



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

Local Development Plan 2030 - Timetable

Revised May 2026

Keeping in Touch

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Should you require a copy of this Timetable in an alternative format, it can be made available on request in large print, audio format, or Braille. It may also be made available in minority languages to meet the needs of those for whom English is not their first language.

1 Introduction

- 1.1 The purpose of this Timetable is to set out the key stages of and indicative timescale for the production of the Fermanagh and Omagh Local Development Plan 2030 (LDP).
- 1.2 The Timetable meets the legislative requirements of the Planning Act (Northern Ireland) 2011 and the associated Planning (Local Development Plan) Regulations (Northern Ireland) 2015.
- 1.3 The purpose of the Timetable is to help ensure that the plan process is efficiently managed and that the key stakeholders, such as consultation bodies and the Planning Appeals Commission (PAC) or appointed persons, are kept informed and can manage their own resources to facilitate involvement in the LDP process.
- 1.4 The original Timetable was approved by resolution of the Council in May 2016. Following completion of the first key stage of the LDP process - the publication of the Preferred Options Paper in October 2016 and subsequent consultation – the Council agreed to review the LDP Timetable. A revised Timetable was agreed by the Council in June 2018. The publication of the draft Plan Strategy in October 2018 was in accordance with this revised Timetable.
- 1.5 Revised Timetable was agreed in January 2020 to provide a more realistic timeframe for the key remaining stages of the LDP process which includes the Independent Examination of the draft Plan Strategy and publication of the Local Policies Plan.
- 1.6 A further Revised Timetable was then agreed in November 2020 to reflect delays due to the COVID-19 situation and to take account of an 8-week consultation period on proposed changes to the draft Plan Strategy (the original proposed changes consultation was cancelled and re-run for an additional 8 weeks). Additional time had also been factored in for DfI at submission stage and the IE Report Stage.
- 1.7 The Timetable was last reviewed in May 2024 to take account of the growing workloads associated with the preparation of the Local Policies Plan and to provide a more realistic timeframe for progressing the second stage of the LDP process. This revision also reflected the additional work programme arising from the call for sites exercise.
- 1.8 The Timetable is being reviewed again to reflect the scale of work generated by the successful call for sites process, which resulted in a high volume of submissions requiring detailed assessment. In addition, substantial evidence-gathering is ongoing to support site-specific policies and proposals associated with settlement limits, land use zonings and environmental designations within the Local Policies Plan. These factors have had a continued impact on the programme and necessitate a further adjustment to ensure that the timetable

remains realistic and achievable as work progresses on the Local Policies Plan.

- 1.9 As outlined in Development Plan Practice Note 10 'Submitting Development Plan Documents for Independent Examination' (December 2019), the Department aims to consider the Council's submission within 8 weeks, and this has been factored into the revised Timetable.
- 1.10 In relation to public consultation, this Timetable should be read alongside the Fermanagh and Omagh Statement of Community Involvement (SCI).
- 1.11 The Timetable meets the requirements of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, which requires Council to prepare and keep under review a Timetable for the preparation and adoption of its LDP. The Timetable has also been developed within the context of the Council's Corporate Plan and as set out under guidance document Development Practice Note 3 (DPPN 3). The Department has recently updated DPPN 3, which, has been taken into account in preparing this Timetable.
- 1.12 This Timetable has been approved by resolution of Fermanagh and Omagh District Council prior to being submitted to and agreed by the Department for Infrastructure (DfI) in accordance with Regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

2 Purpose and Status of the Local Development Plan

- 2.1 The purpose of the Fermanagh and Omagh Local Development Plan, comprising the Plan Strategy and Local Policies Plan, is to inform the general public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the District up to 2030.
- 2.2 The LDP will be prepared within the context of the Council's Corporate Plan and Community Plan to ensure that there is a shared vision for the district and communities. It will set out the long term social, economic and environmental objectives for the district and ensure that lands are appropriately zoned and that our infrastructure is enhanced to meet future development needs.
- 2.3 The LDP will also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy, the Regional Development Strategy, Strategic Planning Policy Statement and Planning Policy Statements.

- 2.4 The LDP will be produced in two stages and will comprise two separate Development Plan Documents (DPD) – the **Plan Strategy** and **Local Policies Plan** - that will shape development within the District up to 2030.
- 2.5 The **Plan Strategy** establishes the strategic direction of the plan in order to provide a level of certainty on which to base key development decisions in the district as well as the necessary framework for the preparation of the local policies plan. It will set the aims, objectives, overall growth strategy and associated generic policies applicable to the Plan area.
- 2.6 The Plan Strategy was adopted by Fermanagh & Omagh District Council on 16th March 2023. A **Local Policies Plan** will be prepared which will be consistent with the Plan Strategy. In contrast to the Plan Strategy, it will include site-specific policies and proposals associated with settlement limits, land use zonings and environmental designations required to deliver the Council's vision, objectives and strategic policies.
- 2.7 The LDP will, on adoption, replace the current development plans for the District and operational planning policies that were produced by the Department. These are:
- Fermanagh Area Plan 2007 (adopted March 1997)
 - Omagh Area Plan 2002 (adopted September 1992)
- 2.8 Parallel to the preparation of the Plan Strategy and the Local Policies Plan is the process of **Sustainability Appraisal**. This appraisal process aims to ensure that the policies and proposals in the LDP are socially, economically and environmentally sustainable. Relevant reports will be published at each of the key stages of the plan making process as detailed in the Timetable at Appendix 1.

3 The Timetable

- 3.1 The Timetable provides indicative¹ dates for the key stages in the production of the local development plan. Prior to work commencing on the production of the LDP, two key documents must be produced and agreed with the Department. One is this Timetable, and the other is the Statement of Community Involvement (SCI). The SCI sets out how and when we will engage with the local community in both the preparation of planning policy and decisions around planning applications. The Council's SCI is available to view on its website www.fermanaghomagh.com.
- 3.2 The key elements of the plan process as shown in the diagram on Page 7 can be summarised as follows:

¹ In accordance with Regulation 6 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Preferred Options Paper (POP) - The publication of the POP represents the formal statutory commencement of the LDP process. This public consultation document sets out the key issues for the District and the preferred options available to address them. The POP seeks to promote debate on issues of strategic significance which are likely to influence the shape of future development in the District. Any representations or views received as a consequence of its publication will be considered whilst formulating the draft Plan Strategy and Local Policies Plan.

Plan Strategy (PS) - The Plan Strategy gives an indication of the Council's intentions regarding the future development of the District and is a key part of the public participation process.

- **Independent Examination (IE)** - An IE was held in the Quarter 4 of 2022/23 to determine the soundness of the Draft Plan Strategy, taking into account any representations or counter representations. An IE Report of the findings from the Independent Examiner was issued to the Department².
- **IE Report and Direction** – Following consideration of the IE Report, the Department issued the IE Report alongside the Department's Direction to the Council. The Council incorporated any changes outlined in the IE Report in line with the Department's Direction Report into the Plan Strategy.
- **Adoption of Plan Strategy** – Following the Independent Examination, and Direction from the Department, the Plan Strategy was formally adopted by the Council.

Local Policies Plan – The Local Policies Plan is the second document comprising the LDP. The draft Local Policies Plan is a public consultation document and will contain the Council's detailed land use proposals regarding the future development of the District.

- **Independent Examination** – An IE will also be held to determine the soundness of the draft Local Policies Plan, considering any representations or counter representations. Following the IE, an IE Report of the findings will be issued to the Department.
- **IE Report and Direction** – Following consideration of the IE Report, the Department will issue the IE Report along side the Departments Direction to the Council. The Council must incorporate any changes outlined in the IE Report in line with the Department's Direction into the Local Policies Plan.

² There is no statutory timeframe for this period of time.

- **Adoption of Local Policies Plan** – Following the Independent Examination, and direction from the Department, the Local Policies Plan will be formally adopted by the Council.

3.3 In addition to the various actions at the key stages of the preparation of the Plan, the Timetable includes actions relating to a number of assessments which the Council is required to carry out to accompany preparation of the local development plan. These include:

- **Sustainability Appraisal (SA)** (incorporating the Strategic Environmental Assessment, SEA) - A tool for appraising policies to ensure they reflect development objectives (social, environmental and economic factors). This is required in relation to both development plan documents and also involves consultation on the scope of the appraisal alongside the POP consultation. The SA also incorporates the procedure for SEA which contributes to the integration of environmental considerations in the preparation and adoption of plans and programmes.
- **Habitats Regulations Assessment (HRA)** - This considers the potential impact of LDP policies and proposals on European designated nature conservation sites. Prior to completing a HRA, an initial screening exercise will be undertaken at the POP stage to determine if the LDP requires a full HRA.
- **Equality Impact Assessment (EqIA)** - In line with the Council's Equality Scheme, an Equality Screening will be undertaken at the POP stage to assess if the LDP is likely to have an impact on specific groups identified in Section 75 of the Northern Ireland Act 1998. If required, a full EqIA will be undertaken for both the Plan Strategy and the Local Policies Plan.
- **Rural Proofing** – Rural proofing is the process by which all major policies and proposals (including LDPs) are assessed to determine whether they will have a differential impact on rural areas. If so, mitigation measures need to be considered. A Rural Needs Impact Assessment is the document produced when rural proofing is carried out.

Fermanagh and Omagh Local Development Plan 2030 Timetable

Local Development Plan Process Key Stages	Notes and accompanying Assessments	Indicative Timescales
Agree Timetable and Statement of Community Involvement	<ul style="list-style-type: none"> Invite comments from Consultation Body (NIEA) on Sustainability Appraisal (incorporating SEA) Scoping Report 	Quarter 1 2016/2017
Publication of Preferred Options Paper (POP)	<ul style="list-style-type: none"> Publication of Sustainability Appraisal (SA) Interim Report comprising Scoping Report and appraisal of alternatives. 	Quarter 2 2016/2017
Statutory Public Consultation (8 weeks)		
Publication of draft Plan Strategy (PS)	<ul style="list-style-type: none"> Publication of Sustainability Appraisal Report (incorporating SEA) Publication of Draft Habitats Regulations (HRA) and Equality Impact Assessment (EqIA) 	Quarter 3 2018/2019
Statutory Public Consultation (8 weeks: For Representations) (8 weeks: For Counter-representations)		
Independent Examination	<ul style="list-style-type: none"> Submission to DfI 	Quarter 3/4 2020/2021
	<ul style="list-style-type: none"> Hearing Sessions 	Quarter 4 2021/2022
	<ul style="list-style-type: none"> IE Report to Department Department Issues IE Report and Department's Direction to Council 	Quarter 2 2022/2023 Quarter 4 2022/2023
Adoption of Plan Strategy	<ul style="list-style-type: none"> Publication of Sustainability Appraisal Adoption Report (incorporating SEA) Publication of HRA and EqIA 	Quarter 4 2022/2023
Publication of draft Local Policies Plan	<ul style="list-style-type: none"> Publication of Sustainability Appraisal Report (incorporating SEA) Publication of Draft HRA and EqIA 	Quarter 3/4 2026/2027
Statutory Public Consultation (8 weeks: For Representations) (8 weeks: For Counter-representations)		
Independent Examination	<ul style="list-style-type: none"> Submission to DfI 	Quarter 4 2027/2028 – Quarter 1 2028/2029
	<ul style="list-style-type: none"> Hearing Sessions 	Quarter 2/3 2028/2029
	<ul style="list-style-type: none"> IE Report to Department Department issues IE Report and Department's Direction to Council 	Quarter 1/2 2029/2030 Quarter 1/2 2029-2030
Adoption of Local Policies Plan	<ul style="list-style-type: none"> Publication of Sustainability Appraisal Adoption Report (incorporating SEA) 	Quarter 2/3 2029/2030

	<ul style="list-style-type: none"> • Publication of HRA and EqIA 	
Monitoring and Review of Local Development Plan <ul style="list-style-type: none"> • Annual Monitor • 5 & 10 Year Review 	Monitoring of Sustainability Appraisal and other Assessments	Ongoing

Note 1: SEA (Strategic Environmental Assessment); HRA (Habitats Regulation Assessment); EqIA (Equality Impact Assessment); SA (Sustainability Appraisal) Note 2: These timescales which refer to quarters in the financial year are indicative only and do not take account of any factors which may delay the progress of the plan such as any legislative changes, any regional policy changes, the availability of resources and other factors outside the control of the Council.

4 Delivery of the Local Development Plan

- 4.1 There are a number of factors which could potentially impact on the delivery of the Local Development Plan. Meeting the indicative timescales set out within the timetable is dependent upon factors such as effective governance arrangements, involvement of elected Members, adequate resourcing and the management of risk. There are also a number of factors which are outside the Council's control including input from consultees, the duration of the Independent Examination and reporting period, subsequent consideration by the Department and any potential judicial proceedings.
- 4.2 To manage the plan making process, the following steps will be put in place
- A Steering Group will be established comprising of council members, the Chief Executive, Directors. This is a high-level co-ordinating body that will ensure overview and strategic input on behalf of the whole community as well as from the planning professionals.
 - A Project Management Team will be established comprising key officers from the Council, the Principal Planning Officer and invited representatives from the key statutory/government departments. The purpose of the team is to ensure key consultees are able to contribute to and co-operate in the plan-making process. The project management team will be consulted on emerging plan policies and act as an initial scoping group for the SA.
 - Progress reports on the LDP will be submitted on a regular basis to the Regeneration and Community Committee.
 - Informal workshops will be held at appropriate stages with elected Members as the Local Policies Plan is developed.
- 4.3 The Timetable takes account of the statutory consultation periods required at each stage of the publication of each plan document (Plan Strategy or Local Policies Plan). An allowance for the Planning Appeals Commission's (PAC) involvement in the Independent Examination process through to the submission of their report to the Department is also included. The PAC has indicated that this involvement could last on average 9 to 12 months. The Council will require a minimum 2 months to make the necessary arrangements for adoption and publication of each plan document.

5. Risks

- 5.1 The delivery of a successful LDP is extremely challenging and there are a number of risks that could slow down the production of the LDP. In order to manage risk, a Risk Register will be established for the project and risk identified. Appendix A sets out the key risks identified in relation to the overall project plan and proposed mitigation measures to be implemented in order to ensure that sound documents are prepared in a timely manner.

6. Review

- 6.1 An annual monitoring report will be produced by the Council to inform Elected Members and the Department on progress in meeting the Timetable. If progress on plan production has slipped, the Timetable will need to be revised and agreed with the Department in accordance with the Development Plan Regulations. Any amendments will be publicised and made available on the Council's website.

Appendix A – Risk Associated with the LDP Timetable

Issue	Risk	Mitigation
Scale and nature of work – LDP timeframe too exacting to match resources. Staff resource levels to match task.	Scale and uncertainty of new LDP process. Impediments to delivery could pose reputational harm.	Continued corporate commitment to a robust level of resourcing the LDP work. The LDP will continue to be recognised as a high priority. Robust management of staff resources and cross service working as appropriate. Ensure sufficient staff resources to match work requirement. Further recruitment potential.
Lack of specialist resources.	Elements of the LDP will require specialist technical skills and there is a risk that some of this work cannot be progressed in-house.	Close working with partners who have the necessary skills. Use of external consultants to support LDP team as appropriate.
Financial resources.	Sufficient resources required for all elements - especially consultancy work.	Financial planning and resourcing.
Unquantifiable level of likely public interest.	Number and nature of representations are not quantifiable. Issues may arise in consultation that lead to longer response times by the Council and longer examination and reporting time.	Resources required to manage consultation process (including ICT requirements to manage representations)
Lack of capacity of PAC and other statutory agencies.	PAC and statutory agencies will need to be adequately resourced to ensure there is capacity to engage with and respond to multiple LDP preparation processes across the region.	The LDP Timetable provides forward notice.
Securing political consensus on elements of the LDP.	A divergence in views on some elements of the LDP could lead to delays in securing consensus amongst Members at key stages.	Build in sufficient time in the Timetable to allow for the necessary political consensus to be agreed. Cross-party representation on the LDP Steering Group to help aid political buy-in for policies and proposals.

Issue	Risk	Mitigation
Changes to regional policy, legislation or guidance during the preparation of the LDP.	Changes in regional statutory or non-statutory policy guidance and advice could affect the content and direction of local policy preparation and decisions may cause delays in the LDP. Similarly, changes to planning legislation and/or subordinate regulations could introduce amendments to the plan making process, introducing new obligations and necessitating additional work. Unforeseen additional work may also be required as a result of new emerging evidence at a local or regional level.	Engage with wider membership of Council through workshops. Regular reporting to committees. Monitoring of likely changes.
Potential delays associated with the Independent Examination & subsequent IE Report and Direction	The timescales associated with the Soundness Based Independent Examination are beyond the control of the Council and could vary considerably depending on the capacity of the Planning Appeals Commission or other independent body; the scale and complexity of the LDP or the level of public interest. Potential to result in prolonged timescales associated with both the holding of public examinations and the subsequent issuing of the IE report and Direction.	LDP Timetable provides forward notice of the resource requirements from the Department and PAC appointed persons. Early notice will be given to the Department and PAC appointed persons of the request to hold a public examination. Close liaison with Department/PAC appointed persons to highlight any potential issues/problems at an early stage.
Tests of soundness.	Potential risk of the LDP documents being unsound, which could result in major delays to the implementation of the policies or an inability to adopt the LDP.	Effective scoping of work and development of a robust evidence base to support the soundness of the LDP.
Legal challenge	Potential Risk of legal challenge to process of LDP. Likely potential impact as a result – additional work or delay to adoption.	Engagement with the Department and PAC appointed persons. Compliance of LDP process against legislative requirements.

Issue	Risk	Mitigation
Covid19 or similar pandemic	<p>Potential risk of a pandemic, or other crisis similar to Covid19, impacting on the timing of some of the actions in the timetable.</p> <p>Inability to comply with Statement of Community Involvement in relation to face-to-face public meetings.</p>	<p>Monitoring of any such events.</p> <p>Engagement with Department and PAC.</p> <p>Increased use of IT and provision of virtual meetings.</p>
Potential failure of internal processes/systems.	<p>Potential risk of failure of internal processes/systems resulting in a need to re-run elements of the plan making process, thereby resulting in time delay.</p> <p>Potential risk of a legal challenge if there is a breach of confidentiality during the preparation of the LDP which would render the plan unsound and resulting in a delay.</p> <p>A conflict of interest identified during or after the LDP process could render the LPD unsound or result in a legal challenge.</p>	<p>Establishment of robust internal checking mechanisms.</p>