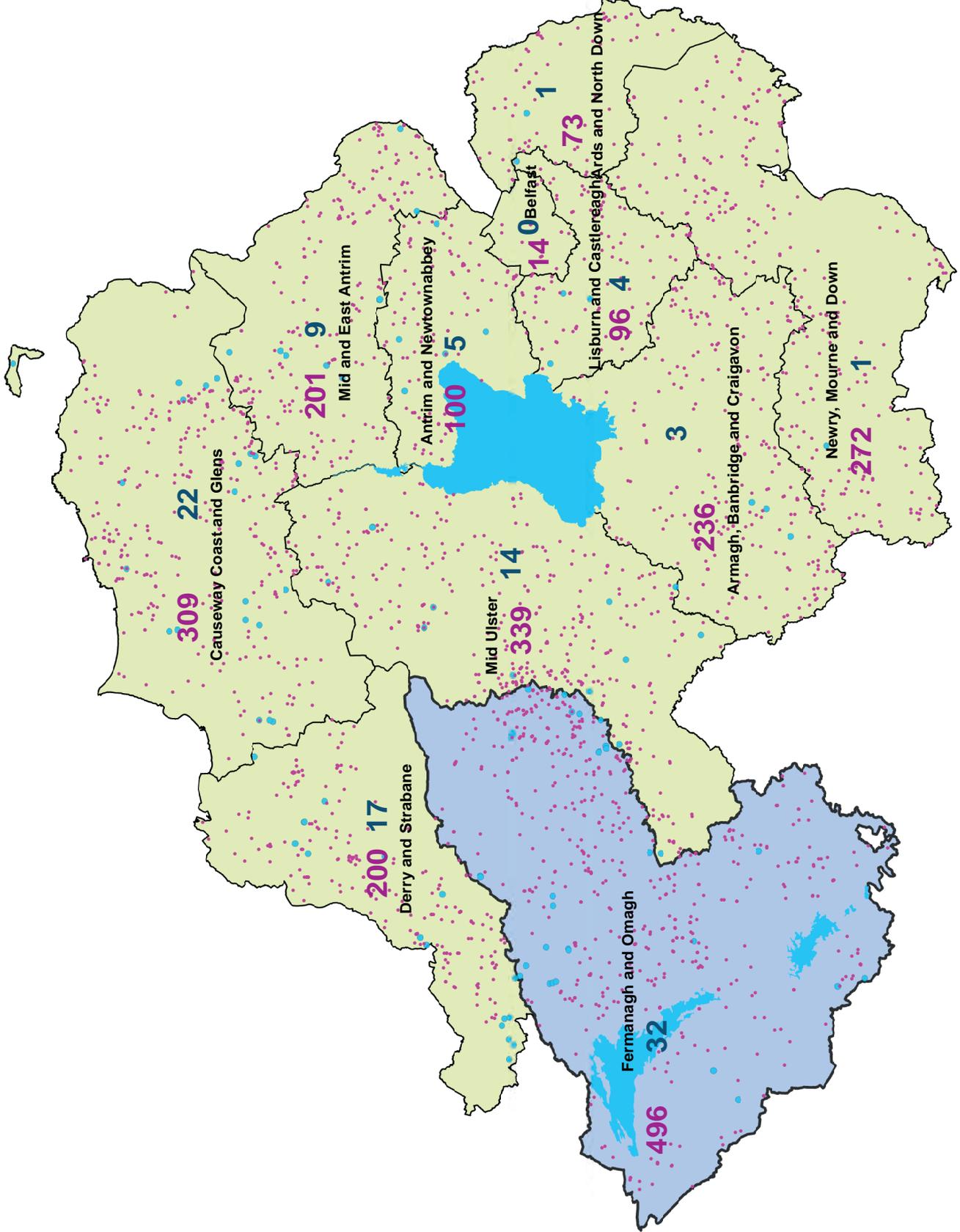
- 9.7 Northern Ireland is considered as having one of the greatest wind energy resources in Europe, particularly in the west of the FODC area where the topography, wind speeds and proximity to the west coast line have attracted high numbers of applications for both single wind turbines and wind farms. The contribution of the District to wind energy is demonstrated by the number of planning applications approved for wind farms since 2002. From 2002 to 2015, 31% of all wind farm applications approved in Northern Ireland were in the FODC area. In the period 2002 to 2015 there were 762 planning applications for single wind turbines. Of those decided (576), 497 have been approved. Single wind turbine approvals in the FODC area account for 16% of applications for all types of renewable energy approved in Northern Ireland, with all renewable energy approvals in the FODC area accounting for 20% of NI renewable approvals. This is the highest of all 11 Council areas<sup>18</sup>.
- 9.8 Whilst the number of decisions in relation to wind energy development have increased over recent years there has been a general downward trend in the number of wind energy applications being received. This downward trend may be linked to uncertainties over network infrastructure, operating incentives and the costs of installing this technology all of which are beyond the control of planning policy.
- 9.9 The economic benefits of wind energy are wide ranging from the potential to have a cheaper source of green energy to being able to sell surplus to the grid as well as opportunities within the industry. This includes planning, project development, engineering, construction and maintenance of the turbines. Turbines will also require input from financial and legal services in addition to marketing and administration posts. Wind energy developments have also the potential to provide economic and social benefits for the surrounding communities which are often in areas that are traditionally economically disadvantaged.

---

<sup>18</sup>. Northern Ireland Planning Renewable Energy Monthly Statistics April 2015.

### Map 11 - Wind Energy Approvals 2002 to 2015

- Single wind turbine
- Wind farm
- FODC Boundary
- FODC Wards
- 201 Number of Single Turbines per LGD
- 5 Number of Wind Farms per LGD



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights NIMA CS & LA 156. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

- 9.10 The provision of renewable energy is fundamental to ensuring the continued sustainable development of the FODC area. However, the prevalence of wind energy approvals in certain areas of the FODC area may be resulting in a cumulative impact that is detrimental to the environmental quality, landscape and amenity of the area. Therefore, it is also important to examine the need for policies within the LDP which enable alternative and appropriate forms of renewable energy in a manner that does not impact negatively on the environmental assets, landscape quality or amenity of an area. This is important where the quality of the landscape makes it particularly sensitive to change and where there is low capacity to absorb new development.

<b>Main Issue 8: Overarching Policy for Renewable Energy Development</b>	
<b>Option One</b>	<b>LDP Comment</b>
Retain existing policy provisions but introduce a spatial framework for renewable energy development reflecting those areas where development would not be permitted and those areas where there is capacity for development. (There will be a need to specify if such areas are specific to particular types of renewable energy.)	This option is considered in line with the SPPS. It effectively removes the potential for the development of inappropriate forms of renewable energy within parts of the FODC area whilst giving a clear indication as to where, subject to operational planning policy, renewable energy would be given favourable consideration.
<b>Option Two</b>	<b>LDP Comment</b>
Retain existing policy provisions but introduce a stricter policy to protect sensitive landscapes - e.g. designated landscapes (AONB), areas of high scenic value, and certain views or vistas - from wind energy developments.	This option is in line with the SPPS and seeks to protect the sensitive landscapes of the FODC area and to prevent inappropriate forms of renewable energy development within them.
<b>The Preferred Option is Option Two</b>	

### **The Preferred Option – Justification**

- 9.11 It is clear that the FODC area is already contributing significantly to renewable energy particularly through wind power. Whilst the Council recognises the wider benefits of renewable energy, this should not compromise environmental assets of acknowledged importance. The SPPS states that in sensitive landscapes such as Areas of Outstanding Natural Beauty, it may be difficult to accommodate wind farms without impacting on cultural and natural heritage assets. Other areas of exceptional landscape can include lough shores, and certain views and vistas.

- 9.12 Areas considered sensitive to wind energy developments include:

- The shores and islands of upper and lower Lough Erne, the shores and islands of upper and lower Lough MacNea and the shores and islands of Lough Melvin;
- Sperrin AONB;
- Cuilcagh Mountain;
- The Strule River Valley;
- Areas of Scenic Quality e.g. Derrin Mountain, Colebrooke Estate and Bessy Bell;
- The escarpments and prominent ridges overlooking the Clogher Valley Lowlands (the eastern part of which lies within Mid Ulster District Council);
- Historic Parks, Gardens and Demesnes.

9.13 Therefore, whilst the existing policy for Renewable Energy Development which applies to development proposals that generate energy from all forms of renewable resources will be retained, it is intended that a stricter policy approach in regard to wind energy developments should be applied in sensitive landscapes such as the Sperrin AONB. In these areas, new wind energy developments will not be acceptable. Other types of renewable energy may be acceptable subject to consideration of criteria including: cumulative impacts on landscape character and value, visual impact from a wide range of vantage points, impact on residents and ecological impacts and impacts on heritage assets and their settings.

9.14 Applicants will be required to provide details on future decommissioning in relation to renewable energy developments, including wind farms. In all areas, including protected landscapes, proposals to extend the life of a project involving wind turbines, such as re-equipping or to replace the original turbines with new ones, will be considered taking into account any technological changes which improve the efficiency and noise reduction of the turbines and other relevant considerations.

<b>Q 10</b>	Do you agree with the Council's preferred approach to renewable energy? If not, why not?
-------------	--

<b>Main Issue 9: Integrated Renewable Energy and Passive Solar Design</b>	
<b>Option One</b>	<b>LDP Comment</b>
The integration of renewable energy and passive solar design should be encouraged in all new developments.	This option is in line with the SPPS objective to facilitate the integration of renewable energy technology into the design, siting and layout of new development

	and promotes the principles of passive solar design.
<b>Option Two</b>	<b>LDP Comment</b>
The integration of renewable energy and passive solar design should be a requirement of certain new developments e.g. public sector.	This option is in line with the SPPS objective to facilitate the integration of renewable energy technology into the design, siting and layout of new development and promotes the principles of passive solar design but sets a higher standard than that currently contained within PPS 18 by making it a requirement for the public sector to accommodate such measures within their schemes/proposals.
<b>Option Three</b>	<b>LDP Comment</b>
The integration of renewable energy and passive solar design should be encouraged in all new development with a requirement placed on developers, e.g. public sector, to do so. This would also extend to developments over a certain size.	This option is in line with the SPPS but sets a higher standard than Options 1 or 2.
<b>The Preferred Option is Option Three</b>	

### **The Preferred Option – Justification**

- 9.15 The SPPS has as one of its objectives to facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design (PSD). Energy consumption through the need to heat, light and service buildings is a significant contributor to Climate Change. Due to increase in oil and gas prices, fuel poverty has increased over the last decade. Fuel poverty in the FODC area is 55% compared to the Northern Ireland average of 42%<sup>19</sup>. Housing development which is energy efficient, can reduce fuel poverty, increase wellbeing and achieve better health outcomes. The Northern Ireland Housing Executive (NIHE) recommends that housing should therefore be designed to achieve solar gain, contain high levels of insulation and use renewable energy.
- 9.16 Currently, Policy RE 2 of PPS 18 only encourages greater integration of renewable energy technologies, both in the design of new buildings and through the appropriate retrofitting of such technologies to existing buildings.

<sup>19</sup> Northern Ireland Housing Executive

Whilst it recognises that the greatest opportunity for maximising the benefits from such technologies are potentially from large-scale urban developments (e.g. a site 1 ha or greater or a building of 5000m<sup>2</sup> or greater) and public sector development and development in the countryside including individual dwellings, there is no requirement that developers/developments incorporate such measures into their schemes.

- 9.17 This option therefore seeks to not only replicate the principles of Policy RE 2 as a policy approach in the LDP but also to make it a requirement that integrated renewable technology and/or PSD is incorporated into any public sector development. Additionally, it will be a requirement for certain sizes of development to incorporate such technologies. The suggested threshold is for all developments of 1 hectare or greater in size or 1000m<sup>2</sup> or greater, based on the thresholds for major developments for retailing, community, recreation and culture.
- 9.18 This option should be read in conjunction with the overarching principles and the Preferred Option for Supporting Good Design and Place Making, and that responding to climate change should be an integral part of the design process. It is in the interests of developers that proposals should address sustainability at the earliest design stage in order to minimise extra cost and ensure that proposals fully realise their environmental potential.

<b>Q 11</b>	Do you agree with the Council's preferred option for integrated renewable energy and passive solar design in new development? If not, what alternative approach should the Council take?
-------------	--

<b>Q 11b</b>	Do you agree with the suggested thresholds of 1 hectare or greater in size or 1000m <sup>2</sup> or greater? Should they be higher or lower and if so, what would be your reason?
--------------	---

## 10.0 Tourism

### **Main Issue 10: Overarching Tourism**

### **Main Issue 11: Operational Tourism**

### **Main Issue 12: Lakes and Waterways**

- 10.1 Tourism is recognised as the world's fastest growing industry, encompassing a very wide range of activities including travel and visits for business, professional and domestic purposes as well as for holidays and recreation. Sustainable tourism development is brought about by balancing the needs of tourists and progressing the tourism industry along with protecting the assets of the destination. The land use planning system has a key role in managing tourism-related development through planning policies that provide a framework for identifying appropriate development opportunities and safeguarding tourism assets from harmful development.
- 10.2 The Economic Strategy Priorities for Sustainable Growth and Prosperity (March 2012) includes developing the potential of the tourism industry through focusing investment in strategically significant areas and developing the quality of the visitor experience. The Strategy sets a collective goal for the sector to double the income from tourism by 2020.

### **Policy Context**

- 10.3 One of the aims of the Regional Development Strategy 2035 is to "Support our towns, villages and rural communities to maximise their potential", as they provide opportunities for the provision of rural recreation and tourism. Policy RG 4 of the RDS 2035 is to "Promote a sustainable approach to the provision of tourism infrastructure". The RDS identifies the Fermanagh Lakelands and the Sperrins as Strategic Natural Resources.
- 10.4 The aim of the SPPS in relation to tourism development is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural heritage.
- 10.5 In preparing LDPs, councils shall bring forward a tourism strategy, together with appropriate policies and proposals that must reflect the aim, objectives and policy approach of the SPPS, tailored to the specific circumstances of the plan area. The Council's Tourism Development Strategy and Action Plan (2016) sets out five key aims which includes setting a framework for future growth and development of tourism, identifying those constraints which need to be addressed.
- 10.6 The SPPS brings forward regional strategic objectives and policies in relation to development in the countryside, including Tourism development pointing to the need to ensure its protection from unnecessary and inappropriate development, and that development in the countryside should take into account Landscape Character Assessments. The SPPS states that 'Building on Tradition: A Sustainable Guide for the Northern Ireland Countryside' must be taken into account in assessing all development proposals in the countryside.

## Local Context

- 10.7 The Council area comprises the Fermanagh Lakelands, part of the Sperrin AONB and river valleys such as the Strule which attract tourists and provide opportunities for a wide range of outdoor activities including hiking, climbing, fishing and cycling. The Loughs and Lakes of Lough Erne are a superb recreational and tourism resource which differentiates FODC from other destinations in Ireland and Northern Ireland.
- 10.8 The FODC area has a rich natural heritage which is recognised in the numerous designations as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites and Areas of Special Scientific Interest (ASSIs). The area also has a rich archaeological heritage with standing stones, raths, cairns and monuments distributed across the countryside. There is a rich cultural, historical and built heritage as represented by visitor attractions such as the Ulster American Folk Park and Devenish Island. The area is also home to the world's first cross-border Global Geo-Park. All such sites which are features of the built or natural environment are considered to be tourism assets.
- 10.9 The importance of tourism can be measured in terms of the number of visitors to the area, the overall spend and the number of tourism jobs. In 2015, 932,104<sup>20</sup> visits were made to visitor attractions within the FODC area with Belleek Pottery Visitor Centre and the Ulster American Folk Park being the most popular. Belleek Pottery is the top tourist attraction in the District with 183, 516 visitors in 2015. In 2015, 341,051 trips were made to the FODC area and 1,136,816 nights stayed which resulted in an overall spend of £54.5m. The latest figures for jobs in tourism show that in 2013, there were 3,448 tourism jobs in the FODC area, which is the second lowest of all the Northern Ireland local government districts. Figures from 2013 indicated that whilst the Fermanagh area had contributed more to the tourism sector within the FODC area, there had been an upward trend in expenditure in the for Omagh area.
- 10.10 Fermanagh with its lakelands, limestone uplands and forests is an established tourist destination and has played a significant role in providing recreational opportunities for local people and visitors from across the world. The islands and Lough shores are rich in heritage interest particularly of the Early Christian period; castles such as Crom and Castle Archdale, are also a feature of the Lough shores.
- 10.11 Omagh has a variety and quality of landscapes and rural scenic heritage which has the potential to generate greater interest and revenue from tourism. The principal tourist attractions centre on the foothills of the Sperrin Mountain range as they extend into the Omagh area including the Ulster American Folk Park, Gortin Glen Forest Park and An Creagan Centre. The Ulster American Folk Park is the top attraction for visitors to the Omagh area.

---

<sup>20</sup> <https://www.economy-ni.gov.uk/publications/local-government-district-tourism-statistics-publications>

- 10.12 To improve on the tourism offer of the District, it is recognised that there is a need for more visitor accommodation, such as hotel accommodation in the Omagh area, and that the natural landscape of the area can be better utilised. This would work to maximise the potential of key assets, including the Ulster American Folk Park and Gortin Glen Forest Park, as ‘hooks’ to the area from which other tourism opportunities could link in order to increase visitor numbers and expenditure on the area.
- 10.13 The LDP can bring forward policies to safeguard tourism assets<sup>21</sup>, together with policies for tourism development such as tourist accommodation and tourist amenities along with the criteria for consideration of such proposals. PPS 16: Tourism contains 8 operational policies which it is intended will be carried forward into the LDP. However, in order to address the local needs of the FODC area, in conjunction with our neighbouring Council areas, it is recognised that specific policy approaches are required.
- 10.14 The options for tourism will form the basis of the LDPs Tourism Strategy.

<b>Main Issue 10 : Overarching Tourism</b>	
<b>Option One</b>	<b>LDP Comment</b>
Tourism Conservation Zones are identified in order to protect recognised/important tourism assets within the FODC area.	Tourism Conservation Zones would identify lands in which the quality and character of the landscape is considered so special and/or the conservation interests are of such significance, that little or no development for tourism or recreation will be permitted within the majority of their extent. This policy approach will seek to manage the impact of tourism development and other development within and adjacent to the designations. This option is in line with the SPPS.
<b>The Preferred Option One</b>	

### **Preferred Option – Justification**

- 10.15 The FODC area is seeking to develop the tourism industry as an economic driver for the area. Whilst seeking to build upon what is ‘working’ for tourism within the area it is recognised that sustainable tourism development is brought about by balancing the needs of tourists and the tourism industry with conserving the tourism asset.
- 10.16 The core planning principles within the SPPS include the need to support sustainable economic growth and improve the built and natural environment which prescribes that the Council as planning authority take a positive

<sup>21</sup>. Any feature associated with the built or natural environment which is of intrinsic interest to tourists.

approach to appropriate economic development proposals, and proactively support and enable growth generating activities. The core planning principle points out that it should not be at the expense of the built and natural environment and that the environment is an asset for economic growth in its own right. The tourism sector in the FODC area, and its potential for growth, relies heavily upon our natural environment in terms of the aesthetic value of our landscapes as well as the tourism assets that lie within it. Care must be taken to minimise the impact of all development on our landscapes, with additional consideration given to actively managing the impact of development in those parts of the countryside which are considered to be of particularly high landscape quality and character, e.g. the Shores and Islands of Lough Erne. Any such designations will be informed by landscape character assessments.

<b>Q 12</b>	Do you agree with the Council's preferred approach to tourism? If not, why not?
-------------	---

<b>Q 13</b>	Are there particular locations within the Council area that tourism facilities and accommodation should be developed?
-------------	---

<b>Q13b</b>	Are there areas where there should be restrictions on such development?
-------------	---

<b>Main Issue 11 : Operational Tourism</b>	
<b>Option One</b>	<b>LDP Comment</b>
Applications for new, extended or improved tourism development, including facilities, accommodation and visitor infrastructure will be assessed on an individual basis.	This option may result in development which is not in accordance with the overall strategic approach of the LDP's Tourism Strategy.
<b>Option Two</b>	<b>LDP Comment</b>
Applications for new, extended or improved tourism development, including facilities, accommodation and visitor infrastructure will be supported where the proposal forms a tourism/visitor hub/ Opportunity Zone; or is located within an identified settlement for tourism development. This approach will facilitate tourism development which is appropriate in nature,	This option is in line with the SPPS. It will complement the provision of the SPPS in regards to bringing forward the LDP's Tourism Strategy. It will facilitate tourism developments of an appropriate nature, location and scale. This policy approach will positively manage tourism development outside of any European or local nature designations and will have

<p>location and scale and which meets other planning tests. Proposals for tourism development beyond defined tourism/visitor hubs will be required to submit a business case which will be required to demonstrate that it would result in a sustainable, viable and appropriate form of tourism development which conforms to the LDP's Tourism Strategy.</p>	<p>regard to any likely impact on the landscape.</p>
<p><b>The Preferred Option is Option Two</b></p>	

### Preferred Option – Justification

- 10.17 This option would complement the provision of the SPPS in regards to bringing forward a Tourism Strategy in the LPD. It will facilitate tourism developments of an appropriate nature, location and scale.
- 10.18 These need to reflect the desire to promote the tourism industry within the District whilst seeking to protect and enhance our landscape and other environmental assets which provide the key building blocks of our tourism 'product'.
- 10.19 The visitor hub concept seeks to consolidate and build upon existing tourism assets and attractions by enabling appropriate forms of tourism development and through building the tourism experience by linking our valuable natural, built and cultural heritage assets and other tourism attractions at a more local level. The linkage of a tourism experience within or local to a visitor hub is likely to have the effect of increasing the amount of time and money spent within an area without having the less sustainable impact of sporadic one-off tourism developments.
- 10.20 Whilst the Council's Tourism Development Strategy and Action Plan has brought forward a number of recommendations which could be considered to have land use implications, such as countryside access and development of visitor hubs, in reality these are limited to the discussion of the concept of a visitor hub including marketing, and naming potential hubs. These 'potential hubs' are existing tourist attractions within the FODC area, which have an array of services available. The Council's Tourism Development Strategy and Action Plan recognises that a further project is required to define the hubs. The LDP will, through its own Tourism Strategy, identify visitor hubs which are viewed as potential tourism growth areas.
- 10.21 Option 2 provides a more strategic, sustainable means of managing both the creation of new tourism development and the protection/safeguarding of tourism assets. The visitor hub approach is also in line with the SPPS when it

references “*acceptable tourism development in the countryside...particularly in areas where tourism amenities and accommodation have become established or likely to be provided as a result of a tourism initiatives.*”

<b>Q 14</b>	Do you agree with the Council’s preferred option for operational tourism? If not, why not?...
-------------	---

<b>Q14b</b>	...and what alternatives do you think the Council should take?
-------------	--

<b>Q 14c</b>	Have you any suggestions for where ‘Visitor Hubs’ should be developed?
--------------	--

<b>Main Issue 12: Lakes and Waterways</b>	
<b>Option One</b>	<b>LDP Comment</b>
Identify opportunities for access to the FODC area’s lakes and waterways in association with a Tourism/visitor hub/opportunity zone.	This option is in line with the SPPS. It will identify access points to the FODC area’s lakes and waterways which are linked to existing or proposed tourism/recreational water-based assets and facilities. These proposals will be assessed in terms of their impact on any European or local nature designations and the landscape.
<b>Option Two</b>	<b>LDP Comment</b>
Proposals for access to the FODC area’s lakes and waterways will be assessed on a case by case basis. This would require the submission of a business case to be agreed and verified as being in accordance with the LDP’s Tourism Strategy.	This option is in line with the SPPS. It will ensure that the proposed tourism developments are in accordance with the LDP’s Tourism Strategy.
<b>The Preferred Option is Option One</b>	

### **Preferred Option – Justification**

10.22 Option 1 is considered to be more reflective of the SPPS in seeking to achieve appropriate sustainable tourism development. The lakes and waterways in the FODC area are viewed as being a significant tourist asset and it is important that they are protected from a proliferation of access points.

10.23 Option 1 is considered a stricter policy approach than Option 2 which has the potential to result in piece-meal tourism related development not in accordance with the overall strategic approach of the Tourism Strategy. This approach will be required to reflect current European or local nature designations, seeking to control or mitigate any potential impact.

10.24 Following an assessment of the landscape character which identified those particularly sensitive landscapes, as well as providing an indication of an areas capacity to absorb development, it is proposed that the shores and islands of upper and lower Lough Erne, the shores and islands of upper and lower Lough MacNea and the shores and islands of Lough Melvin are taken forward as Special Countryside Areas, where a stricter policy control would be in place. Whilst it may be difficult to accommodate access without detrimental impact to the shores, the approach set out in Option 1 allows for a more strategic approach, in line with the visitor hubs concept above, addressing concerns in relation to the potential cumulative impact of multiple, access points to the lakes and waterways, which are unrelated to a greater tourism 'product'.

Q 15	Do you agree with the Council's preferred option to manage access opportunities to FODC's lakes and waterways? If not, why not and what alternatives would you suggest?
------	---

## 11.0 Supporting Good Design and Place Making

### Main Issue 13: Supporting Good Design and Place Making

- 11.1 What constitutes good design? Good design should inspire people, should make people want to live and work in an area and should be sustainable. Good design should also create a sense of place, a feeling of having 'arrived' and a feeling of belonging. This sense of place creates civic pride in an area, a feeling of ownership.

#### Policy Context

- 11.2 The Regional Development Strategy 2035 (RDS) stresses the importance of sensitive design in supporting urban and rural renaissance. Good design can aid the reduction of our carbon footprint, improve air quality by placing facilities people require beside their homes, reducing the need to use cars and increasing cycling, walking and use of public transport. The RDS also promotes the use of good design to integrate new schemes within existing hubs.
- 11.3 The Strategic Planning Policy Statement for Northern Ireland (SPPS) recognises decision makers must balance and integrate a number of factors in the decision making process in order to advance towards achieving sustainable development. These have been identified as Core Planning Principles, of which Supporting Good Design and Positive Place Making is one.

#### Supporting Good Design

- 11.4 The SPPS recognises the importance of good design to a community. Good design should take into account the context of a site, the proposed use and contribute towards a sense of place.

*'Design is not limited to the appearance of a building or place but should also encompass how buildings and places function in use and over the lifetime of a development... including how the design of a development can minimise energy and water usage and CO<sup>2</sup> emissions'.*

Good quality design can attract investment and economic development.

- 11.5 The SPPS continues that good design identifies and makes positive use of the assets of a site and the characteristics of its surroundings, a process aided by the Central Government document entitled 'Development Management Practice Note 12 – Design and Access Statements'. The 2011 Planning (NI) Act introduced a requirement on certain types of application to produce a Design and Access Statement in order to explain how an application *'is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users'*.

## Place-making

- 11.6 The SPSS explains that *'place making is a people centred approach to the planning, design and stewardship of new developments and public spaces that seeks to enhance the unique qualities of a place, how these developed over time and what they will be like in the future'*. Key considerations include collaborative working between stakeholders, making responsible use of limited resources and strengthening the vitality and viability of a place.
- 11.7 The policy emphasises the relationship between different buildings and the relationship of buildings to their spaces. It advises that planning authorities should consider positive ways in which to improve the linkages between good places (i.e. design) and the management and maintenance of those spaces (i.e. stewardship).
- 11.8 The SPSS concludes that the planning process should take account of 'Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside' and 'Living Places Urban Stewardship and Design Guide' (2014). Living Places advocates that the 10 qualities of urban stewardship and design are pursued in shaping our urban environment.
- 11.9 Taking examples of best practice, the 10 key principles/qualities which contribute to making successful urban spaces are: collaborative, responsible, hospitable, crafted, visionary, contextual, accessible, vibrant and diverse, viable and enduring. These could all equally be applied to our large rural areas. Application of these principles should not necessarily equate to increased costs nor would it be necessary for any one development to demonstrate all 10 key principles.
- 11.10 Central government also published the rural design guide, 'Building on Tradition' for the rural areas of Northern Ireland in response to what was perceived as a lowering of standards in terms of design. The design guide seeks to help developers and those wishing to build or convert in the countryside, providing assistance and best practice advice on sustainable methods of construction and design.
- 11.11 The emphasis on design in the countryside is key in 'Building on Tradition'. The traditional stance of central government is that design should draw on the best traditions of the area in which the site is located. The document stresses that finishes, materials and form of the proposal are in keeping with the locality.

## Local Context

- 11.12 The FODC area boasts a rich and varied built environment including sites and buildings of historic and architectural interest. There are 860<sup>22</sup> Listed Buildings which are protected by legislation, three Conservation Areas -

---

<sup>22</sup>. NIEA –HED Digital downloads, accessed 29<sup>th</sup> February 2016.

Enniskillen, Omagh and Lisnaskea – and 18 Areas of Village/Townscape Character. Whilst there are no Areas of Village/Townscape Character designated under the existing Omagh Area Plan, there are several villages which exhibit a distinctive townscape character, provide a sense of place and would be worthy of protection. Part of the Sperrin AONB also falls within the district and it is important that this distinctive landscape is not harmed by unsympathetic developments and poor design.

<b>Main Issue 13 : Supporting Good Design and Place-Making</b>	
<b>Option One</b>	<b>LDP Comment</b>
The quality of design and positive place-making criteria will be set out in an overarching policy.	This approach would bring forward a policy detailing design and positive place-making criteria in relation to both development and advertisements applicable to all areas of the district.
<b>Option Two</b>	<b>LDP Comment</b>
The quality of design and positive place-making criteria will be set out in an overarching policy which will be supported by additional criteria for designations such as AONB, Conservation Areas and Areas of Townscape/Village Character.	This approach allows for a general design and place making policy which also gives particular regard to the need for stricter design and positive place making criteria relating to both development and advertisements in areas such as the Sperrin AONB, Conservation Areas and Areas of Townscape/Village Character.
<b>Option Three</b>	<b>LDP Comment</b>
The quality of design and positive place-making criteria will be set out in an overarching policy which will be supported by additional criteria for designations such as AONB, Conservation Areas and Areas of Townscape/Village Character and Areas of Significant Archaeological Interest and will seek to limit the weight given to precedent as a material planning consideration within these areas.	This approach also allows for a general design and place making policy which also gives particular regard to the need for stricter design and positive place making criteria relating to both development and advertisements in areas such as the Sperrin AONB, Conservation Areas and Areas of Townscape/Village Character. In addition this option includes the intention to limit the weight given to precedent, in line with case-law, so that proposals are only directly comparable where all circumstances are the same. This will serve to 'raise the bar' in terms of quality design and positive place-making.
<b>The Preferred Option is Option Three.</b>	

## **The Preferred Option - Justification**

- 11.13 The Local Development Plan has a key role in improving the appearance and character of the built environment. Where the local environment is poor, good building design and finishes, including advertisements, helps to enhance its identity and sense of place as well as increasing local pride in an area. The need for new development to respect local character should be a key principle applied to all developments.
- 11.14 It is important that new developments take account of layout, scale, landscaping and accessibility in order to be sympathetic to their location, as well as enhancing the area where previous opportunities have been missed. The design of streets, incorporation of green infrastructure and the wider public realm can further encourage community cohesion, identity and pride.
- 11.15 The Council will require new developments in urban areas to take into account the 10 qualities set out in the 'Living Places Urban Stewardship and Design Guide'. It is also important that new development mitigates against and adapts to the effects of climate change by including measures to minimise energy and water usage and CO<sup>2</sup> emissions (see Main Issue 9: Integrated Renewable Energy and Passive Solar Design). Future proofing developments for modern technology such as telecommunications will also be required/encouraged in order to minimise the need for expensive retrofitting. The principles should be adopted when preparing Design and Access Statements to support applications for planning permission and proposals should clearly demonstrate how they meet the criteria of the ten qualities.
- 11.16 Good design in rural buildings is equally important as good design in urban areas. Whilst the 'Building on Tradition' design guide is aimed primarily at single dwellings, the approach to achieving high quality sustainable building practices and architectural design in the countryside also apply to non-residential buildings.
- 11.17 The Council however recognises that the distinctive character of the Sperrin AONB requires higher standards of design to ensure new development conserves and enhances the natural beauty of the Sperrin AONB while accommodating the needs of its communities. The principal threat to the character of the area comes less from major development than it does from piecemeal erosion of distinctiveness that accompanies small-scale change.
- 11.18 Areas of Townscape or Village Character define areas of distinct character within our towns and villages and are normally based on their historic built form or layout. This is particularly the case with the central areas of towns and larger villages which date from Plantation times. Relevant planning policy is currently contained within Addendum to PPS 6: Areas of Townscape Character. However in relation to existing ATCs/AVCs in the district (all within the Fermanagh area), there is a lack of supporting information which defines an area's specific character, making it difficult to properly assess planning proposals. It is intended that clearer criteria in terms of design, height, scale,

form, and materials and advertisements will be provided as part of a review of existing ATCs/AVCs and the identification of any new ATCs/AVCs and this will be brought forward at the Local Policies Plan stage.

11.19 If deemed to be necessary the design guidelines set out within the relevant Conservation Area Booklets for Enniskillen, Lisnaskea and Omagh will be reviewed in line with Option Three.

11.20 ASAs are designated in order to protect not just individual sites and monuments but the overall landscape settings within which these are located and under Option Three this would result in the inclusion of design criteria for ASA designations in order to protect their setting and essential character of the area from inappropriate development.

16	Do you agree with the Council's preferred option for supporting good design and place-making? If not, why not?
----	--

Q 16b	Do you think that there should be supplementary planning design guidance produced specifically for the Sperrin AONB in conjunction with adjoining 'AONB' Councils?
-------	--



Seskinore Forest © Julie Corry

# Carried Forward Planning Policies



## 12.0 Carried Forward Planning Policies

- 12.1 The SPPS establishes a prescriptive framework upon which the policy options of the FODC Area must have regard to, build and evolve from. This includes the provision of the Regional Strategic Objectives and Policies, for each of the subject areas within the SPPS, which will provide the basis for the operational policies within the LDP.
- 12.2 There are a number of policy subject areas which the Regional Strategic Policies within the SPPS and the operational policies within the relevant PPS are considered to be operating effectively and it is proposed that these are carried forward into the new Local Development Plan Strategy with minor adjustment. These adjustments may include, for example, amalgamating policies or supporting a policy direction further through the inclusion of ‘tests’ that are currently within the policy amplification within the relevant PPS. These changes will not substantively alter the existing policy intent, but will act to bring forward policies which better support and reflect FODC’s LDP vision, objectives and overarching principles.
- 12.3 The LDP’s general policy approach on each of the subject areas will have regard to the Regional Strategic Objectives and Policies set out in the SPPS. Where the SPPS has provided scope for, or called for, a more localised policy response that is relevant to the FODC area, more specific options have been presented within the Preferred Options Paper. These evidence based modifications or extensions of the regional policy direction, reflect the local social, economic and environmental needs of parts of the FODC area, and present what are considered to be reasonable and sound policy directions in the context of the provisions of the SPPS. These are presented in addition to those policies carried forward from the relevant PPSs and policies from PSRNI. This is the case for Development in the Countryside, Economic Development, Minerals, Renewable Energy and Tourism. Those policies being carried forward within the LDP are set out below. In addition to these, reference will also be made to any options being presented within the Preferred Options Paper.
- 12.4 Additional to carrying forward the existing planning policies which are considered to be operating effectively, it is the Councils intention to bring forward the 10 qualities of urban stewardship and design as set out in the ‘Living Places Urban Stewardship and Design Guide’ for Northern Ireland and planning guidance contained within ‘Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside’.

### **Archaeology and Built Heritage**

- 12.5 Planning policies for Archaeology and Built Heritage are currently contained within PPS 6 Planning, Archaeology and the Built Heritage which focuses on the historic environment and includes listed buildings, conservation areas,

areas of townscape or village character, historic parks, gardens and demesnes, landscapes and ancient monuments and sites. PPS 6 contains 15 individual policies under the headings of Archaeological Sites and Monuments, World Heritage Sites, Historic Parks, Gardens and Demesnes, Listed Buildings, Conservation Areas and Non-listed Vernacular Buildings. Three additional policies are set out in an Addendum to PPS 6 relating to Areas of Townscape Character. Local Landscape Policy Areas are designated within the Fermanagh area Plan 2007. Landscape Policy Areas as designated in the Omagh Area Plan 1987-2002 predate PPS6.

- 12.6 The essential thrust of the policies set out in PPS 6 and the Addendum to PPS 6 is reflected in the SPPS.

Although none of the policies have posed any particular difficulties in terms of interpretation and application, it is considered that several of them could be merged into a single, more simplified form of strategic policy. The policies relating to archaeological sites and monuments (BH 1, BH 2, BH 3 and BH 4), could be merged into one to cover the protection of the overall character and integrity of archaeological sites and monuments, as well as ensuring that appropriate mitigation measures are undertaken during development and recording of the site where it cannot be retained in-situ. BH 5 does not apply to the FODC area as there are no world heritage sites.

- 12.7 A similar approach could be applied to the policies for Listed Buildings (BH 7, BH 8, BH 9, BH 10 and BH 11) and Areas of Townscape Character (Policies ATC1, ATC2 and ATC 3). No change is envisaged for Policy BH 6 relating to Historic Parks, Gardens and Demesnes.

<b>Q 17</b>	Do you consider the Council should identify any further Areas of Significant Archaeological Interest and/or Areas of Archaeological Potential?
-------------	--

<b>Q18</b>	Do you consider there are any feature/areas within and adjoining settlements which are of great amenity value, landscape quality or local significance and therefore worthy of designation as an LLPA?
------------	--

### **Enabling Development**

- 12.8 PPS 23: Enabling Development for the Conservation of Significant Places formalises policy established in case law where established planning policy may be set aside for a proposal to secure the long term future of a significant place. For the purposes of this PPS, 'significant place' means any part of the historic environment that has heritage value including scheduled monuments, archaeological remains, historic buildings (both statutorily listed or of more local significance) together with historically related contents, industrial heritage, conservation areas or a historic park, garden or demesne. It also provides a policy to maintain and enhance the standard of a wide range of

community facilities in Northern Ireland including cultural, educational, social, health, built heritage and leisure facilities and the restoration and creation of wildlife habitat.

- 12.9 The essential thrust of the policies set out in PPS 23 is reflected in the SPPS. Policy ED1: Enabling Development and Best Practice Guidance to PPS 23 - Assessing Enabling Development proposals have not posed any particular difficulties in terms of interpretation and application.

As stated within the SPPS councils may bring forward local plan policies to provide the flexibility to accommodate such an unforeseen imaginative proposal which is clearly in the public interest.

### **Control of Outdoor Advertisements**

- 12.10 PPS 17: Control of Outdoor Advertisements sets out the central Government's planning policy and guidance for the control of outdoor advertisements. It complements the Government's commitment to securing a competitive economy whilst affording appropriate protection to amenity and public safety including road safety. It is supported by two main policy objectives and one operation planning policy which sets out the main considerations to be taken into account in assessing proposals for the display of outdoor advertisements. PPS 17 requires consideration of Built Heritage policies.
- 12.11 The SPPS requires well-designed signage in order to contribute to a quality environment and appropriate policies by the council tailored to local circumstances. The SPPS also brings forward into its Regional Strategic Policy and Implementation the need to ensure that advertisements do not detract from the unique qualities and amenity of the countryside nor diminish archaeology and built heritage.

**Q 19**

There has been an increase in the use of electronic signage, both mobile and fixed, across the district. Keeping in mind the LDP's overarching principles and options in relation to supporting good design and place-making, how should the LDP address this issue?

### **Development in the Countryside**

- 12.12 PPS 21 sets out the planning policies for development in the countryside. It aims to manage development in a manner which strikes a balance between the need to protect the countryside from unnecessary or inappropriate development while supporting rural communities. The objectives of PPS 21 and the regional strategic objectives of the SPPS in respect of Development in the Countryside are:
- To manage growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community;

- To conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;
- To facilitate development necessary to achieve a sustainable rural economy; and
- To promote high standards in the design, siting and landscaping of development in the countryside.

12.13 The essential thrust of the policies set out in PPS 21 are reflected in the SPPS, with a policy approach to cluster, consolidate, and group new development with existing established buildings, and promote the re-use of previously used buildings. All development must integrate into its setting, respect rural character, and be appropriately designed.

In order to reflect the SPPS the LDP does not propose to take forward a policy in relation to Development in Dispersed Rural Communities. However it is proposed to carry forward all the other operational policies in line with the regional strategic policies within the SPPS.

The LDP will seek to provide clarity in relation to the policy in relation to Infill/Ribbon Development to allow for consistency of interpretation and application in decision making.

The options in relation to Development in the Countryside seek to introduce a spatial approach to address rural decline and deprivation within the FODC area.

### **Economic Development, Industry and Commerce**

12.14 PPS 4: Planning and Economic Development was published in 2010. It sets out planning policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted in development plans. It seeks to facilitate and accommodate economic growth in ways compatible with social and environmental objectives and sustainable development. The objectives of PPS 4 are:

- To promote sustainable economic development in an environmentally sensitive manner;
- To tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality, size and location;
- To sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;
- To support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors;

- To promote mixed – use development and improve integration between transport, economic development and other land uses, including housing; and
- To ensure a high standard of quality and design for new economic development.

12.15 The existing policy provisions in respect of economic development in the settlements and open countryside are considered to work effectively. These policies are judged to be effective in supporting and sustaining those portions of rural communities residing and working within these settlements. It is proposed that the existing policy provisions are carried forward.

The existing policies of PPS 4 are as follows;

- Policy PED 1 Economic Development in Settlements
- Policy PED 2 Economic Development in the Countryside
- Policy PED 3 Expansion of an Established Economic Development Use in the Countryside
- Policy PED 4 Redevelopment of an Established Economic Development Use in the Countryside
- Policy PED 5 Major Industrial Development in the Countryside
- Policy PED 6 Small Rural Projects
- Policy PED 7 Retention of Zoned Land and Economic Development uses (including Planning Advice Note issued September 2011).
- Policy PED 8 Development incompatible with Economic Development Uses (including Planning Advice Note issued October 2012).
- Policy PED 9 General Criteria for Economic Development

12.16 As stated in the SPPS, it is important that economic development land and buildings which are well located and suited to such purposes are retained so as to ensure a sufficient ongoing supply. This replicates the position set out under Policy PED 7, Retention of Zoned Land and Economic Development Uses in PPS 4 ‘Planning and Economic Development’. The Council intends to carry forward this policy into the Local Development Plan subject to an assessment being undertaken in regard to ‘fitness for purpose’ as outlined under paragraph 5.18 above. For example, lands currently zoned for economic development uses which lie inside a flood plain would be excluded.

The options in relation to Economic Development, Industry and Commerce seek to specifically target urban deprivation/disadvantage and to introduce a spatial approach to addressing rural decline and deprivation within the FODC area which goes beyond the provisions of these policies.

### **Flood Risk**

12.17 Revised PPS 15: Planning and Flood Risk brought forward revised planning policies to minimise and manage flood risk to people, property and the environment. It embodies the commitment to sustainable development and the conservation of biodiversity. It adopts a precautionary approach to

development and the use of land that takes account of climate change and emerging information relating to flood risk through the implementation of EU Floods Directive in Northern Ireland and the implementation of sustainable drainage systems.

The primary aim of the revised PPS15 is to “prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere”.

- 12.18 A total of five operational policies set out the main planning considerations to be taken into account in assessing proposals for development that may be at risk of flooding or that have implications for flooding elsewhere. They are:
- Policy FLD 1 – Development in Fluvial (River) and Coastal Flood Plains
  - Policy FLD 2 – Protection of Flood Defence and Drainage Infrastructure
  - Policy FLD 3 – Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains
  - Policy FLD 4 – Artificial Modification of Watercourses;
  - Policy FLD 5 – Development in Proximity to Reservoirs.
- 12.19 The SPPS states that new development within the flood inundation area of a controlled<sup>23</sup> reservoir, as to be defined by Rivers Agency, can be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety.
- 12.20 The Rivers Agency will define the reservoir flood inundation area maps and, as such, the Preferred Options Paper is unable to identify these at present. However the SPPS requires that these are identified within the draft Plan Strategy. The controlled reservoirs within Fermanagh and Omagh are listed by the Department of Infrastructure as: Ballydoolagh, Enniskillen; Glenhordial, Omagh; Killyfole, Enniskillen; Lough Braden, Drumquin; Lough Fingrean, Mountfield; and Lough–a-Tirrive, Mountfield<sup>24</sup>.

### **Housing in Settlements**

- 12.21 PPS 7 sets out the planning policies for achieving high quality in new residential development and advises on the treatment of this issue in development plans.

PPS 7 contains 4 main objectives and is supported by 2 operational planning policies:

---

<sup>23</sup>. Reservoirs with an individual or combined capacity greater than 10000 cubic metres above the natural level of any part of the surrounding land as defined by the emerging Reservoir Bill. SPPS, footnote 35, page 66.

<sup>24</sup>. <http://www.infrastructure-ni.gov.uk/publications/survey-reservoirs-northern-ireland-research-documents>

- QD1: Quality in New Residential Development; and
- QD 2: Design Concept Statements, Concept Master Plans and Comprehensive Planning.

PPS 7 (Addendum): Residential Extension and Alterations provides an additional operational policy in respect of extensions and alterations to domestic properties.

PPS 7 (Addendum): Safeguarding the Character of Established Residential Areas' provides 3 additional planning policies on the protection of local character, environmental quality and residential amenity within established residential areas, villages and settlements. It also sets out regional policy on the conversion of existing buildings to flats or apartments, and contains policy to promote greater use of permeable paving within new residential developments.

- 12.22 The policies set out in the SPPS are closely aligned with the provisions of Planning Policy Statement 7 – Quality Residential Environments and PPS 12 – Housing in Settlements. There is now a direct linkage between the various objectives/policies of PPS 7 and PPS 12 being carried through in the SPPS at a strategic level, including the promotion of good design; positive use of the assets of a site and characteristics of its surroundings; furthering sustainable development; promoting accessibility; and contributing to how safe places are and feel.
- 12.23 PPS 12 – Housing in Settlements provides strategic direction and guidance in the form of regional policy to assist with the implementation of the RDS. It is supported by 5 main objectives: to manage housing growth in response to changing housing need; to direct and manage future housing growth to achieve more sustainable patterns of residential development; to promote a drive to provide more housing within existing urban areas; to encourage an increase in the density of urban housing appropriate to the scale and design to the cities and towns of Northern Ireland; and to encourage the development of balanced local communities.
- 12.24 PPS 12 sets out 4 Planning Control Principles which reiterate housing principles in the RDS and where appropriate these are amplified through other planning policies contained within PPS1, PPS 7 and PPS 13. There are four operational planning policies (HS 1-4) contained within PPS 12; Living over the Shop; Social Housing; Travellers' Accommodation; House Types and Size.
- 12.25 The thrust of the SPPS means Planning Authorities must deliver increased housing density without town cramming, sustainable forms of development, good design and balanced communities. The policy now states that use of green field land for housing should be reduced in favour of the recycling of land and buildings; mixed use development should be encouraged; and particularly major housing development should have a high degree of integration with local facilities, jobs, services and public transport. Councils

are also required to bring forward policy or guidance for achieving quality in residential development.

- 12.26 A Housing Needs Assessment/Housing Market Analysis (HNA/HMA) will identify the range of specific housing needs, including social/affordable housing requirements. This provides an evidence base that must be taken into consideration in the housing land allocation, in order to ensure that the right mix of housing tenures including open market and special housing needs such as affordable housing, social housing, supported housing and traveller accommodation is provided. The HNA/HMA will normally be undertaken by the Northern Ireland Housing Executive or relevant housing authority. Where the HNA/HMA identifies a demonstrable need for Travellers' accommodation, planning permission will be granted, subject to condition, for a suitable facility to meet that need, the details of which are described in the SPPS.

## **Minerals**

### **Planning Strategy for Rural Northern Ireland**

- 12.27 Current planning policies for minerals are set out in A Planning Strategy for Rural Northern Ireland. In considering proposals for extraction, account will be taken of the value of the mineral to the economy, the environmental implications and the degree to which adverse effects can be mitigated in relation to the character of the local area.
- 12.28 The Planning Strategy for Rural Northern Ireland requires that the development of mineral workings have regard to the following policies:-
- *Policy MIN 1: Environmental Protection* - to assess the need for the mineral resource against the need to protect and conserve the environment.
  - *Policy MIN 2: Visual Implications* - to have regard to the visual implications of mineral extraction.
  - *Policy MIN 3: Areas of Constraint* - to identify areas of constraint on mineral development.
  - *Policy MIN 4: Valuable Minerals* - applications to exploit minerals, limited in occurrence or with some uncommon or valuable property, will be considered on their merits.
  - *Policy MIN 5: Mineral Reserves* - surface development, which would prejudice future exploitation of valuable mineral reserves, will not be permitted.
  - *Policy MIN 6: Safety and Amenity* - to have particular regard to the safety and amenity of the occupants of developments in close proximity to mineral workings.
  - *Policy MIN 7: Traffic* - to take account of the safety and convenience of road users and the amenity of persons living on roads close to the site of proposed operations.

- *Policy MIN 8: Restoration* - to require mineral workings to be restored at the earliest opportunity.

12.29 The SPPS recognises not only the essential contribution that the minerals industry makes to the economy but also the importance of respecting the limits of our natural resources and ensuring a high level of protection and improvement of the quality of our environment.

Thus the regional strategic objectives for minerals are to:

- facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment;
- minimise the impacts of minerals development on local communities, landscape quality, built and natural heritage, and the water environment; and
- secure the sustainable and safe restoration, including the appropriate re-use of mineral sites, at the earliest opportunity.

These policies will be carried forward and expanded upon within the options presented for Minerals Development.

12.30 The LDP will reflect the presumption against unconventional hydrocarbon extraction until such times as there is sufficient and robust evidence on all environmental impacts as set out in the SPPS.

### **Natural Heritage**

12.31 Planning policies for Natural Heritage are currently contained within PPS 2 Natural Heritage which focuses on the natural environment and includes international and national designations of wildlife or natural conservation importance. PPS 2 contains 6 individual policies under the headings of:

1. European and Ramsar Sites - International,
2. Species Protected by Law,
3. Sites of Nature Conservation Importance - National,
4. Sites of Nature Conservation Importance - Local,
5. Habitats, Species or Features of natural heritage importance,
6. Areas of Outstanding Natural Beauty.

12.32 The policies contained in PPS 2 are generally considered to be working well. Due to the national/international context there may be a requirement to consider the elements of designations which fall within adjacent councils and the ROI.

12.33 PPS 2 also refers to the need for Development Plans to identify and promote green and blue infrastructure where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements. It highlights the need for those responsible for preparing

development plans to 'take account of the implications of proposed land use zonings, locations for development and settlement limits on natural heritage features within or adjoining the plan area'.

- 12.34 The essential thrust of the policies set out in PPS 2 is reflected in the SPPS which recognises the diversity of Northern Ireland's habitats, species, landscapes and earth science features (i.e. natural heritage).

### **Open Space, Sport and Outdoor Recreation**

- 12.35 Planning policies for Open Space, Sport and Outdoor Recreation are currently contained within PPS 8: Open Space, Sport and Outdoor Recreation, which makes provisions for a LDP to identify, where necessary, suitable locations for future open space development.

- 12.36 PPS 8 contained the broad policy headings of:

1. Policy OS1: Protection of Open Space
2. Policy OS2: Public Open Space in New Residential Development
3. Policy OS3: Outdoor Recreation in the Countryside
4. Policy OS4: Intensive Sports Facilities
5. Policy OS5: Noise Generating Sports and Outdoor Recreational Activities
6. Policy OS6: Development of Facilities ancillary to Water Sports
7. Policy OS7: The Floodlighting of Sports and Outdoor Recreational Facilities

The existing policies contained within the PPS are to be retained as they are deemed to be working well.

- 12.37 When PPS 8 was published it referred to the district councils as being primarily responsible for the provision of public open space facilities. The SPPS policy 'Open Space, Sport and Outdoor Recreation' acknowledges that in plan making, an Open Space Strategy (OSS) should be brought forward by the Council to reflect the aim, objectives and policy approach of the SPPS, tailored to the specific circumstances of the plan area.

### **Renewable Energy**

- 12.38 PPS 18: Renewable Energy sets out the operational planning policies for renewable energy developments. The PPS aims to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to realise the benefits of renewable energy. The PPS encourages the integration of renewable energy technology and greater application of Passive Solar Design, in the design, siting and layout of new development.

12.39 Following the publication of the SPPS there has been a policy change in relation to PPS 18 and how wider environmental, economic and social benefits are assessed. These considerations are now given ‘appropriate’ rather than significant weight in determining proposals.

These policies will be carried forward and expanded upon within the options presented for Renewable Energy.

### **Telecommunications and other utilities**

12.40 Planning policies for Telecommunications and other utilities are currently contained in existing policies as set out in the PSRNI: PSU 1- Community needs; and PSU 11: Overhead Cables. PPS10 Telecommunications also contains relevant policies: TEL 1: Control of Telecommunications Development; and TEL 2: Development and Interference with Television Broadcasting Services.

12.41 The essential thrust of the policies set out in PPS 10 and PSU 11 is reflected in the SPPS. Consideration should be made of the potential effects of new Telecommunications developments and any enabling works on visual amenity, environmentally sensitive features and locations. Developers are required to demonstrate that proposals have had regard to technical and operational constraints and that the development has been sited and designed to minimise visual and environmental impact. New masts should only be considered where site sharing is not feasible or that it offers an improved environmental solution. Applications should be accompanied by a statement declaring that the development will meet the ICNIRP<sup>1</sup> guidelines for public exposure to electromagnetic fields.

12.42 Proposals for new power lines should have regard to impact on amenity and should avoid areas of landscape sensitivity, including AONBs. Proposals should also comply with ICNIRP<sup>25</sup>.

<b>Q 19</b>	How to you suggest the Council addresses the issue of ‘Not-spots’ within the District?
-------------	--

### **Tourism**

12.43 PPS 16: Tourism sets out the planning policy for sustainable tourism development and also for the safeguarding of tourist assets. It seeks to facilitate economic growth and social well-being through tourism in ways

---

<sup>25</sup> ICNIRP – The 1998 International Commission on Non-Ionizing Radiation Protection.

which are sustainable and compatible with the environment and the conservation of important environmental assets and biodiversity.

PPS 16 aims to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment. This aim is carried through into 6 policy objectives and 8 operational planning policies:

**TSM 1: Tourism Development in Settlements**

**TSM 2: Tourist Amenities in the Countryside**

**TSM 3: Hotels, Guest Houses and Tourist Hostels in the Countryside**

**TSM 4: Major tourism development in the Countryside –Exceptional Circumstances**

**TSM 5: Self-Catering Accommodation in the Countryside**

**TSM 6: New and Extended Holiday Parks in the Countryside**

**TSM 7: Criteria for Tourism Development**

**TSM 8: Safeguarding of Tourism Assets.**

- 12.44 The SPPS emphasises the importance of tourism to the economy and to local services/facilities as well as to local culture and heritage. The SPPS sets out types of tourism that may be acceptable in the countryside.

These policies will be carried forward alongside additional options presented for Tourism.

## **Town Centres and Retailing**

### **Policy Context**

- 12.45 The SPPS superseded Planning Policy Statement 5 (PPS 5) Retailing and Town Centres and outlines the regional policy on town centres and retail development. The SPPS brought forward a new strategic policy for securing a town centre first approach to the location of future retailing and other main town centre uses. The aim is to support and sustain vibrant centres across Northern Ireland, consistent with the RDS. This approach, which will be taken forward in the LDP, is advocated in order to promote sustainable development, to make use of existing land within defined town centre limits and to promote use of existing infrastructure.
- 12.46 The town centre first approach will require developers to demonstrate that a sequential approach has been applied to the site selection. This means that existing centres will be the starting point in the search for a suitable location for a development. Proposals in locations outside primary retail cores and town centres shall be accompanied by an assessment of the proposed

development which addresses all likely positive and negative impacts on the centre or centres affected.

- 12.47 In preparing LDPs, a town centre strategy should be included which should not only focus on retailing but also on other town centre uses such as businesses, services, leisure, entertainment and facilities for all the community. An attractive and flourishing town centre can enhance the quality of life of its visitors, stimulate economic investment and support and encourage a whole range of cultural, leisure, social and commercial activity. The location of such uses in town centres, which are normally the focus of transportation networks, promotes accessibility for a large section of the population.
- 12.48 LDPs are also required to include a Retail Strategy and contain appropriate policies and proposals that must promote town centres first for retail and other main town centre uses. That said, the importance of the retail hierarchy across the district is also recognised in that retail facilities in the small towns, villages and at local level can complement the main centres. Thus, opportunities for small scale growth which helps meet the daily shopping needs of local residents and adds to the vitality of the small towns and villages should be encouraged so long as they are of a scale, nature and design appropriate to the character of the settlement.
- 12.49 The LDP will define a network and hierarchy of town, district and local centres, acknowledging the role of rural centres. In addition to this the LDP will identify the spatial extent of town centres and the Primary Retail Core (PRC). PRC's contain the traditional concentration of retailing and other town centre functions. The purpose in identifying a primary retail core is to ensure the continuance of a compact, lively and attractive shopping environment, offering both choice and convenience, and to control the intrusion of non-retail uses in prime shopping areas. Local centres typically comprise small groupings of shops, e.g. a small grocery store, sub post office and other shops or services of a local nature. Local centres within towns also perform a complementary role to the role and function of the town centre and extensions to these will be permitted so long as there is no adverse impact on town centres in the catchment.
- 12.50 The SPSS states that all applications for retail or town centre type developments above a threshold of 1000 square metres gross external area which are not proposed in a town centre location and are not in accordance with the LDP should be required to undertake a full assessment of retail impact as well as need. It also states that in preparing a LDP council can set an appropriate threshold for their area, above which all applications for such retail or town centre developments should be accompanied by an assessment of retail impact and need. This threshold can be up to, but must not exceed 2500 square metres gross external area.

Q 21	Do you consider that 1000 square metres gross external area is an appropriate maximum threshold for requiring the submission of a Retail Impact Assessment for retail or town centre type developments proposed outside of the town centres designated within the FODC area and not in accordance with the LDP?
------	---

### Local Context

- 12.51 As main towns and hubs, Enniskillen and Omagh each perform an important role as a main service and employment centre for their respective hinterlands, supported by the local towns and villages. Enniskillen's town centre is relatively compact being mainly contained on an island with an extension eastwards towards Tempo Road. Its main commercial core stretches from West Bridge to Dublin Road and Forthill Street. The frontages of Belmore Street, East Bridge Street, Townhall Street, the Diamond, High Street and Church Street are designated as Primary Retail Frontage in the Fermanagh Area Plan 2007. Within this retail frontage area, non-retail uses at ground floor level will be controlled within the provisions of the SPSS.
- 12.52 Omagh has a somewhat more extensive town centre boundary which is mainly contained at its southern side by the Great Northern Road but also extending to the Asda store on Dromore Road, and northwards to the junction of Lisanelly Avenue/Old Mountfield Road. Its main shopping frontages are along High Street, Market Street, Bridge Street, John Street and George's Street but unlike Enniskillen it has no Primary Retail Frontage defined.
- 12.53 The existing Area Plans designated town centre boundaries for Omagh, Enniskillen, Lisnaskea and Irvinestown. However, Fintona, Dromore and Carrickmore currently do not have defined town centre boundaries.
- 12.54 The new Local Development Plan (LDP) will provide the opportunity to re-examine the spatial extent of existing town centres, define a primary retail core and allocate a range of suitable sites to meet the scale and form of retail and other town centre uses.

Q 22	Do you think the existing town centre boundary in Enniskillen should be retained or amended? If amended, how so?
------	--

Q 23	Do you think the existing town centre boundary in Omagh should be retained or amended? If amended, how so?
------	--

Q 24	Where do you think the Primary Retail Core should be located in Enniskillen?
------	--

Q 25	Where do you think the Primary Retail Core should be located in Omagh?
------	--

**Q 26**

Should the LDP designate local centres within the two main towns of Enniskillen and Omagh? If so, where do you suggest?

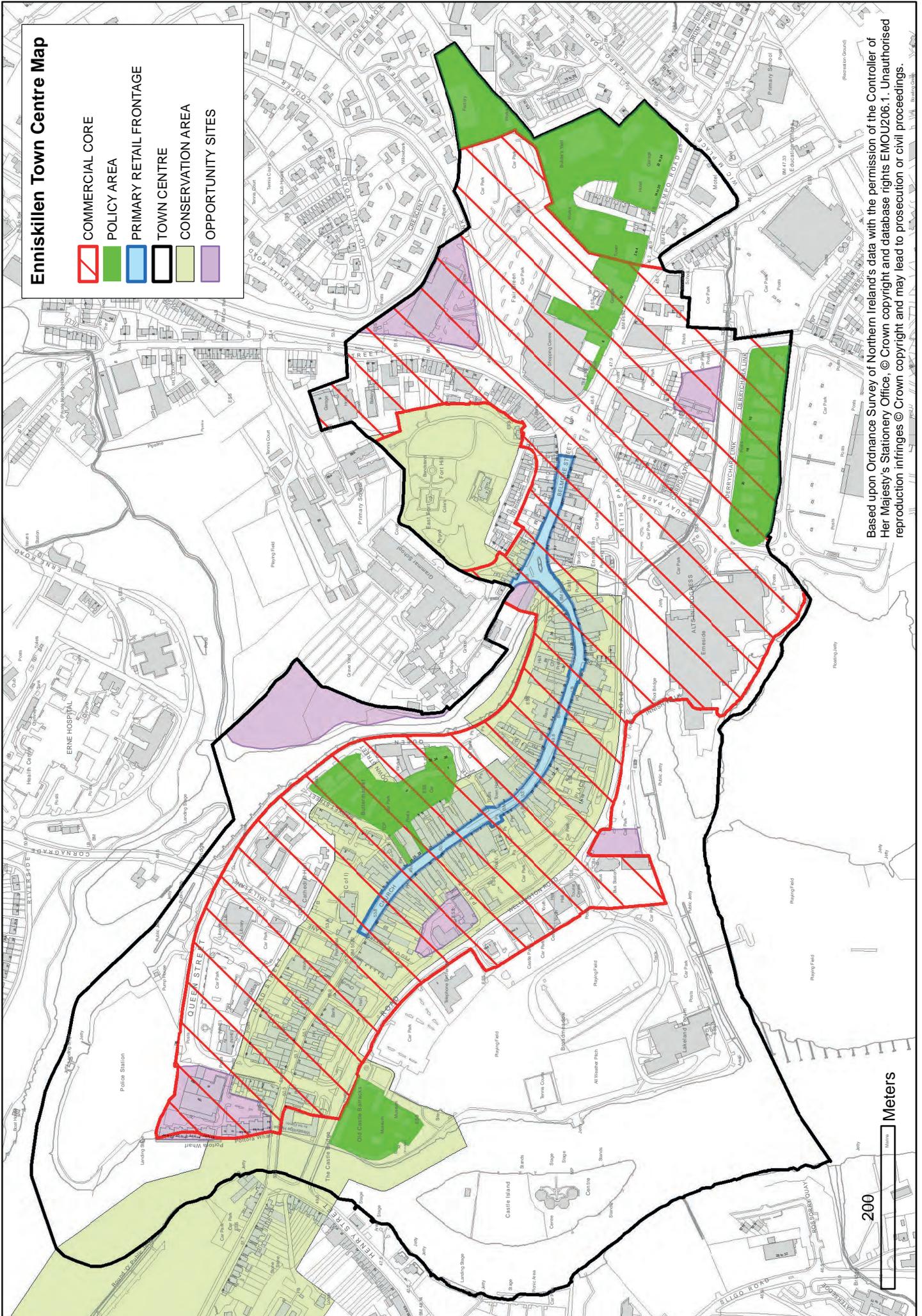
- 12.55 Both towns have witnessed significant retail investment over the years. In Enniskillen, this has included a major extension to the Erneside Shopping Centre and the developments of Asda and Tesco stores, the latter of which lie outside the town centre boundary. In Omagh, major developments have included the Showgrounds Retail Park and the redevelopment of the former Royal Arms Hotel site. These have added to the retail offer and attraction of the towns.
- 12.56 Both towns have a diverse range of shops, retail services, offices and other business complemented by their roles as educational and cultural centres. The presence of local independent retailers is an attraction to many shoppers, both local and visiting. When there are favourable exchange rates, Enniskillen also benefits from cross border trade from the Republic of Ireland. However, in common with many town centres, vacancy rates have increased within the main shopping areas of both towns (from 13.5% in 2009 to 15.3% in 2015 in Enniskillen and from 14% in 2008 to 19.8% in 2015 in Omagh). Research indicates that shopping habits are changing with the rise of home shopping and electronic commerce and in town centres, there has been a growth in food and beverage outlets such as coffee shops.
- 12.57 Recent decisions to relocate some of the schools in Omagh to the new Strule Shared Education Campus and the relocation of the South West College campus to the former Erne Hospital site in Enniskillen, will present major challenges to the town centres and how the vacated sites should be used in the future. In order for town centres to prosper, the emphasis will be on making them more attractive, viable and sustainable with more mixed uses, not just focusing on traditional shopping.

**Q 27**

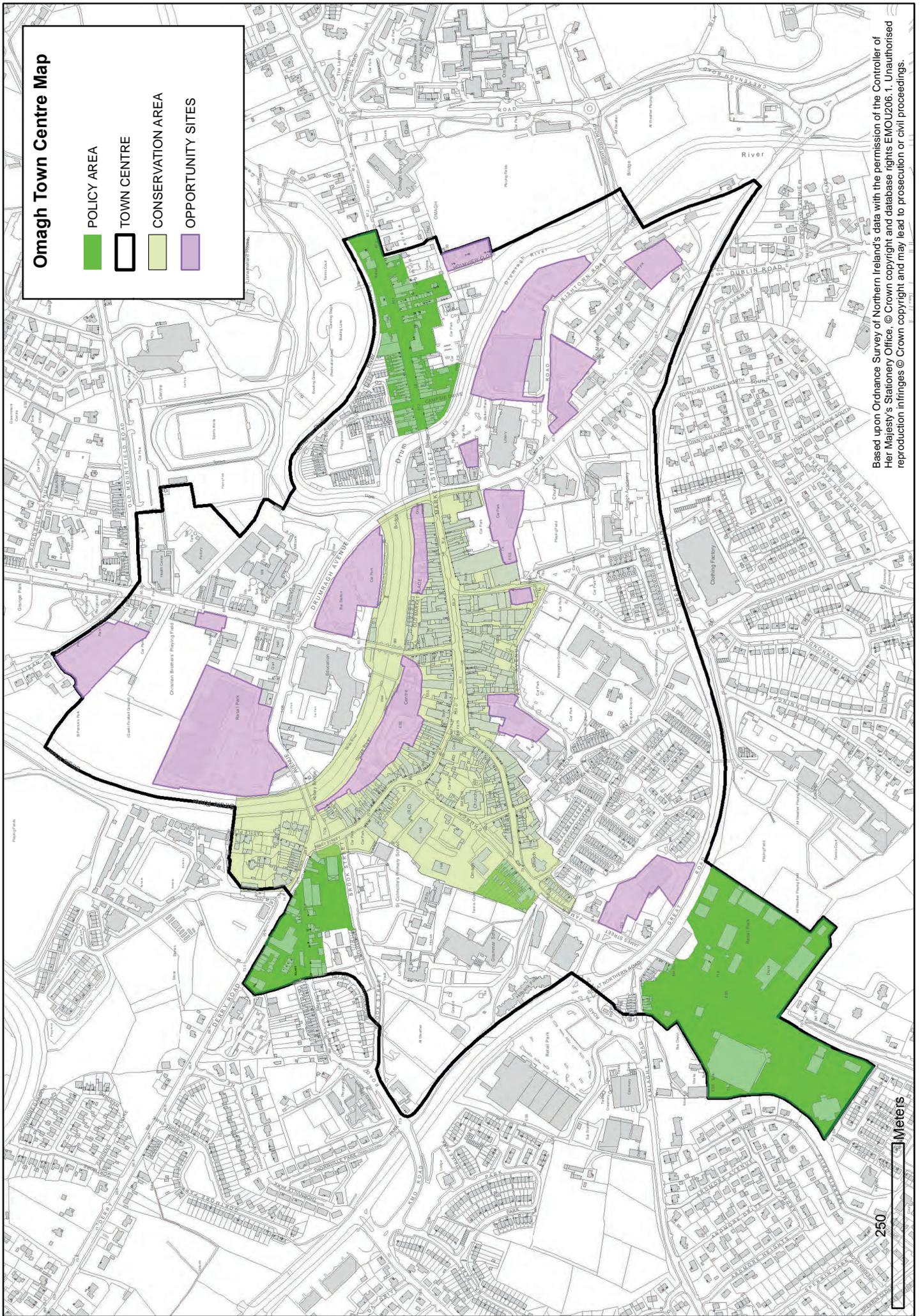
What approach should be taken to opportunity/vacant sites in Enniskillen and Omagh town centres?

# Enniskillen Town Centre Map

-  COMMERCIAL CORE
-  POLICY AREA
-  PRIMARY RETAIL FRONTAGE
-  TOWN CENTRE
-  CONSERVATION AREA
-  OPPORTUNITY SITES



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights EMOU206.1. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.



# Omagh Town Centre Map

- POLICY AREA
- TOWN CENTRE
- CONSERVATION AREA
- OPPORTUNITY SITES

Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights EMOJ206.1. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.

250 Meters

## **Transportation**

12.58 Planning policies for Transportation are currently contained within PPS 3: Access, Movement and Parking and PPS 13: Transportation and Land Use. The Policies of PPS 3 are creating an Accessible Environment (AMP 1), Access to Public Roads (AMP 1), Access to Protected Routes (AMP 3), Protection of New Transport Schemes (AMP 4), Disused Transport Routes (AMP 5), Transport Assessment (AMP 6), Car parking and Servicing Arrangements (AMP 7), Cycle Provision (AMP 8), Design of Car Parking (AMP 9), Provision of Public and Private Car Parks (AMP 10), Temporary Car Parks (AMP 11). The primary objective of PPS 13 is to integrate land use planning and transport by promoting sustainable transport choices, accessibility for all and reducing the need to travel especially by private car. There are 12 no. General Principles to be applied to the planning and delivery of transportation and development.

The essential thrust of the policies and general principles of PPS 3 and PPS 13 are set out in the SPPS.

## **Waste Management**

12.59 Planning Policies for Planning and Waste Management are currently set out in PPS 11: Planning and Waste Management (2002). The policies include Policy WM1: Environmental Impact of a Waste Management Facility, Policy WM2: Waste Collection and Treatment Facilities, Policy WM3: Waste Disposal, Policy WM4: Land Improvement, Policy WM5: Development in the vicinity of Waste Management Facilities.

12.60 The essential thrust of the policies in PPS 11 are reflected in the SPPS and the key policy approach to waste management developments are to consider the types of waste and the proposed method of disposal; impacts on human health and the environment; roads/transport consideration, whether alternative transport modes have been taken into consideration; visual impacts on the landscape or townscape; impacts on nature conservation or archaeological/built heritage interests; flooding on site or elsewhere; permanent loss of the best and most versatile agricultural land; practical restoration and aftercare arrangements.

12.61 The SPPS states that specific sites should be identified for the development of waste management facilities along with key site requirements.



## Next Steps

## 13.0 Next Steps

### How the Council will deal with your comments

- 13.1 Following the consultation period, the Council will consider all comments received and place a consultation statement on the Council's website and at the Council offices, setting out a summary of the representations and how the Council is using the responses to help develop the Local Development Plan.
- 13.2 The next stage in the process is the development of the draft Plan Strategy which is expected to be published for consultation during the first quarter of the 2017-2018 financial year.



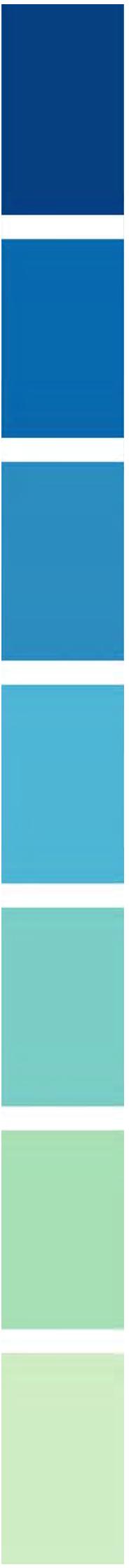
## Appendices

# Appendices

**Appendix 1 – Glossary**

**Appendix 2 – Summary of Carried Forward Planning Policies**

**Appendix 3 - Questionnaire**





## Appendix 1: Glossary

## Appendix 1: Glossary

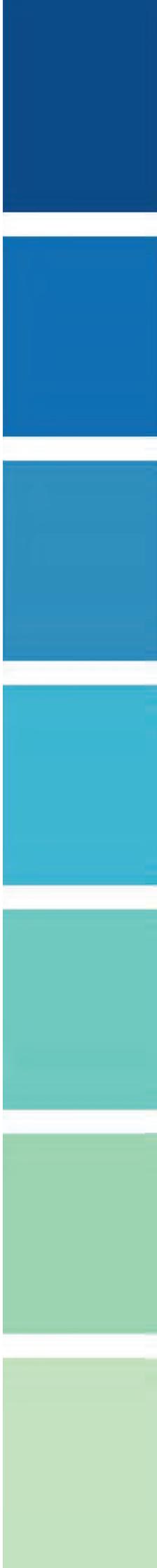
Term/Abbreviation	Definition
AAP	Areas of Archaeological Potential comprise those areas within historic settlements which may require mitigating measures (which may include excavation) in the context of redevelopment.
ACMDs	Areas of Constraint on Minerals Development protect the most valuable and vulnerable features of the natural environment and man-made heritage including areas of high scenic value from the adverse effects caused by the development of mineral resources.
AONB	Area of Outstanding Natural Beauty is an area of countryside which has been designated for conservation due to its significant landscape value.
ASAI	Areas of Significant Archaeological Interest – Areas designated in order to protect not just the individual sites and monuments but the overall landscape settings within which they are located.
ASSI	Areas of Special Scientific Interest Designated by Natural Environment Division, these protected areas that represent the best of our wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.
ATC/AVC	Areas of Townscape/Village Character exhibit distinct character and intrinsic qualities, often based on the historic built form or layout in many of our cities, towns and villages.
Draft PFG 2016 - 2021	The draft Programme for Government focuses on the major societal outcomes that the Executive wants to achieve and provides a basis for all sectors to contribute to the development of plans and actions.
GSNI	The Geological Survey Northern Ireland is part of the Department for the Economy Northern Ireland (DfE). It is staffed by scientists of the British Geological Survey (BGS) under contract to DfE, which allows GSNI to call upon expertise from within other parts of the BGS.
HGI	The RDS identifies regional housing needs as Housing Growth Indicators across Northern Ireland. These are used as a guide for estimating future housing need in each of the District Councils.
HNA	Housing Needs Assessment is an assessment of local housing needs primarily in relation to general needs social housing, supported housing, travellers and affordable housing.
Independent Examination (IE)	The Department will appoint the Planning Appeals Commission or other independent examiners to hold an IE. The IE will examine the Draft Plan Strategy against soundness tests which will relate to how the Plan Strategy has been produced, and how it has taken account of central government plans, policy and guidance, and also its coherence, consistency and effectiveness.
Key Transport Corridor	Part of the Regional Strategic Transport Network as defined in the RDS. There are 5 Key Transport Corridors throughout Northern Ireland.

LBAP	The Local Biodiversity Action Plan highlights the diverse habitats and species found within the Fermanagh and Omagh district, identifies local priorities for action and proposes measures that will contribute to their future protection and enhancement.
LLPAs	Local Landscape Policy Areas – Areas of woodland designated in and adjoining towns and villages to protect sites of intrinsic environmental value.
LDP	The Local Development Plan provides a broad land use policy framework for the physical development of the District. When adopted, the Fermanagh and Omagh Local Development Plan 2030 will become the statutory land use planning document for the area.
LNRs	Local Nature Reserves area areas of land, designated by a district council under Article 22 of the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, to conserve its nature conservation, earth science and recreational value, with the primary land use being for conservation purposes.
LPAs	Landscape Policy Areas: Areas of especially high amenity or of local significant identified in Omagh Area Plan to protect them from unsuitable development
MAPB	Minerals and Petroleum Branch of the Department for the Economy are responsible for Prospecting/development licensing; exploration leases; monitoring abandoned mines; geoscience information and services through Geological Survey NI.
NISRA	Northern Ireland Statistics and Research Agency is an Agency of the Department of Finance. NISRA is the principal source of official statistics and social research on Northern Ireland. These statistics and research inform public policy and associated debate in the wider society.
NIMDM	The Northern Ireland Multiple Deprivation Measure 2010 is the official measure of spatial deprivation in Northern Ireland.
OA	Output Areas are a new geography that were developed by NISRA to improve the reporting of small area statistics. There are 5022 OAs in Northern Ireland with an average population of 350 people.
PSD	In passive solar design of buildings, windows, walls, and floors are made to collect, store, and distribute solar energy in the form of heat in the winter and reject solar heat in the summer.
PPSs	Planning Policy Statements set out the planning policies of central government on particular aspects of land-use planning and apply to the whole of Northern Ireland. Their contents will be taken into account in preparing development plans and are also material to decisions on individual planning applications and appeals.
PSRNI	The Planning Strategy for Rural Northern Ireland establishes the objectives and the policies for land use and development appropriate to the particular circumstances of Northern Ireland and which need to be considered on a scale wider than the individual District Council Area.
Position Paper	A series of topic papers produced to establish the main social, economic and environmental characteristics, key issues and needs of the plan area.
Ramsar	Strictly protected wetlands and their resources.

RDS	The Regional Development Strategy 2035 is the spatial strategy of the NI Executive. Its purpose is to deliver the spatial aspects of the Programme for Government. It complements the Sustainable Development Strategy and informs the spatial aspects of the strategies of all Government Departments.
RCAs	As proposed, Remaining Countryside Areas will constitute the bulk of the countryside in the District and will lie, in policy terms, between RPAs and SCAs.
RPAs	As proposed, Rural Protection Area are areas where there is evidence of rural decline (e.g. a decrease in the rural population and/or deprivation, claimant count averages by ward). RPAs will exclude any European and local nature designations and will provide the basis for slightly more development opportunities in the countryside.
SACs	Special Areas of Conservation are strictly protected sites of European importance, recognised for the threatened habitats and species they support.
SCAs	Special Countryside Areas -an area of countryside where it is proposed to provide a stricter policy control for those sensitive landscapes which merit special protection.
SPAs	Special Protection Areas Strictly protected sites of European importance, classified for their rare and vulnerable birds and for regularly occurring migratory species.
SPPS	The Strategic Planning Policy Statement is a statement of central government's policy on important planning matters that should be addressed across the whole of Northern Ireland.
SCI	The Statement of Community Involvement outlines how a Council proposes to engage the community and stakeholders in exercising its planning functions. The document allows everyone to know with whom, what, where and when participation will occur in the planning process.
SOA	Super Output Areas were a new geography that were developed by NISRA to improve the reporting of small area statistics. A set of slightly revised Super Output Areas (SOAs) were created for the 2011 census outputs. SOAs do not nest within the new 11 Local Government Districts (LGD2014) but a best-fit lookup table has been created.
SA Interim Report	Sustainability Appraisal Interim Report consists of SA Scoping Report, assessment of reasonable alternatives against agreed SA framework and undertaking public consultation along with the POP. This will facilitate a more meaningful public consultation process by enabling interested parties to make more informed judgements when submitting representations on the POP.
SA and SEA	The purpose of the Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of local development plans. It incorporates the more environmentally focused considerations of Strategic Environmental Assessment and is used to assess the POP against a set of objectives and criteria, to evaluate if it likely to have significant impacts on the environment.
Sustainable Development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs.
The Sustainable Development Strategy (2010)	The NI Executive launched its new Sustainable Development Strategy, 'Everyone's Involved', on 27 May 2010. The strategy has been designed to provide a framework that can support and inform the decisions and actions taken by individuals, groups and organisations in progressing the sustainability agenda.

UNESCO	The United Nations Educational, Scientific and Cultural Organization (UNESCO) seeks to encourage the identification, protection and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity.
Urban capacity study	A study undertaken by the FODC Plan team to provide an initial understanding on the potential development land capacity of the District as part of the preparation of the local plan.

**Appendix 2:  
Summary of Carried  
Forward Planning Policies**



## Appendix 2: Summary of Carried Forward Planning Policies

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
<b>Archaeology and Built Heritage</b>		
<b>PPS 6: Planning Archaeology and the Built Heritage</b>		
Policy BH1: The preservation of archaeological remains of regional importance and their setting	✓	These policies are generally considered to be working well, however it will be monitored and potentially updated. The policies relating to archaeological sites and monuments (BH 1, BH 2, BH 3 and BH 4), could be merged into one to cover the protection of the overall character and integrity of archaeological sites and monuments, as well as ensuring that appropriate mitigation measures are undertaken during development and recording of the site where it cannot be retained in-situ.
Policy BH2: the protection of archaeological remains of local importance and their setting.	✓	
Policy BH3: Archaeological assessment and evaluation	✓	
Policy BH 4: Archaeological Mitigation	✓	
Policy BH5: The Protection of World Heritage Sites		
Policy BH6: The Protection of Parks, Gardens and Demesnes of Special Historic Interest	✓	These policies are generally considered to be working well, however they will be monitored and potentially updated. An exercise will be carried out to reconcile the Local Landscape Policy areas identified within the Fermanagh Area Plan 2007 and Landscape Policy Areas identified within the Omagh Area Plan 1987-2002 which were identified prior to publication of PPS 6. The policies relating to Listed Buildings could be
Policy BH7: Change of use of a listed building	✓	
Policy BH8: Extension or alteration of a listed building	✓	
Policy BH9: The Control of Advertisement on a listed building	✓	
Policy BH10: Demolition of a listed building	✓	

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
	✓	merged into one to cover the protection of the overall character and integrity of Listed Buildings.
Policy BH 11: Development affecting the setting of a listed building	✓	The policy in relation to the control of advertisements on Listed Buildings must be compatible with the policies in relation to Control of Outdoor Advertisements.
Policy BH12: New development in a conservation area	✓	These policies are generally considered to be working well, however they will be reviewed and potentially updated.
Policy BH 13: The control of advertisements in a Conservation Area	✓	These policies relating to Conservation Areas could be merged into one to cover the protection of the overall character and integrity of Conservation Areas.
Policy BH14: Demolition in a conservation area	✓	The policy in relation to the control of advertisements in Conservation Areas must be compatible with the policies in relation to the Control of Outdoor Advertisements.
Policy BH 15: The re-use of non-listed vernacular buildings.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>PPS 6 Addendum: Areas of Townscape Character</b>		
Policy ATC 1: Demolition Control in an Area of Townscape Character	✓	These policies are generally considered to be working well, however they will be monitored and potentially updated.
Policy ATC 2: New Development in an Area of Townscape Character	✓	These policies relating to Areas of Townscape Character could be merged into one to cover the

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy ATC 3: The Control of Advertisements in an Area of Townscape Character	✓	protection of the overall character and integrity of Areas of Townscape Character.  The policy in relation to the control of advertisements in Areas of Townscape Character must be compatible with the policies in relation to the Control of Outdoor Advertisements.
<b>PPS 23: Enabling Development for the Conservation of Significant Places and Assessing Enabling Development Best Practice Guidance to PPS 23</b>		
ED 1: Enabling Development	✓	This policy is generally considered to be working well, however it will be reviewed and potentially updated.
<b>Control of Outdoor Advertisements</b>		
<b>PPS 17: Control of Outdoor Advertisements</b>		
AD 1: Amenity and Public Safety.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Development in the Countryside</b>		
<b>PPS 21: Sustainable Development in the Countryside</b>		
Policy CTY 1: Development in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 2: Development in Dispersed Rural Communities		In order to reflect the SPPS the LDP does not propose to take forward a policy in relation to Development in Dispersed Rural Communities, however it is proposed to carry forward all the

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
		other operational policies in line with the regional strategic policies within the SPPS.
Policy CTY 2a: New Dwellings in Existing Clusters	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 3: Replacement Dwellings	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 4: The Conversion and Reuse of Existing Buildings	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 5: Social and Affordable Housing	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 6: Personal and Domestic Circumstances	✓	Any reference to dispersed rural communities will be removed.
Policy CTY 7: Dwellings For Non-Agricultural Business Enterprises	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 8: Ribbon Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated. The LDP will seek to provide clarity in relation to the policy in relation to Infill/Ribbon Development to allow for consistency of interpretation and application in decision making.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy CTY 9: Residential Caravans and Mobile Homes	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 10: Dwellings on Farms	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 11: Farm Diversification	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 12: Agricultural and Forestry Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 13: Integration and Design of Buildings in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 14: Rural Character	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 15: The Setting of Settlements	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy CTY 16: Development Relying on Non-Mains Sewerage	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
<b>Economic Development, Industry and Commerce</b>		
<b>PPS 4: Planning and Economic Development</b>		
Policy PED 1: Economic Development in Settlements	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 2: Economic Development in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 3: Expansion of an Established Economic Development Use in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 4: Redevelopment of an Established Economic Development Use in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 5: Major Industrial Development in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 6: Small Rural Projects	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy PED 7: Retention of Zoned Land and Economic Development uses.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy PED 8: Development incompatible with Economic Development Uses	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Flood Risk</b>		
<b>PPS 15 – Planning and Flood Risk</b>		
FLD 1: Development in fluvial (River) and Coastal flood plains	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
FLD 2: Protection of flood defence and drainage infrastructure	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
FLD 3: Development and surface water (pluvial) flood risk outside flood plains	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
FLD 4: Artificial modifications of watercourses	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
FLD 5: Development in proximity to reservoirs	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
		The SPPS states that new development within flood inundation area of a controlled <sup>1</sup>

<sup>1</sup> Reservoirs with an individual or combined capacity greater than 10000 cubic metres above the natural level of any part of the surrounding land as defined by the emerging Reservoir Bill. – SPPS, footnote 35 page 66.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
<p><b>Housing in Settlements</b></p> <p><b>PPS 7: Quality Residential Environments</b></p>		<p>reservoir, as to be defined by Rivers Agency, can be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety.</p>
<p>Policy QD 1: Quality in New Residential Development</p>	✓	<p>This policy is generally considered to be working well, however it will be monitored and potentially updated.</p>
<p>Policy QD2 – Design Concept Statements, Concept Master Plans and Comprehensive Planning</p>	✓	<p>This policy is generally considered to be working well, however it will be monitored and potentially updated.</p>
<p><b>Addendum to PPS 7: Residential Extensions and Alterations</b></p>		
<p>Policy EXT 1: Residential Extension and Alterations</p>	✓	<p>This policy is generally considered to be working well, however it will be monitored and potentially updated.</p>
<p><b>Addendum to PPS 7 : Safeguarding the Character of Established Residential Areas</b></p>		
<p>Policy LC1: Protecting :Local Character, Environmental Quality and Residential Amenity</p>	✓	<p>This policy is generally considered to be working well, however it will be monitored and potentially updated.</p>

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy LC 2: The Conversion or Change of Use of Existing Buildings to Flats or Apartments	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy LC 3: Permeable Paving in New Residential Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Minerals</b>		
<b>A Planning Strategy for Rural Northern Ireland</b>		
Policy MIN 1: Environmental Protection	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 2: Visual Implications	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 3: Areas of Constraint	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 4: Valuable Minerals	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 5: Mineral Reserves	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy MIN 6: Safety and Amenity	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 7: Traffic	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy MIN 8: Restoration	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Natural Heritage</b>		
<b>PPS2: Natural Heritage</b>		
Policy NH1: European and Ramsar Sites - International	✓	These policies are generally considered to be working well, which reflects the legislative protection afforded to them under European and National law, however they will be monitored and potentially updated.
Policy NH2: Species Protected by Law	✓	
Policy NH3: Sites for Nature Conservation Importance - National	✓	
Policy NH4: Sites for Nature Conservation Importance - Local	✓	
Policy NH5: Habitats, Species or features of natural heritage importance.	✓	
Policy NH6: Areas of Outstanding Natural Beauty	✓	
<b>Open Space, Sport and Outdoor Recreation</b>		
<b>PPS 8: Open Space, Sport and Outdoor Recreation</b>		
Policy OS 1: Protection of Open Space	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy OS 2: Public Open Space in New Residential Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy OS 3: Outdoor Recreation in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy OS 4: Intensive Sports Facilities	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy OS 5: Noise Generating Sports and Outdoor Recreational Activities	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy OS 6: Development of Facilities ancillary to Water Sports	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy OS 7: The Floodlighting of Sports and Outdoor Recreational Facilities	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Renewable Energy</b>		
<b>PPS 18: Renewable Energy and Best Practice Guidance to PPS 18</b>		
Policy RE 1: Renewable Energy Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy RE 2: Integrated Renewable Energy and Passive Solar Design	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Telecommunications and other utilities</b> <b>PPS10: Telecommunications</b>		
Policy TEL 1: Control of Telecommunications Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy TEL 2: Development and Interference with Television Broadcasting Services	✓	This policy is generally considered to be working well, however will need to be updated to include mobile phone services, media broadcasting and wireless broadband services.
<b>A Planning Strategy for Rural Northern Ireland</b>		
PSU 1 : Community Needs	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
PSU 11 : Overhead Cables	✓	This policy is generally considered to be working well, however overhead cables will be referred to as power lines in lines with the SPPS. Also need to include that new power lines should comply with ICNIRP <sup>2</sup>

<sup>2</sup> The 1998 International Commission on Non-Ionizing Radiation Protection

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
<b>Tourism</b>		
<b>Planning Policy Statement 16: Tourism</b>		
TSM 1: Tourism Development in Settlements	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 2: Tourist Amenities in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 3: Hotels, Guest Houses and Tourist Hostels in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 4: Major Tourism Development in the Countryside – Exceptional Circumstances	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 5: Self Catering Accommodation in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 6: New and Extended Holiday Parks in the Countryside	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
TSM 7: Criteria for Tourism Development	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
TSM 8: Safeguarding of Tourism Assets	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>Town Centres and Retailing</b> <b>PPS 5: Retailing and Town Centres</b> which was cancelled by the introduction of the SPPS	✓	PPS 5 was cancelled by the introduction of the SPPS. The SPPS advises Planning Authorities must adopt a town centre first approach for retail and main town centre uses. Policies and proposals for shops in villages and small settlements must be consistent with the aim, objectives and policy approach for town centres and retailing, meet local need and be of a scale, nature and design appropriate to the character of the settlement. A sequential test shall be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date LDP.
<b>Transportation</b> <b>PPS 3: Access, Movement and Parking</b> Policy AMP 1: Creating an Accessible Environment	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy AMP 2: Access to the Public Roads	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 3: Access to Protected Routes	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 4: Protection for new transport schemes	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 5: Disused Transport Routes	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 6: Transport Assessment	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 7: Car parking and servicing arrangements	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 8: Cycle Provision	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 9: Design of car parking	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
Policy AMP 10: Provision of Public and Private car parks	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy AMP 11: Temporary Car Parks	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>PPS 13 – Transportation and Landuse</b>		
General Principle 1 - The integration of transportation policy and land use planning should be taken forward through the preparation of development plans and transport plans informed by transport studies.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 2 - Accessibility by modes of transport other than the private car should be a key consideration in the location and design of development.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 3 - The process of Transport Assessment (TA) should be employed to review the potential transport impacts of a development proposal.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 5 - Developers should bear the costs of transport infrastructure necessitated by their development.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 6 - Controls on parking should be employed to encourage more responsible use of the private car and to bring about a change in travel behaviour.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
General Principle 7 - Park and ride and park and share sites should be developed in appropriate locations to reduce the need to travel by car and encourage use of public transport.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 8 - Land required to facilitate improvements in the transport network should be afforded protection.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 9 - Reliance on the private car should be reduced through a modal shift to walking, cycling and public transport.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 10 - Rural public transport schemes should be developed to link rural dwellers to essential facilities and larger settlements.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 11 - Innovative measures should be developed for the safe and effective management of traffic.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
General Principle 12 - The integration of transport and land use planning should seek to create a more accessible environment for all.	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
<b>PPS 11 – Planning and Waste</b>		
Policy WM1 – Environmental Impact of a Waste management facility	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.
Policy WM2 – Waste Collection and Treatment facilities	✓	This policy is generally considered to be working well, however it will be monitored and potentially updated.

Current Operational Policy	Carried Forward (including minor changes)	LDP Comment
<p>Design Guides</p> <p>Living Places Urban Stewardship and Design Guide</p>	<p>✓</p>	<p>The SPSS states that planning authorities must ensure that, where relevant, the planning process takes account of the 10 qualities of urban stewardship and design set out in Living Places Urban Stewardship and Design Guide</p>
<p>Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside.</p>	<p>✓</p>	<p>The SPSS states that planning authorities must ensure that, where relevant, the planning process takes account of the planning guidance contained within Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside.</p>



## Appendix 3 – Questionnaire

If you wish to comment on the Preferred Options Paper, please do so in any of the three following ways:

1. The easiest and quickest way is to comment online using the Council's e-consultation system at: [www.fermanaghomagh.com](http://www.fermanaghomagh.com)
2. Alternatively, you can fill in this form electronically and email it to [planning@fermanaghomagh.com](mailto:planning@fermanaghomagh.com) (a word version of this questionnaire can be downloaded from the above webpage); or,
3. You can fill this form in by hand and post it to: Development Plan Team, Planning Department, The Grange, Old Mountjoy Road, Omagh BT79 7BL or Enniskillen Town Hall, 2 Townhall Street, Enniskillen, BT74 7BA.

**Please complete this page in BLOCK CAPITALS using black ink**

About you:

Name:		
Organisation (if applicable):		
Telephone:	Home:	Work:
Email address:		
Address:		
Post Code:		

Please note all responses must be received by the Council by the end of the consultation at 5pm on Monday 28<sup>th</sup> November 2016.

Fermanagh & Omagh District Council strives to ensure that all people regardless of ethnic origin or disability can access its services. All information can be made available in Braille, large print, cassette tape or other languages if required.

These questions are ordered in accordance with the Main Issues in the Preferred Options Paper. Please read each section before answering the question. Should you continue on a separate sheet, please number your response in accordance with the relevant Main Issue.

**Please note that any alternative options you suggest should be planning related matters and supported by sound evidence.**

### **The Vision and Strategic Objectives**

Question 1: Do you agree with the Council's list of objectives?

Yes [  ]                      No [  ]

If not, what alternative objectives would you suggest? Please continue on a separate sheet if required.

### **Spatial Options for Development - Settlement Hierarchy**

Question 2: Are there any settlements in the FODC area which should be identified as small settlements? What is your evidence based reasoning?

Yes [  ]                      No [  ]

Please specify:

**Main Issue 1: Spatial Growth Options**

Question 3: Do you agree with the Council's preferred option for a spatial growth strategy? If not, what are your planning related reasons?

Yes [    ]                      No [    ]

(Use the space below to explain your response, or please continue on a separate sheet if required quoting Main Issue and question number)

**Main Issue 2: Housing Allocation**

Question 4: Do you agree with the Council's preferred option for the allocation of housing?

Yes [    ]                      No [    ]

If not, what are your planning related reasons?

(Use the space below to explain your response, or please continue on a separate sheet if required quoting Main Issue and question number)

**Main Issue 3: Economic Development Land Allocation**

Question 5: Do you agree with the Council's preferred option for the allocation of economic development land? If not, why not?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 4: Development in the Countryside; Sustaining Rural communities.**

Question 6: Do you agree with the Council's preferred option for sustaining rural communities?

Yes [  ]                      No [  ]

If not, why not? Or, do you have an evidence based alternative of your own to suggest? (Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 5: Economic Development - Addressing Deprivation/Regeneration in the Urban Areas.**

Question 7: Do you agree with the Council's preferred option for addressing deprivation/regeneration in urban areas?

Yes [  ]                      No [  ]

Question 7b: Do you know of any sites which would be suitable for this purpose?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 6: Economic Development: Addressing Deprivation/Regeneration in the Rural Area.**

Question 8: Do you agree with the Councils preferred option for addressing deprivation/regeneration in rural areas?

Yes [  ]                      No [  ]

If not, why not?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 7: Minerals Development.**

Question 9: Do you agree with the Council's preferred option for addressing minerals development?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 9b: Are there any other areas that should be considered as Areas of Constraint on Mineral Development?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 8: Overarching Policy for Renewable Energy Development.**

Question 10: Do you agree with the Council's approach to Renewable Energy?

Yes [    ]                      No [    ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 9: Integrated Renewable Energy and Passive Solar Design**

Question 11: Do you agree with the Council's preferred option for addressing Integrated Renewable Energy and Passive Solar Design in new Development?

Yes [    ]                      No [    ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 11b: Do you agree with the suggested thresholds of 1 hectare or greater in size or 1000m<sup>2</sup> or greater? Should they be higher or lower and if so, what would be your reason?

Yes [    ]

No [    ]

Higher [    ]

Lower [    ]

Not applicable [    ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 10. Overarching Tourism.**

Question 12: Do you agree with the Council's preferred approach to tourism?

Yes [    ]

No [    ]

If not, why not?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 13: Are there particular locations within the Council area that tourism facilities and accommodation should be developed and ...

Yes [  ]                      No [  ]

b) are there areas where there should be restrictions on such development?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 11: Operational Tourism.**

Question 14: Do you agree with the Council's preferred option for operational tourism?

Yes [  ]                      No [  ]

If not, why not?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 14b: Are there alternatives you think the Council should take?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 14c: Have you any suggestions for where 'Visitor Hubs' should be developed?

Yes [  ]                  No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 12: Lakes and Waterways**

Question 15: Do you agree with the Council's preferred option for addressing development affecting the lakes and waterways?

Yes [  ]                      No [  ]

If not, why not and what alternatives would you suggest?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Main Issue 13: Supporting Good Design and Place Making.**

Question 16: Do you agree with the Council's preferred option for supporting good design and place-making?

Yes [  ]                      No [  ]

If not, why not and what alternatives would you suggest?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

Question 16b: Do you think that there should be supplementary planning design guidance produced specifically for the Sperrins AONB in conjunction with adjoining 'AONB' Councils?

Yes [  ]                      No [  ]

If not, why not and what alternatives would you suggest?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting Main Issue and question number)

**Carried Forward Planning Policies**

**PPS 6 – Planning, Archaeology and the Built Heritage.**

Question17: Do you consider the Council should identify any further Areas of Significant Archaeological Interest and/or Areas of Archaeological Potential?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

Question 18: Do you consider if there are any features/areas within and adjoining settlements to be of great amenity value, landscape quality or local significance and therefore worthy of designation as a LLPA?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

**PPS 17 – The Control of Outdoor Advertisements.**

Question 19: There has been an increase in the use of electronic signage, both mobile and fixed, across the district. Keeping in mind the LDP's overarching principles and options in relation to supporting good design and place-making, how should the LDP address this issue?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

**PPS 10 – Telecommunications.**

Question 20: Mobile phone usage has become part of everyday life and the increasing usage of 'smart phone' technology has become more necessity than luxury. How do you suggest the Council address the issue of 'Not-Spots' within the District?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

**The Strategic Planning Policy Statement – Retailing**

Question 21: Do you consider that 1000 square metres gross external area is an appropriate maximum threshold for retail or town centre type developments proposed outside of the town centres designated within the FODC area and not in accordance with the LDP?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

Question 22: Do you think the existing town centre boundary in Enniskillen should be retained or amended? If amended, how so?

Retained [  ]                      Amended [  ]

If amended, what changes would you suggest?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

Question 23: Do you think the existing town centre boundary in Omagh should be retained or amended? If amended, how so?

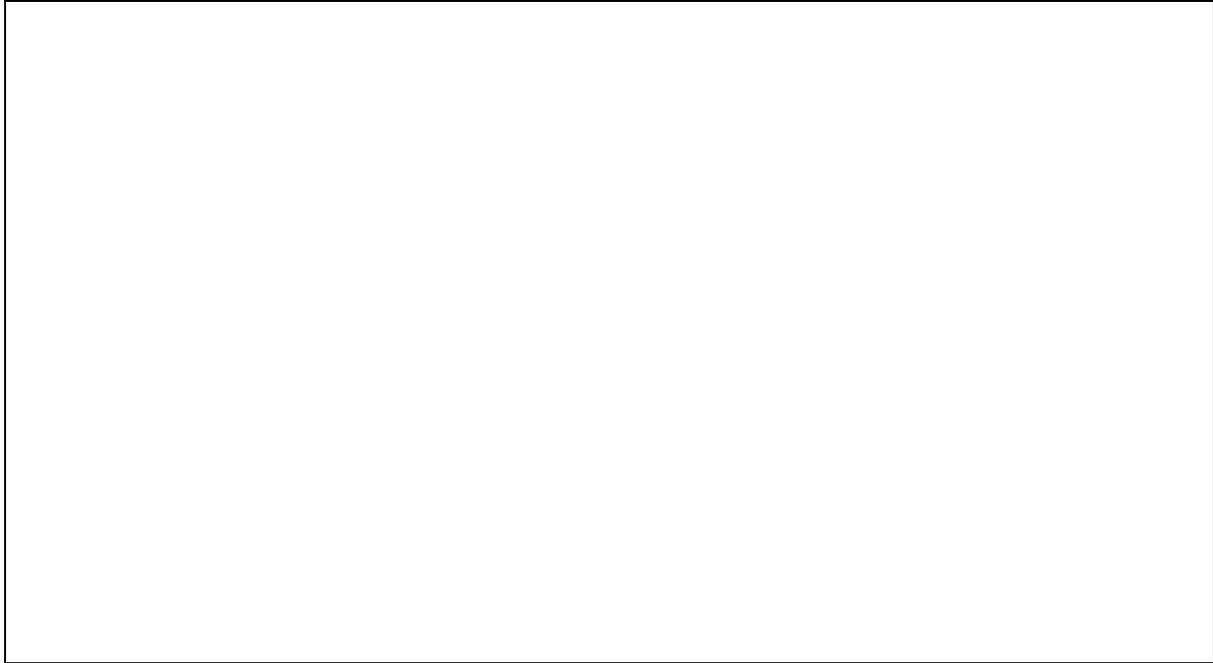
Retained [  ]                      Amended [  ]

If amended, what changes would you suggest?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

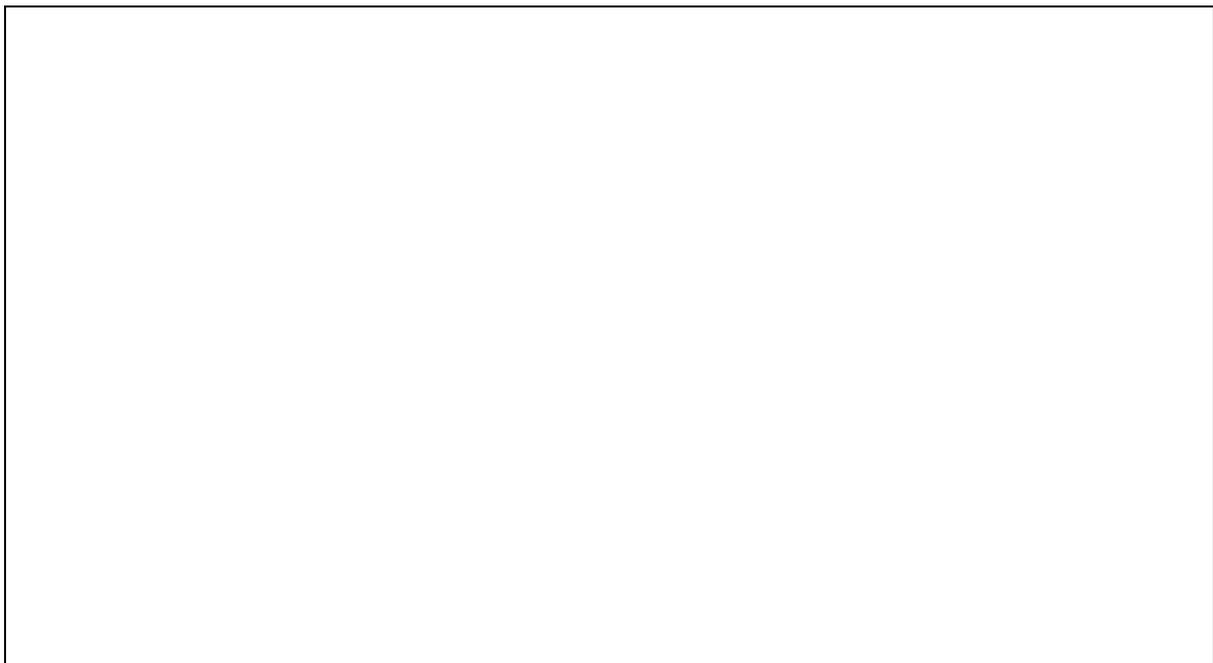
Question 24: Where do you think the Primary Retail Core should be located in Enniskillen?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)



Question 25: Where do you think the Primary Retail Core should be located in Omagh?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)



Question 26: Should the LDP designate local centres within the two main towns of Enniskillen and Omagh? If so, where do you suggest?

Yes [  ]                      No [  ]

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

Question 27: What approach should be taken to opportunity/vacant sites in Enniskillen and Omagh town centres?

(Use the space below to explain your response, or please continue on a separate sheet if required, quoting question number)

### **How the Council will deal with your comments.**

Thank you for taking the time to complete the form. Unfortunately, we are not able to provide individual responses to questionnaires. However, all comments received will be analysed and reported to the Council, at the next stage of the process.

Following the consultation period, the Council will consider all comments received and place a consultation statement on the Council's website and at the Council offices, setting out a summary of the representations and how the Council is using the responses to help develop the Local Development Plan.

Please note that your responses are therefore public documents and available for public scrutiny. The information will be held on a database and used to assist with the preparation of all LDF documents and with the consideration of planning applications, in accordance with the Data Protection Act 1998.

Please ensure we receive your comments before the deadline of 5pm on Monday 28<sup>th</sup> November 2016. If you require large print copies of the questionnaire please ring Fermanagh & Omagh District Council on 0300 303 1777.

The next stage in the process is the development of the draft Plan Strategy which is expected to be published for consultation during the first quarter of the 2017-2018 financial year.