

Towards our Local Development Plan for Mid Ulster 2030

Preferred Options Paper

Easy read guide



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

A Summary of Preferred Options

An invitation to express your view

Your views matter and can help shape how Mid Ulster develops in the future. Mid Ulster Council has commenced preparation of the Mid Ulster Local Development Plan 2030, with publication of a Preferred Options Paper in November 2016. This summary is aimed at informing everyone, particularly those wishing to be involved in shaping Mid Ulster but who do not wish to go through the detail of the Preferred Options Paper (POP).

The paper explains what the Local Development Plan is together with the key issues facing Mid Ulster are. It proposes strategic guidelines for accommodating growth across Mid Ulster, together with housing allocations and policies. It also explores how the creation of new jobs and prosperity can be facilitated and how our environment can be enhanced and infrastructure improved. It also provides a series of maps showing where possible constraints on development could be introduced and indicates directions of growth for the towns.

What is the Local Development Plan?

The Plan will provide a blueprint for accommodating new homes, businesses and leisure activities to improve the quality of our lives and meet the needs of our growing population, whilst protecting our natural and built heritage for our children and our children's children.

The Plan will comprise a Plan Strategy and a Local Policies Plan. The Plan Strategy provides the framework for accommodating growth and managing sustainable development across the whole district. It is our first opportunity to tailor planning policy to local needs.

Once the Plan Strategy is agreed a Local Policies Plan will be prepared focusing on each town and village by defining settlement limits, land use zonings, environmental designations and introducing bespoke policies as appropriate to individual places.

Consultation

A copy of the Preferred Options Paper and all supporting documentation including the Sustainability Appraisal / SEA Interim Report is available on disc from the Council Offices or on the Mid Ulster District Council Website:

www.midulstercouncil.org/developmentplan

The Preferred Options Paper is also available in hard copy or to view during office hours, 9am – 5pm at the following council offices:

Cookstown Office
Burn Road, Cookstown
BT80 8DT

Dungannon Office
Circular Road, Dungannon
BT71 6DT

Magherafelt Office
50 Ballyronan Road
BT45 6EN

Representation may be made during the consultation period via e-mail to developmentplan@midulstercouncil.org or in writing to Mid Ulster Council Planning Department, Magherafelt Office, 50 Ballyronan Road, Magherafelt, BT45 6EN.

Comments to arrive no later than
5pm on 27th January 2017.



Key issues

The Plan will share the vision of the Council

“An outward-looking, dynamic and liveable region with a strong sense of its place in the wider world; a region of opportunity where people enjoy living and working in a healthy environment which enhances the quality of their lives and where diversity is a source of strength rather than division.”

And it aims to:

- Support strong, sustainable growth for the benefit of all parts of the region.
- Support our towns, villages and rural communities to maximise their potential.
- Promote development which improves the health and well-being of communities.
- Improve connectivity to enhance the movement of people, goods, energy and information between places.
- Protect and enhance the environment for its own sake.
- Take actions to reduce our carbon footprint and facilitate adaptation to climate change.

But it will be tailored in line with our emerging Community Plan which presents a vision of:

“Mid Ulster.....a welcoming place where our people are content, healthy and safe; educated and skilled; where our economy is thriving; our environment and heritage are sustained; and where our public services excel.”

Existing issues we need to address include:

- 5.1 % of homes are considered unfit.
- Over 500 households are registered as being in need of social housing.
- High mortality rates for, respiratory and circulatory diseases and growing mental health concerns.
- Long travel times to public services with some 50 minute travel times to an acute care hospital.
- Low academic achievement with 43% of us with no or low qualifications.
- Below average household incomes and wages, pockets of deprivation in an area dependent on jobs in private sector employment with one in eight of us being self-employed.
- Supporting disabled and dependant people with one in ten of us acting as unpaid carers.
- Limited access to public transport and a high dependency on the car.
- Low tourist visitor numbers and overnights stays reflective of low investment in tourism infrastructure.
- Equality and diversity for our mixed population in terms of ethnicity, religion and political opinion.

We are also custodians of an area rich in natural and built heritage which include:

- peatlands and mountains of the Sperrins Area of Outstanding Natural Beauty.
- internationally important wetlands of Lough Neagh and Beg.
- scenically valuable rivers and valleys including the Blackwater and Clogher Valley.
- 14% of Northern Ireland's listed buildings.
- over 1524 national monuments including Beaghmore stone circle and its historic landscape setting.

We have a population which is growing at a rate twice that of Northern Ireland which, by 2030:

- is projected to rise from 144,000 in 2015 to 165,000 by 2030.
- one in five of us will be under 16 and one in five will be over 65.

This means that by 2030 we will need land to accommodate **11,000** new homes and least **8,500** new jobs by 2030.

It also means increasing demands on public services for the young and for the elderly. These will be needed to accommodate a geographically dispersed population with a quarter of us currently living in the main towns, a third living in local towns and villages and 40% of our homes located in the countryside.

This poses challenges in relation to:

- accommodating growth to create quality place.
- creating jobs and enhancing prosperity.
- enhancing our environment and improving infrastructure.

It also means many of us will be faced with needing to remain economically active for longer whilst balancing increased pressures to provide care and support for elderly relatives. In addition, new technology is changing the way we socialise and work, making it increasingly possible to work from home or operate a business in remoter locations.

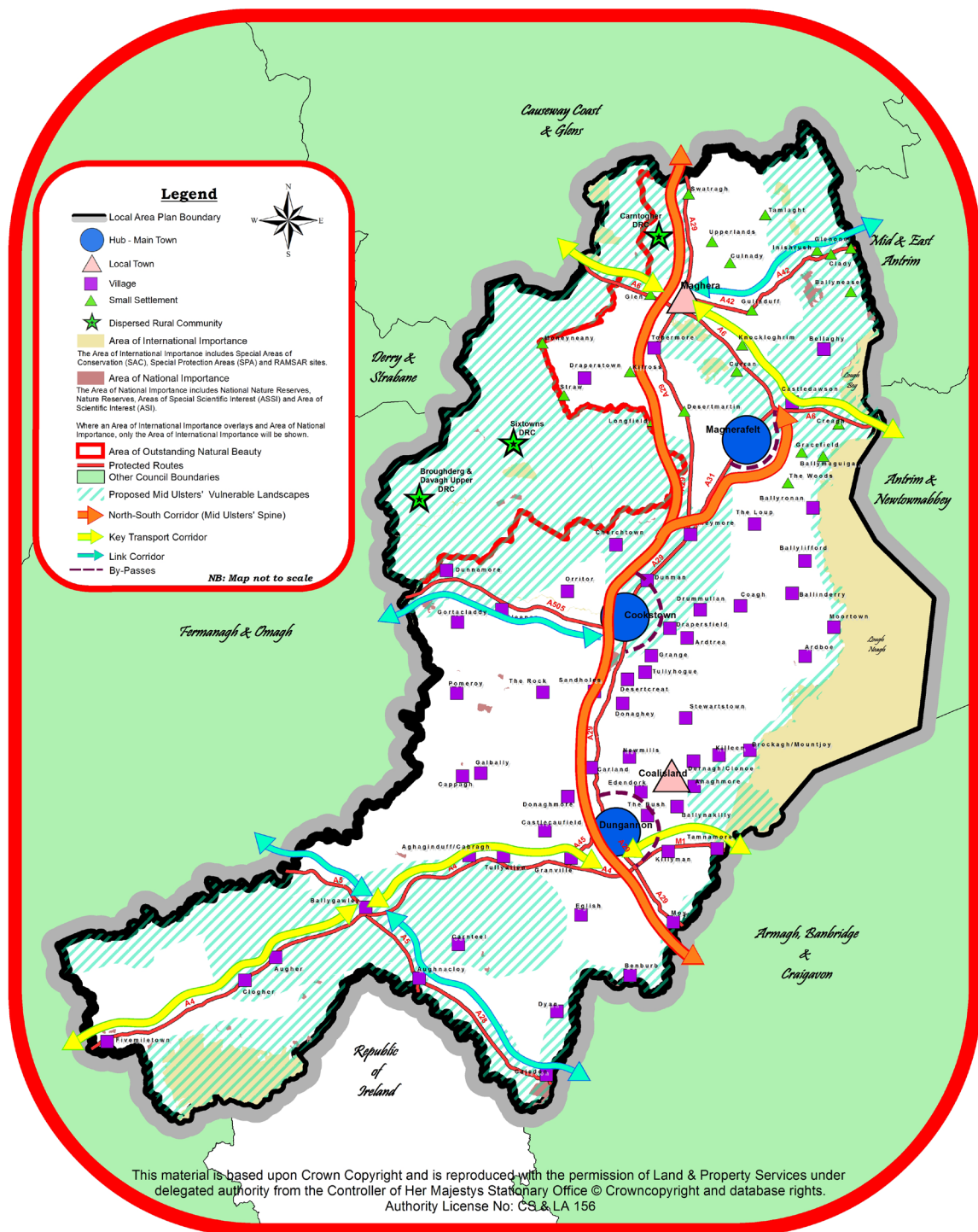
Our Plan will need to recognise that the way in which we live and work is also changing.

How can our Local Development Plan help us to help others?

Accommodating growth and creating places

In line with the Regional Development Strategy and to achieve balanced growth we are proposing a spatial strategy based on building the hubs and clusters and transport corridors. Mid Ulster is also served by local towns and villages and smaller settlements and dispersed rural communities set within many vulnerable landscapes. (figure 1 and 2)

Figure 1 Growth Strategy Map



This growth strategy is supported by a settlement hierarchy of towns, villages and small settlements.

Figure 2: Proposed Settlement Hierarchy for Mid Ulster District.

Hierarchy	Former Cookstown local government district	Former Dungannon & South Tyrone local government district	Former Magherafelt local government district
Towns:	Cookstown	Dungannon & Coalisland	Magherafelt & Maghera
Villages:	Ardboe Ballinderry Ballylifford Ballyronan Churchtown Coagh Drumnullan Moneymore Moortown Orritor Pomeroy Sandholes Stewartstown The Loup The Rock	Aghaginduff/ Cabragh Annaghmore Augher Aughnacloy Benburb Brockagh/ Mountjoy Caledon Castlecaulfield Clogher Ballygawley Donaghmore Edendork Eglish Fivemiletown Galbally Granville Killyman Moy Newmills Tamnamore The Bush	Bellaghy Castledawson Clady Desertmartin Draperstown Gulladuff Swatragh Tobermore Upperlands
Small Settlements:	Ardtree Desertcreat Donaghey Drapersfield Dunnamore Dunman Gortacladdy Grange Killeenan Tullyhogue Tullywiggan*	Ballynakilly Cappagh Carland Carnteele Dyan Dernagh / Clonoe Killeen Tullyallen	Ballymaguigan Ballynease Creagh Culnady Curran Glen Glenone Gracefield Inishrush Kilross Knockcloghrim Longfield Moneyneany Straw Tamlaght The Woods

Settlements identified in red have been re-positioned from the previous settlement hierarchy within the Cookstown 2010, Dungannon and South Tyrone 2010 and Magherafelt 2015 Area Plans. *Tullywiggan has been identified as a new settlement.

Spatial Framework

Based on this framework we are proposing to formulate policy and make decisions in accordance with the following Strategic Planning Guidelines:

SPG 1 - Manage growth based on sustainable patterns of development balanced across Mid Ulster, in accordance with the Regional Development Strategy with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements.

SPG 2 - Focus growth within the three main hubs of Cookstown, Dungannon and Magherafelt and strengthen their roles as the main administrative, trade, employment and residential centres within the district.

SPG 3 - Consolidate the role of the local towns of Coalisland and Maghera as service centres for their hinterlands providing appropriate development opportunities for housing, employment and leisure activities, in keeping with the scale and character of these settlements.

SPG 4 - Maintain and consolidate the role of the villages as local service centres providing opportunity for housing, employment and leisure activities in keeping with the scale and character of individual settlements.

SPG 5 - Provide development opportunities within small settlements appropriate to their size and scale, allowing for single houses and small groups of up to 6 houses.

SPG 6 - Accommodate development within the countryside that supports the vitality and viability of rural communities without compromising the landscape or environmental quality and whilst safeguarding our natural and built heritage.

SPG 7 - Support rural regeneration in remoter areas through the designation of Dispersed Rural Communities (DRCs).

SPG 8 – Encourage improvements to public and private transportation provision including railway lines and upgrading of the road network.

SPG 9 – Facilitate improvements to the A29 which acts as the transportation spine and link between Mid Ulsters' hubs and other trunk roads crossing the district.

SPG10 – Facilitate the protection of vulnerable landscapes and conservation interests, from inappropriate and over dominant development while promoting adequate provision of open space and landscaping integrated with broader green and blue infrastructure systems.

Your views on the Settlement Hierarchy and Spatial Planning Guidelines are welcome. As are any suggestions for other settlements that you feel should be recognised.

General Principles Planning Policy

Whilst individual subject topics will have specific policy proposed in the Preferred Options Paper, it is also essential that there are general planning principles which are incorporated into all planning decisions. Therefore the Preferred Options Paper proposes that planning permission will not be granted for development proposals which may meet the specific criteria but which have a negative impact on general principles such as:

- Amenity of neighbouring land uses.
- Being unacceptable in terms of scale and design in relation to their immediate environment.
- Having a negative impact on road safety or parking provision.
- Failing to meet the needs of people with mobility difficulties.
- Having an adverse impact on the landscape character of an area.
- Having an adverse impact on the biodiversity of the area.

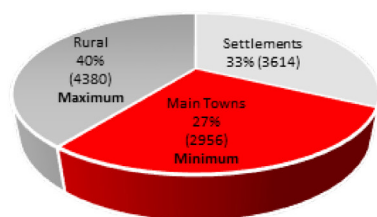
Allocation of Housing Land

It is anticipated that we will need land for **11,000** new homes by 2030 and the way in which this should be allocated across the District is a key issue.

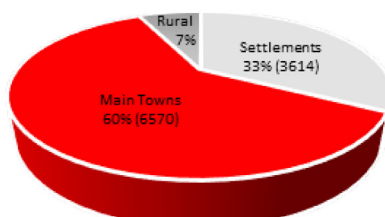
We have identified three options as to how new housing could be spread across the District (Figure 3). We could work on the principle of an equitable split which would mean that each settlement would get a share of growth based on its existing population (option1) or to varying degrees focus new housing development on the main towns (option 2 and 3). At present we have sufficient permissions and land zoned in the towns to meet growth as suggested by all three options. However whether this land is in the right location and whether land owners are prepared to release this land for development remains an issue.

Figure 3 Options for Accommodating Housing Growth

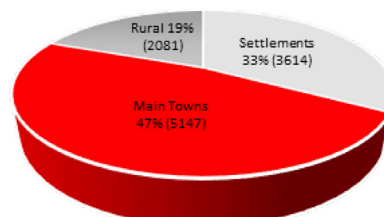
Option 1 Equitable split



Option 2 60% Target



Option 3 Urban drive



The main towns are our best location to accommodate housing growth over the long term because of the infrastructure, employment and access to goods and services on offer. They are also arguably the most environmentally sustainable location to accommodate growth.

But...

If housing growth is focused purely on the hubs this would suggest a need for stricter controls on single houses in the countryside. This would have a detrimental effect on rural communities as they have traditionally relied on self-build to provide themselves affordable houses and benefit the family support network.

Therefore we prefer:

- **Allocating growth equitably** between settlements to ensure the main towns provide at least 27% of new housing, but development in the countryside is controlled to ensure growth does not exceed the needs of its existing population, thus avoiding the excessive rural development and speculation of the past.

And wish to support this with policy for the **towns** which:

- **Protects housing land supply** by zoning land to meet housing needs
- **Provides market certainty** by retaining existing housing zonings where there is a degree of commitment to its delivery demonstrated by permissions and investment by land owners
- facilities and small rural enterprises where it is demonstrated that there is no available land with the settlement and the use is linked to that settlement.

In the **countryside** we have the option of managing development of single houses:

- More restrictively;
- Using existing policy provisions; or,
- Tailoring policies to meet our needs

We would prefer to adopt a mixed approach by:

- **Constraining dwellings** in our most environmentally sensitive areas such as the shore lines of Lough Neagh and Lough Beg and where they have significant impacts on international or locally recognised conservation designations.
- **Protecting rural character** to ensure dwellings are normally clustered with other buildings, are not visually dominant, integrate with existing vegetation and landscape features and are not detrimental to rural character by avoiding urban sprawl, build up and adding to ribbon development.
- **Retaining existing provisions for single dwellings** on the farms; within clusters or as infill in a ribbon; as replacement of an existing dwelling or conversion of an existing building; and, in response to special personal or domestic needs. However we recognise that there is a need to provide greater clarity to some of the policy tests in relation to dwellings on a farm and what constitutes an infill development.
- **Tailoring policy** to allow for dwellings in farm clusters and provide greater flexibility to provide single dwellings for carers or those needing care and to provide for a dwelling connected to rural businesses.
- **Designating dispersed rural communities** in remoter areas to facilitate single dwellings, clachan style development to meet the needs of people that contribute to the community and will assist in its regeneration.

Your views on the options for allocating Housing Land and on policy for houses in towns, villages and the countryside are welcome. If you wish for more land to be included in a settlement please identify where and explain why.



Creating Jobs and promoting prosperity

The emerging community plan recognises that we want:

- A prosperous, stronger and more competitive economy;
- More people at work in a growing variety of jobs;
- Vibrant and competitive towns and villages.

The Local Development Plan can assist in relation to all economic sectors.

(i) The Primary Sector – Agriculture and Mining

In Mid Ulster the Primary Sector is dominated by farming, mining and forestry. We therefore propose to assist people involved in these activities by:-

- Removing the requirement to demonstrate need when proposing to erect a farm building;
- Retaining policy to facilitate farm diversification;
- Facilitating re use of older traditional barns for non-residential use.

The Council also recognise that mineral extraction is essential to provide the raw materials of much of our manufacturing. It is therefore proposed to

- **Retain Mineral Reserve** Policy Areas to safeguard existing mineral reserves from surface development in order to ensure that existing business or future enterprises may extract the reserves. It is proposed to reduce the Mineral reserve area around Coalisland to exclude the area which has been worked out but retain the areas in Dungannon and Cookstown.

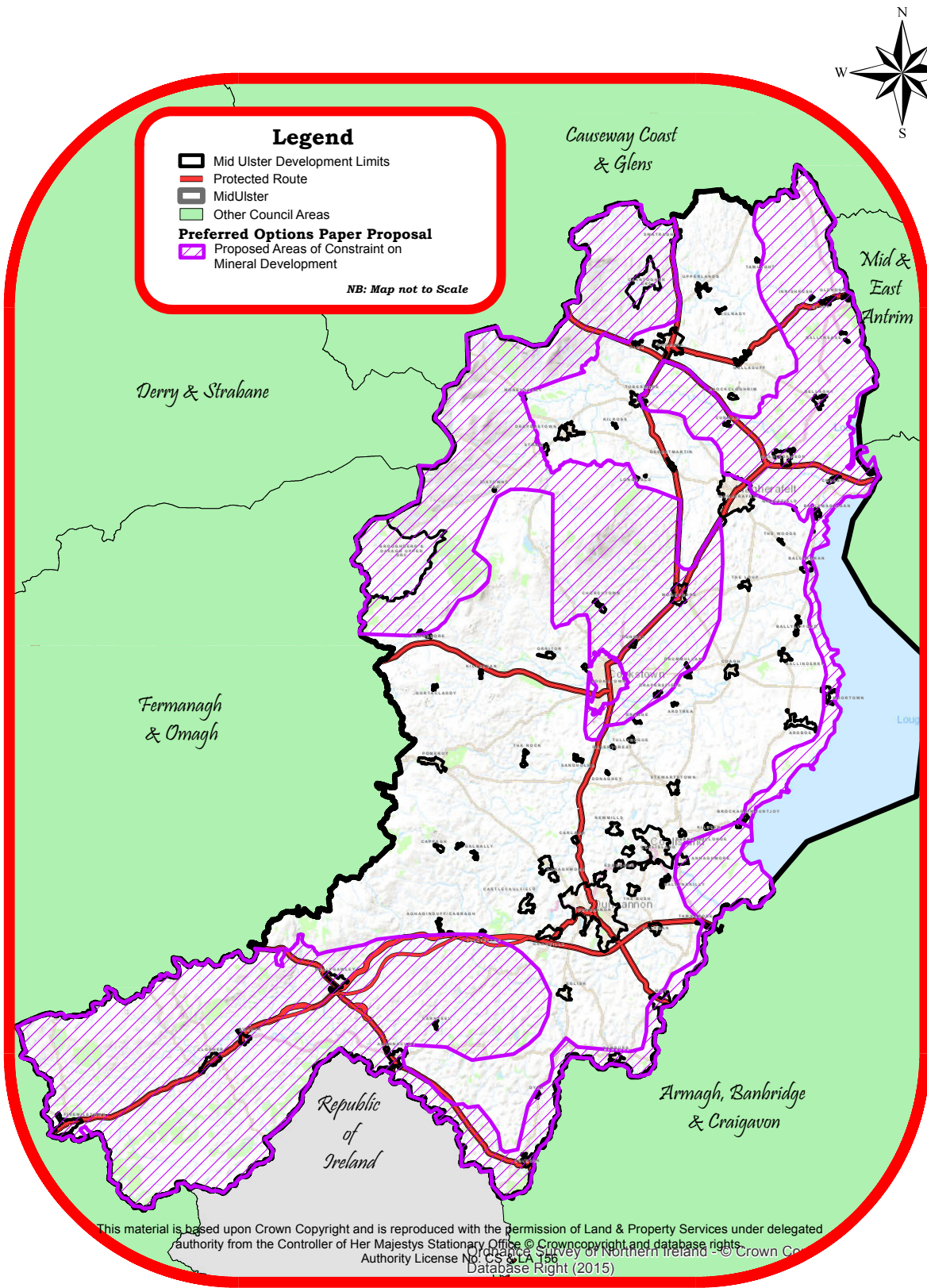
- **Designate Areas of Mineral Constraint** to protect our vulnerable landscapes. These will limit extraction to that with community benefits such as providing traditional buildings materials for the local market or minor expansion of existing works.

- **Facilitate mineral development in other locations** subject to its environmental impacts on natural and built heritage, local amenity and the capacity of our infrastructure to support it.

Your views on policy for supporting farming and mining activities and the extent of Areas of Mineral Constraint are welcome.



Figure 4 – Areas of Constraint on Mineral Development



(ii) The Secondary Sector - Industry and Mixed business

Manufacturing will remain an important source of employment with food processing, quarry products, and engineering all having their role to play in the district. The Local Development Plan can help strengthen this sector and accommodate new enterprises by:

- Zoning land for economic development in order to safeguard a long term land supply for new industry and mixed business uses and protect existing industry land. At present there is a shortage of public service sites in Dungannon and Cookstown whilst Magherafelt would benefit from additional zonings. Potential direction of growth to accommodate economic development uses are indicated on the settlement maps with the Preferred Options Paper.
- Protecting existing industrial uses from non-conforming uses or redevelopment proposals that could threaten the viability of an industrial use or its future operations.
- A flexible approach in settlements by considering proposals on their merits and in relation to impact and compatibility with the surroundings and facilitating small rural enterprises outside a village or smaller settlement, where there is no land to accommodate them.
- A more flexible approach in the Countryside by encouraging enterprise and home working and rewarding success by facilitating:
 1. a small workshop/office ancillary to a rural dwelling;
 2. the expansion of established economic development in curtilage or on a new site where there are clear operational and employment reasons, benefits to the economy and rural character is not undermined;
 3. re-development of an established economic development use or re-use of an existing redundant non-residential rural building;
 4. new industrial development in rural industrial policy areas based on existing employment clusters and linkages to the main transport corridors.

Your view on where more economic development land should be provided and whether a more flexible approach to accommodating economic development in towns, villages and the countryside is welcome.

(iii) The Tertiary Sector - Retail, offices, leisure and tourism

Potentially the greatest opportunity for economic growth is in relation to service provision. Those services such as shops, financial and professional services and many leisure activities for which people need to travel are best located in our town centres, because these are the most accessible locations for everyone including those of us without a car.

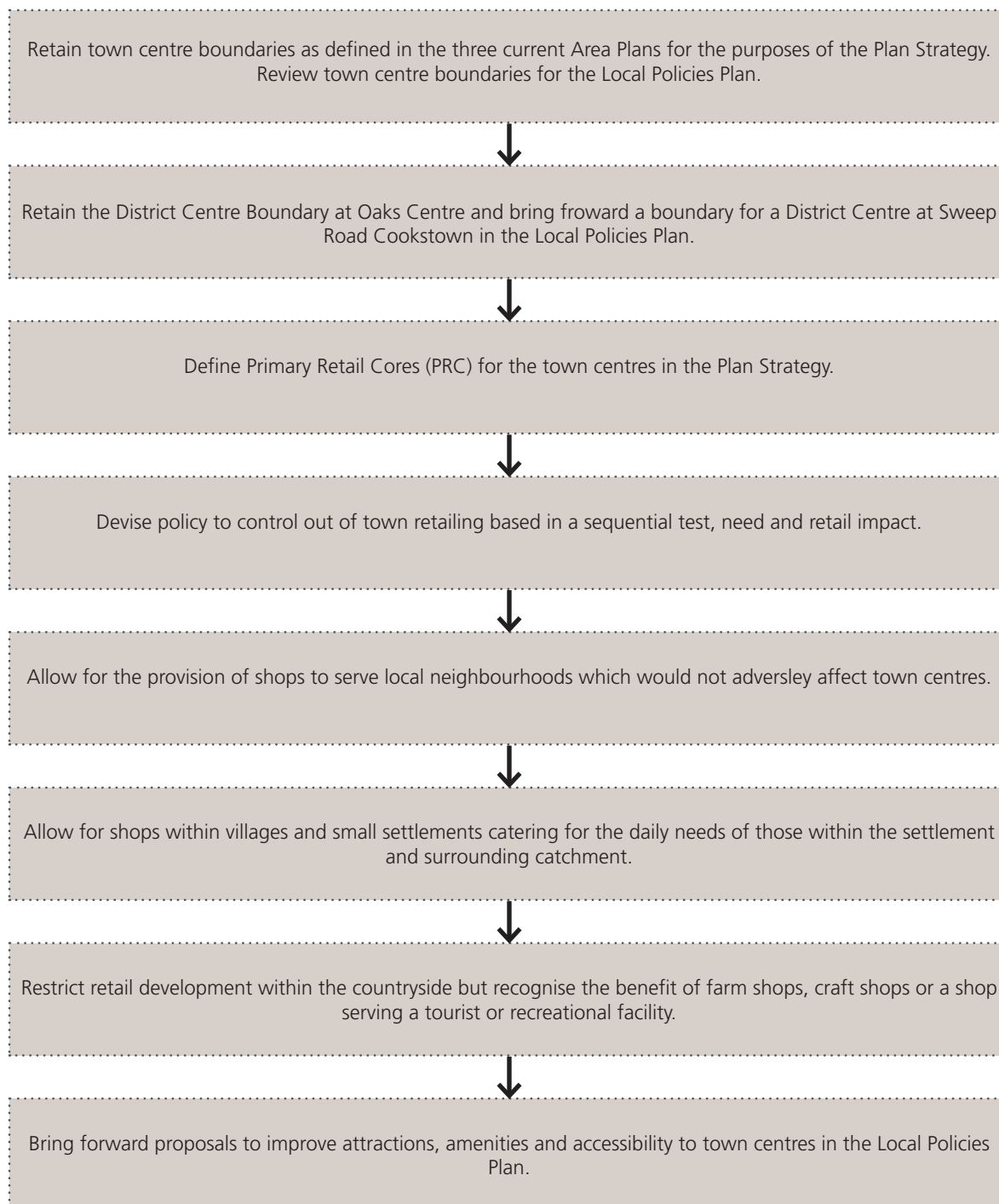
Therefore we support the **town centre first** approach to policy that:

- Accommodates and protects retail development within the town and protects retail and related uses within the primary retail core of the town centre
- Facilitates leisure, business and cultural and community facilities elsewhere within the town centre
- Accepts out of centre retail development where there is demonstrated need and it can be shown that there will be no significant impact on retail provision in the town centre.

Bearing this in mind, the retail strategy and retail hierarchy are laid out on page 12 and 13:



Retail Strategy



Proposed Retail Hierarchy

Proposed Hierarchy	Purpose
Cookstown Magherafelt and Dungannon Town Centre	To provide for a wide variety of retail and retail related uses for residents within the catchment
Oaks Centre and Sweep Road District Centre	To provide for the daily shopping needs of residents within that quadrant of the town
Local Centre	To provide for the daily needs of local residents within a neighbourhood
Linen Green Out of Town Retail Outlet Centre	To promote and reflect the town's traditional links with linen and textile industry
Edge of Centre Supermarket And Superstores Tesco's Dungannon	To complement the town centre in meeting the daily needs of residents within the catchment
Coalisland and Maghera Local Town Centres	To provide for a range of users to meet the day to day needs of small towns and rural hinterland
Villages	To provide limited retail and related uses to meet the day to day needs of the village and its rural surroundings
Small Settlement	To provide village shops for the daily needs of residents in the locality
Countryside	Farm shops, craft shops and shops serving tourist or recreational facilities

Retail Cores

It is our intention to bring forward specific spatial proposals for new Primary Retail Cores (PRC's) including a completely new zoning in Coalisland, which until now has not had a PRC. This is something which under normal circumstances would be addressed by the Local Policies Plan but given that the recently published Strategic Planning Policy Statement (SPPS) does not address the protection of existing retail within PRC's, this will be addressed at Plan Strategy Stage.

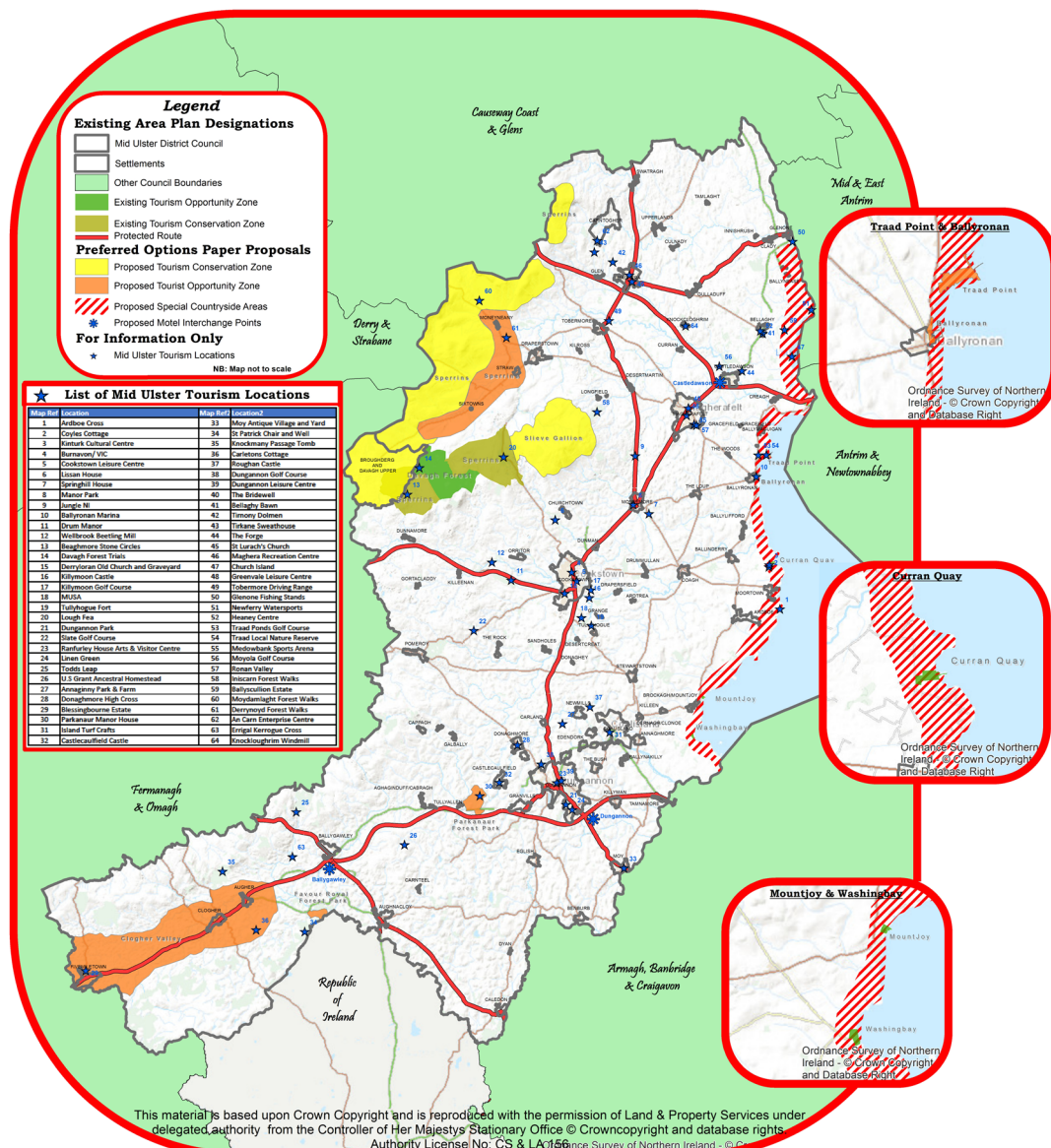
Your views on our approach to retail and services are welcome

Tourism

The tourism sector in Mid Ulster is one of the weakest performing in Northern Ireland. In order to encourage growth in this sector we therefore support a policy approach which protects tourism assets while also contributing towards increasing the number of tourist visitors. It is therefore proposed to:

- Target those areas which have the most to offer as potential tourist destinations by way of reviewing and expanding our Tourism Opportunity Zones and by the identification of Tourism Nodes at Lough Neagh and Lough Beg;
- Expand our Tourism Conservation Zones in order to protect our most sensitive areas;
- Allow for the re-use and conversion of existing suitable buildings for accommodation;
- Tailor policy to be less prescriptive in terms of accommodation on edge of settlements and to be less restrictive on major development outside settlements;
- Allow flexibility for major tourism development;
- Facilitate hotel/guesthouse/hostel development at the edge of settlements;
- Facilitate tourism accommodation which is run in conjunction with an existing tourism facility.

*Do you agree with our approach to tourism in Mid Ulster?
If not tell us why.*

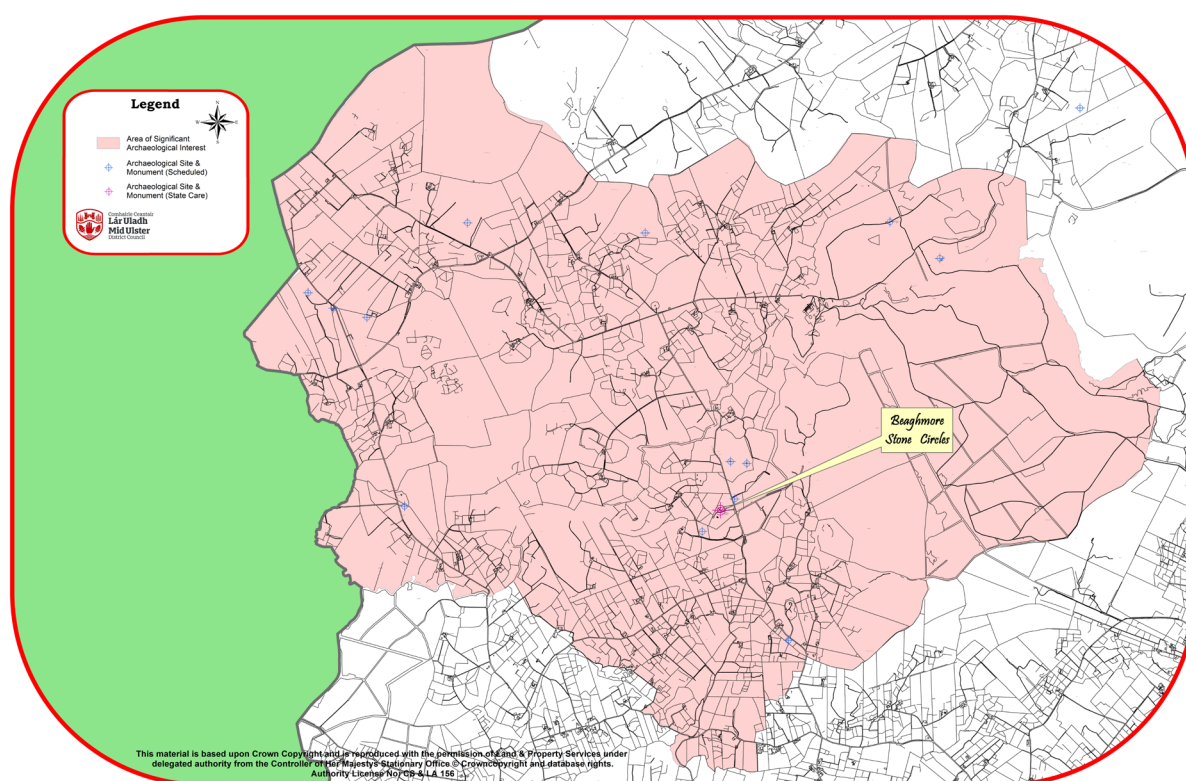


Protecting and Enhancing our Environment

Our district is endowed with a rich and diverse range of species, habitats, landscapes, earth science features and built heritage assets which make up our environment. The Plan therefore must consider the potential impact of development to ensure that we protect and enhance our environment. We have a number of options as to how this can be addressed in the Plan:

1. Adopt existing policies for conservation and open space
 2. Add further constraints
 3. Tailor existing policy and add further constraints where they are needed
- We prefer an approach which tailors existing policy to the issues in Mid Ulster and introduces further constraints where they are needed. It is therefore proposed to:

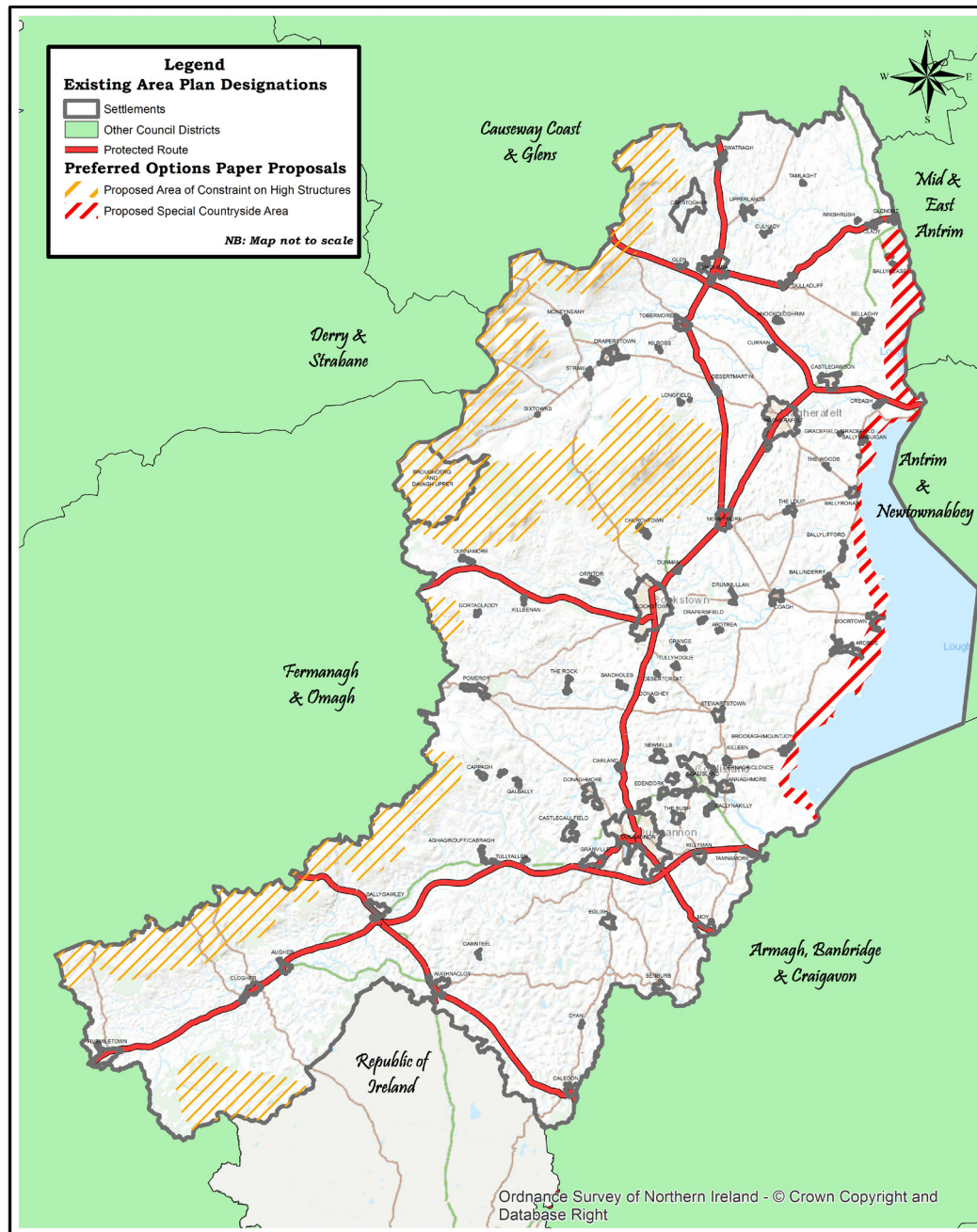
- Follow a similar approach to current planning policy for the protection of archaeology, historic parks and listed buildings. This approach includes adoption of the existing Area of Significant Archaeological Interest (ASAI) at Beaghmore (see map below);



- Adopt the existing policy approach for international and national natural heritage designations and species;
- Introduce additional constraints to protect key heritage sites. These will consist of a Special Countryside Area along the shores of Lough Neagh and Lough Beg as well as Areas of Constraint on High Structures (high structure being defined as over 15m) which are based on our vulnerable landscapes. See map below for these features;
- Strengthen protection of our open space and our main river corridors.

• Are there any other candidates which you think should be designated as Areas of Significant Archaeological Interest?

Proposed Special Countryside Area and Areas of Constraint



- Do you agree with our environmental approach?
- What are your views on the proposed new Areas of Constraint on Wind Turbines and High Structures?

Infrastructure – (i) Energy and Telecoms

There are strategic infrastructure issues within the District which we wish to address in a joined-up and integrated way. We wish to encourage alternative forms of energy, including linking homes to gas and encouraging renewable energy where it can be provided in a manner sensitive to amenity and to our environment. We consider that the options for dealing with renewable energy and telecoms equipment, such as wind turbines and mobile telephone masts are the adoption of the existing policy approach (Option 1) or the introduction of a more sensitive approach (Option 2).

We prefer Option 2 which will see us imposing tighter controls on energy and telecoms development in sensitive areas and taking more account of the views of neighbouring properties in relation to wind turbines. Our preferred approach will see us:

- Adopt tighter controls over high structures including wind turbines, telecommunications masts and power lines in our vulnerable landscapes (See Areas of Constraint on Wind Turbines & High Structures map above);
- Afford more weight to the views of neighbours by requiring wind turbines to be located 500m away unless there is agreement of those living in the area;
- Continuing the permissive approach to renewable energy development where the proposals are not located in a sensitive area, subject to addressing specific criteria and bearing in mind the wider economic, social and environmental impacts.

Do you agree with a tighter controls on wind turbines?

Infrastructure – (ii) River and Drainage

We wish to manage development so as to reduce the risks and impacts of flooding. We therefore support the adoption of the existing policy approach in relation flood risk in so far as we will;

- Restrict development in river flood plains
- Require drainage assessments for large developments, particularly in areas of surface water flooding
- Restrict modification of watercourses
- Promote Sustainable Urban Drainage systems (SUDs) in new developments.

Infrastructure – (iii) Waste

Waste management makes an important contribution to sustainable development in the district and to address in the Plan we have the option of adopting the existing policy approach (Option 1) or of tailoring it to the needs of our district (Option 2).

We prefer to tailor the approach to provide a more simplified policy which will recognise the importance of waste management in providing employment, encouraging investment and improving health and wellbeing. This approach will see us:

- Adopt a permissive approach to waste management facilities subject to environmental, infrastructure and amenity considerations;
- Focus waste collection and treatment to industrial areas, former hard rock quarries and derelict land contaminated land or through re-use and clustering with existing buildings in the countryside;
- Focus land fill on hard rock quarries or despoiled, derelict or contaminated land;
- Restrict development that would prejudice the operation of a waste management facility.

Do you agree with proposed approaches for flood risk and waste management?

Infrastructure – (iv) Transport

Transportation and connectivity is an important issue in the district and our objectives in relation to transportation are:

- Aim to reduce distance travelled by private car users;
- Reduce travel times and increase connectivity between the three hubs;
- Protect road users and increase road safety for car users, public transport, cyclists and pedestrians.

With this in mind, we propose that our preferred approach to transport should;

- Focus on improved road network but also seek where possible to promote walking and cycling;
- Protect disused transport corridors for future transport routes or for open space recreational uses
- Retain town centre car parks
- Restrict access onto protected routes while recognising that in some cases, access is required for important developments.

Do you agree with our approach which focuses on improved communications and supports walking and cycling?

Settlements - Towns

The proposed settlement hierarchy for the district is at Page 5 of the document.

Your comments on the approach of land use planning in the main towns is welcome, particularly in relation to:

- Should housing land be phased? By doing this, we will be able to release more housing land, throughout the Plan period, if the demographics of the area change significantly. Currently there is a phased approach to housing land in Cookstown and Dungannon but not in Magherafelt.
- Where are the best locations for growing the settlements in terms of economic land? Do you have land that you wish to propose for this?
- Should town centre boundaries and Primary Retail Cores be extended in our towns? If so, where and for what reason?
- Should the existing areas of protection of landscape character (LLPA's) and Areas of Townscape Character (ATC's) be retained or should there be additional areas added? If so, where and for what reason?
- Are there any areas in the three main towns wherein development should be restricted? If so, where and for what reason?

Do you wish to put forward any proposals which will enhance any of the towns?



Settlements – Villages and Small Settlements

- 11 villages and 9 small settlements require additional housing land. Some of these will have enough room within the settlement limits to accommodate it and some will possibly require more land to be included within the settlement limit in order to accommodate housing growth.

- Your comments on the existing settlement limits of the villages and small settlements are welcome. Should we expand any of the settlement limits at any location?

- Are there any bespoke policies which are required to meet any special needs of your settlement, or indeed, any settlement?

Do you wish to put forward proposals for your village?

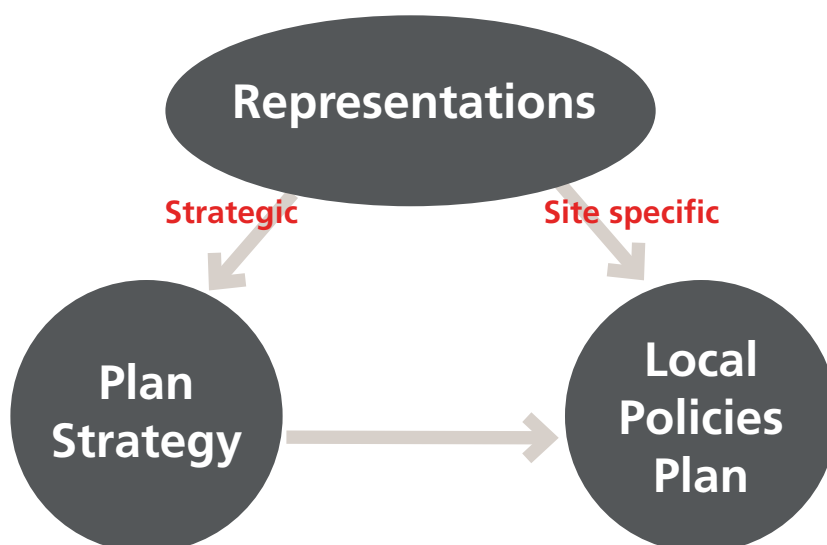
Next Steps

How will the Council deal with your comments?

At the end of the 12 week consultation period the POP representations received will be divided into those relating to Plan Strategy matters and those relating to Local Policy Plan considerations and will then be presented to elected members in a Public Consultation Report.

Those representations relating to Plan Strategy matters will then be used to inform its' preparation, which is the next stage of the process. The Plan Strategy will be published in line with our Local Development Plan Timetable. Those representations which are essentially about inclusion of sites into settlement limits in the main will be held over and considered in the preparation of the Local Policy Plan.

A Public Consultation Report will be published to accompany both the Plan Strategy and the Local Policies Plan.



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