



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: <http://www.fermanaghomagh.com/residential-services/planning-and-building/planning/preferred-options-paper/>
2. Alternatively, you can fill in this form electronically and email it to 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:	Ministerial Advisory Group (MAG)	
Organisation (if applicable):		
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Please note all responses must be received by the Council by the end of the consultation on Monday 28th 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.

The vision is surprising brief and, while it states important principles, a Vision is expected to describe the council's ambition for the Council area in more length.

There is great emphasis on sustainability and that is to be welcomed. However I feel more needs to be said about Sustainability Transport and Active Travel in the Vision. How will they "reduce the need to travel and increase use of sustainable forms of transport"? It needs a bolder statement.

Public transport and active travel connections need to be embedded in the planning process. Similar to the requirements of the Active Travel Bill in Wales.

Development proposals should demonstrate how sustainable transport (and active travel are acknowledged and provided for within and around the development site (for example, how does the housing development connect with the local schools, shops and Leisure Centre).

Positive planning with sustainable transport and active travel will reduce car journeys and promote active travel and help make public transport viable.

This could be included in any or all of the three pillars of sustainability or simply be part of the overall vision.

The Strategic Objectives are clear and comprehensive. In particular, the objective on the environment identifies and describes succinctly the need to improve the quality of the natural and built environment

Spatial Options for Development - Settlement Hierarchy

Question 2: Are there any areas 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)

The options presented in the Preferred Option Paper are strategic and whilst Option 3 is the preferred option in allocating housing numbers between Omagh and Enniskillen; the towns, villages and small settlements; and the countryside, it seems unbalanced to allocate 3114 houses to Enniskillen and Omagh as the main hubs and drivers to attract employment and provide higher order services, and 1407 houses to the countryside. The 2011 census showed that only 33% of households were within the two main hubs of Enniskillen and Omagh whilst 40.6% were in the countryside and 26.4% within the smaller towns, villages and smaller settlements.

Whilst the surge of speculative single houses in the countryside during 2004-2006 has tapered off, the allocation of 1407 houses in the countryside takes away from the consolidation of small towns, villages and small settlements, many of which are sprawling settlements of private and semi-detached housing dominated by roads. The maintenance of 26.4% of the housing allocation (1370 houses) for smaller towns, villages and small settlements in the three options provides the housing stock to provide for good design, connectivity and linkage with the development of brown field sites within development limits.

We feel that none of the option's take account of improving the settlements that are already in place and we would welcome the opportunity to discuss this further.

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)

We feel that further more detailed analysis would be required and would welcome the opportunity to discuss this further with you. Whilst Option 2 defines social and landscape parameters to protect vulnerable communities and landscapes, it should mention policies to control siting; design guides and development control advise notes to include: “need to integrate and cluster, consolidate and group new development with existing established buildings” in the Special Countryside Areas; the Rural Protection Areas; and the Remaining Countryside Area to reduce single houses in the countryside.

Whilst the objective of Options 2 is to protect Special Countryside Areas and Rural Protection Areas, if additional development is required to deal with degradation of existing settlements and improve the built environment within settlement limits in sensitive landscape then subject to high design standards, this would improve the settlement relationships with surrounding countryside.

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 areas within FODC which would benefit from this approach?

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)

We would welcome the opportunity to discuss this in further detail with you to discuss the proportion of the countryside. Option 2 is the preferred option, subject to the following comments:

Whilst separate industrial / business parks, that have synergies from the grouping of different uses, are suitable for larger settlements, there is potential in the Fermanagh and Omagh Council area for small business to be developed to take advantage of the landscape, history and agriculture of the area such as food production; fishing and shooting; water skiing; genealogy; history; holiday accommodation.

Many business uses are compatible with housing and with the surrounding rural area. Use Classes that are compatible with housing areas, Class B1 (b) call centre; B1 (c) research and development; B2 light industry can be located close to housing or in housing areas in small settlements. These locations reduce the need to travel to work by car and have access by greenways with pedestrian and cycle ways.

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 1000m² 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 to manage access opportunities to FODC's 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)

MAG are broadly in agreement with Option three but suggest the following should be taken into consideration and once again would welcome the opportunity to discuss further with you:

- The beneficial impacts of good standards of civic stewardship, design and place making including landscaping, are particularly important in areas of low employment or multi-deprivation to reinforce social and economic efforts to attract private and public investment.
- Good design of the built environment is an essential component in delivering quality and maximizing the beneficial use of finance to deliver the spatial aspects of social and economic initiatives with the involvement of local communities.
- In addition to the designated areas identified by the council with particular emphasis on Design and Place making,
- The principles could also be included in the Good Design and place making section. Current "Active Travel" provision should be audited/mapped and an overall plan for the future development of active travel including the Greenway Strategy should be set out as a guide to place making and design (masterplanning).

The inclusion to limit the weight given to precedent is particularly welcome to ensure that judgment of good design is not restricted to precedent of location and form.

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)

28. Sustainability Appraisal - Interim Report

Do you have any comments on the content or findings of the Sustainability Appraisal Interim Report?

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

Fermanagh and Omagh District Council is committed to having due regard to the need to promote equality of opportunity:

- **Between persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;**
- **Between men and women generally;**
- **Between persons with disability and persons without;**
- **In addition, without prejudice to its obligations above, the Council shall, in carrying out its functions, powers and duties, have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.**

In order to help assess if representatives from all Section 75 categories are availing of the opportunity to participate in the local development plan engagement and working groups, you are asked to complete the following questions:

29. Gender:

Male: [] Female: [] Transgender []

Other Comments:

30. Which part of the district do you live in?

Fermanagh and Omagh Urban []

Fermanagh and Omagh Rural []

If you're not sure please state townland/hamlet/village/town.

Department for Communities Advisory Group and therefore not resident of Fermanagh or Omagh

31. Caring Status:

No caring responsibilities []

Care for children []

Care for other relative []

Other (please specify below) []

Not applicable – Advisory Group

32. Time spent on caring responsibilities (hours per week)

1 – 19 []

20 – 39 []

40+ []

Not applicable []

33. Ethnic Origin/Racial Group

Bangladeshi []

Black African []

Black Caribbean []

Chinese []

Indian []

Irish Traveller []

Pakistani []

White []

Mixed ethnic group []

Black []

Other (please specify below)

Disability :

Under the Disability Discrimination (NI) Act 1995 a disabled person is defined as a person with:

“A physical or mental impairment, which has a substantial or long term adverse effect on their ability to carry out a normal days activities.”

34. Having read this definition, do you consider yourself to have a disability?

Yes: [] No: [] Other []

35. Type of disability (only answer if you have answered yes to question 34)

Vision impairment []

Hearing impairment []

Mobility disability []

Communication difficulties []

Multiple impairment []

Learning difficulty []

Other []

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 28th 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.