



Armagh City  
Banbridge  
& Craigavon  
Borough Council

Local Development Plan

# A Summary of our Preferred Options Paper

MARCH 2018

[www.armaghbanbridgecraigavon.gov.uk](http://www.armaghbanbridgecraigavon.gov.uk)





## Introduction

Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan (LDP) will provide the planning framework for sustainable development within the Borough up to 2030. It will inform the general public, investors, statutory authorities and other interested parties on the local planning policy context and on land-use proposals, to help guide appropriate development to the right locations through the decision-making process.

## The Local Development Plan Process

The Local Development Plan (LDP) will consist of two separate but related development plan documents. The **Plan Strategy** will set out a clear vision and growth strategy for the Borough, supported by a set of policies focussed on facilitating sustainable development.

Once the Plan Strategy has been adopted the **Local Policies Plan** will be prepared, which will deal with locally specific land use policies and proposals. The Local Policies Plan will detail settlement development limits, land use zonings and environmental designations as well as contain appropriate proposals for certain individual places.

The LDP is prepared within the context of the Council's Corporate Plan and will help deliver on those elements of the Council's Community Plan ('Connected', 2017-2030) which have a spatial dimension. It will also take account of the regional direction and policies set by the Northern Ireland Executive and Central Government Departments. The **Regional and Local Policy Context** is set out in **Section 2** of the POP.

The LDP process consists of four key stages, as summarised in **Figure 1.1**. Further information on the various stages is set out in **Section 1 of the POP (Introduction)**.

The **Preferred Options Paper (POP)** marks the end of Stage 1 of the LDP process.

The LDP will also support the future growth and related land-use needs of the Borough in terms of housing, employment and services, whilst protecting and enhancing our unique environment and heritage. Once adopted, the LDP will replace the existing Area Plans and regional-wide operational planning policies produced by the former Department of Environment (DoE) – now Department for Infrastructure (DfI).

It is a public consultation document published prior to the preparation of the Plan Strategy and Local Policies Plan. It sets out the key issues of strategic significance deemed to affect the Borough, along with the preferred options to address them. The key issues have emerged from our evidence base, from engagement with Elected Members and Community/Section 75 Groups and from formal and informal consultation with Statutory Consultation Bodies.

The main purpose of the POP is to promote and stimulate debate on the key issues and to encourage feedback from a wide range of interest groups and stakeholders, which will help inform the next stage of the LDP process. The POP is not a material consideration in the determination of planning applications and appeals.

The POP is accompanied by the following supporting documentation:

- Sustainability Appraisal (SA) Scoping Report;
- Sustainability Appraisal (SA) Interim Report incorporating a Strategic Environmental Assessment (SEA);
- Equality Impact Assessment (EqIA);
- Preparatory Papers (evidence base);
- Annual Housing Monitor Summary Tables (up to 31 March 2016); and
- Preliminary Policy Review

**Figure 1.1: Stages in the Local Development Plan (LDP) Process**



**Note**

The indicative timescales for the Key Stages in the LDP process are outlined in the Local Development Plan Timetable which is available to view on the Council's

website, at: <https://www.armaghibanbridgecraigavon.gov.uk/resident/local-development-plan-residents/>

The formal Timetable lists the relevant Assessments / Reports that are published alongside the main Plan Documents.



## Our Borough – Context and Profile

**Armagh City, Banbridge and Craigavon Borough** extends to an area of approximately 554 square miles and adjoins five neighbouring Council areas - Mid Ulster District Council, Newry, Mourne and Down District Council, Lisburn and Castlereagh City Council, Antrim and Newtownabbey Borough Council (by Lough Neagh), and Monaghan County Council in the Republic of Ireland (as illustrated in **Map 5.1, Neighbouring Council Areas**). With a **population of approximately 210,000**, we have the largest council population in Northern Ireland outside of Belfast City. Around one quarter of our population lives in the countryside (outside of our existing 104 settlements).

The Borough extends from the southern shores of Lough Neagh to the foothills of the Mourne in the east, to the Blackwater Valley in the west. Three main river corridors, Blackwater, Lagan and Upper Bann, traverse the Borough. It comprises a diverse mix of attractive

rural and urban landscapes, including the Ecclesiastical Capital of Ireland (Armagh City), the 'Orchard County', rolling drumlin countryside and areas of peatland, as well as an abundance of heritage assets, such as Dromore Motte and Bailey.

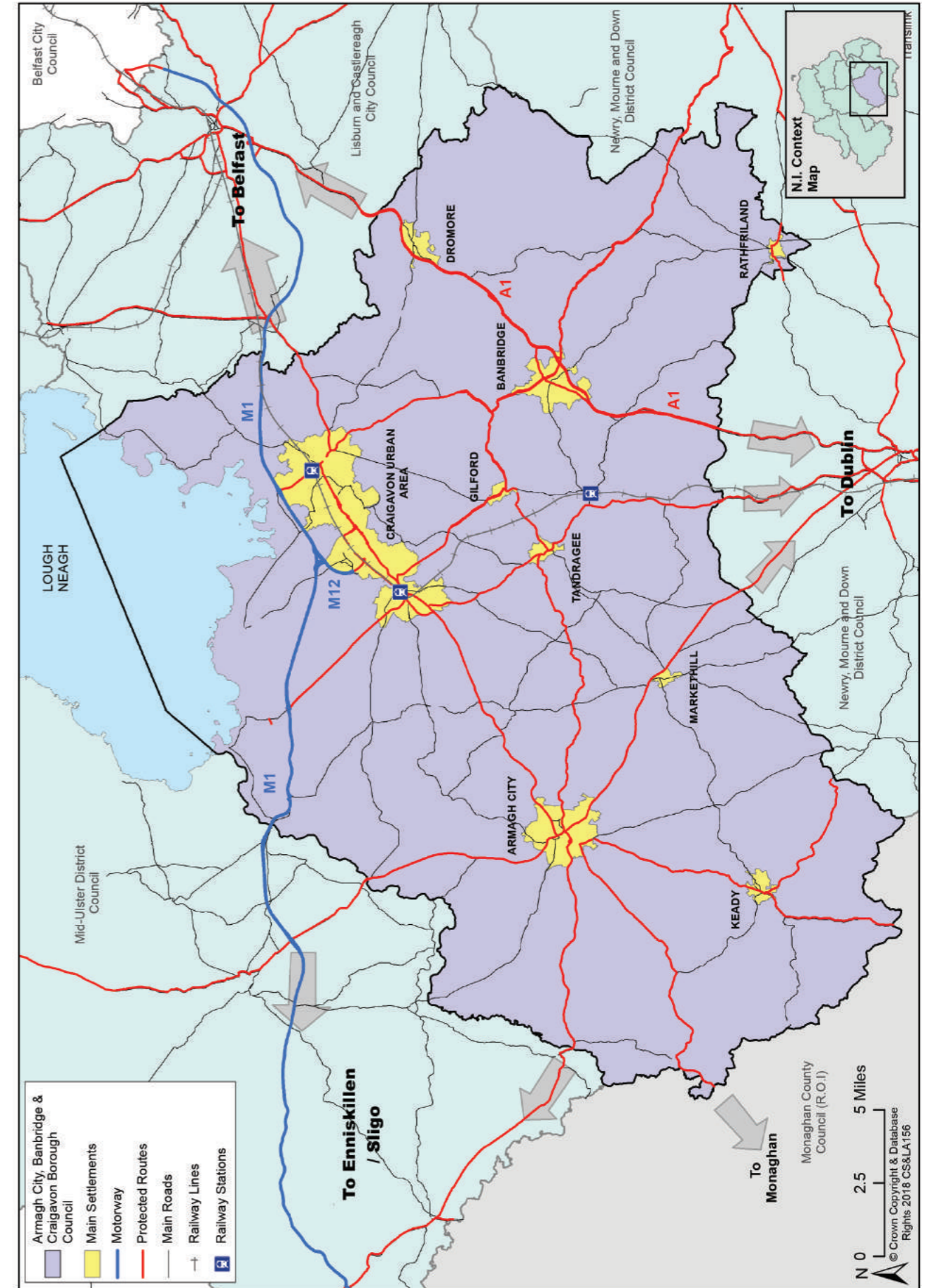
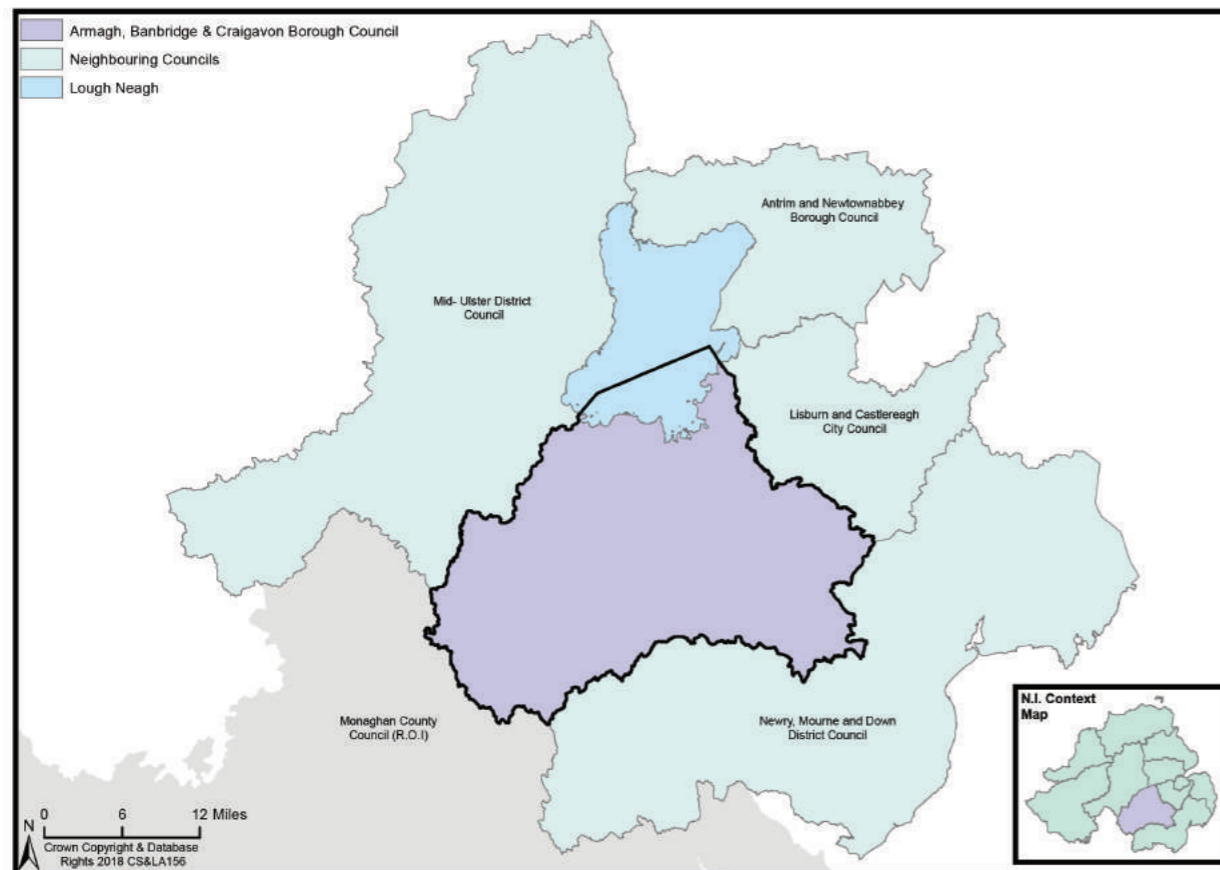
The Borough's population growth is greater than the regional average and this trend is expected to continue over the 2015-2030 LDP period, with a **14.3% projected increase in population**. This is expected to be the largest growth in population of all the 11 NI council areas.

We are strategically positioned along the main East-West and North-South economic corridors and are supported by high quality road and rail links that extend throughout Northern Ireland and the Republic of Ireland. The Hub Settlements of Armagh City, Banbridge Town and Craigavon Urban Area, as shown in **Map 5.2 (Spatial Context)**, in particular have the potential to benefit from this.

Our Borough has a vibrant and growing economic sector with over **8,100 registered businesses**, the majority of which are small or medium sized. Notable larger employers are also located within the Borough. Employment levels are higher in the Borough, at **71%** of the working age population, compared to the NI average of 68% (2016 figures), however there is potential to grow the employment base further. It is estimated that approximately **12,200 new jobs** are needed in the Borough over the LDP period to match the projected increase in population.

The Borough Profile (**Section 3 of the POP, P22-23**) includes additional key facts in relation to the Borough's population, households, economy, infrastructure and environment, as additional context to the key issues considered within the POP.

Map 5.1: Neighbouring Council Areas



Map 5.2: Spatial Context



## Our Vision

### The Vision for the LDP is:

“Armagh City, Banbridge and Craigavon Borough will be a place of choice to live, work and visit with a vibrant and sustainable economy supported by a healthy and connected community.”

Our LDP Vision reflects the Council’s **Community Plan** (“Connected”) Vision by being citizen focused and aspiring to improve the quality of life for everyone, but with an emphasis on land use and place-making.

### Our Overarching Principles

The LDP is based on **5 Overarching Principles** in line with regional direction in the Strategic Planning Policy Statement (SPPS), which will be used to guide the plan-making process. They are:

- **Improving Health and Well-being;**
- **Enhancing Connectivity and Accessibility;**
- **Supporting Sustainable Economic Growth of the Borough;**
- **Managing and Protecting our Built and Natural Environment;** and
- **Supporting Quality of Design and Place Making across the Borough.**

### Our Strategic Objectives

The LDP is supported by **25 Strategic Objectives** in order to fully realise its vision. These have been developed taking account of the regional policy direction set out in the Regional Development Strategy 2035 (RDS), the Sustainable Development Strategy (SDS), the Strategic Planning Policy Statement (SPPS) and other regional policy. Central to regional policy direction is sustainable development and as such the strategic objectives are structured under the headings of the **three pillars of sustainable development - social, economic and environment**. The key issues (and options) outlined in the POP

are then set out across these 3 pillars. The strategic objectives have informed the Preferred Options.

The LDP’s Strategic Objectives are as follows:

### Social Objectives

- To further develop Armagh City, Banbridge and the sub-regional Craigavon Urban Area\* as the main hubs for growth.
- To support the role of local towns and villages as attractive and vibrant local service centres providing a level of development appropriate to their position in the settlement hierarchy.
- To support rural communities by providing appropriate and sustainable opportunities for development in the countryside.
- To provide a sufficient supply of land for new housing to meet the housing needs by 2030.
- To facilitate the diverse range of specific housing needs over the Plan period.
- To facilitate community safety and shared spaces through high quality designs and layouts of proposed schemes.
- To facilitate development of community and cultural facilities at locations accessible to the local communities they serve.

\*Craigavon Urban Area consists of Portadown, Central Craigavon and Lurgan.

### Economic Objectives

- To facilitate the creation and maintenance of conditions that provide for a dynamic, diverse and robust economy to encourage existing and new businesses to invest.
- To facilitate the growth of the economy by ensuring an adequate provision of accessible land for a range of employment uses which offers a choice of sites at a range of locations.
- To support, regenerate and promote vibrant town centres.
- To support tourism development by creating and identifying opportunities for sustainable tourism development and by safeguarding key tourism assets from inappropriate development.
- To promote Armagh City as a major tourist destination while respecting its unique built heritage assets, cultural product and unique setting through sensitive development.
- To facilitate economic development of an appropriate nature, scale and location in the countryside; including employment in the primary sector (agriculture, forestry and mining); while recognising the growing importance of self employment, homeworking and farm diversification.
- To facilitate economic regeneration and support the connectivity of disadvantaged and deprived areas.
- To facilitate investment in power, water, sewerage infrastructure and waste management, particularly in the interests of public health.
- To facilitate physical and digital connectivity which meets the needs of businesses and private households.
- To protect strategically important transportation and public utilities infrastructure and where possible enhance connectivity within the Borough and with other centres

### Environmental Objectives

- To conserve, protect and where possible enhance the natural and built environment to improve biodiversity, achieve quality design and promote health and well-being.
- To promote sustainable high quality design in all developments to assist with climate change adaptation and place-making.
- 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.
- To protect and develop networks of green and blue spaces to support biodiversity and habitats and promote health and well-being.
- To facilitate integration between land use, planning and transportation to encourage a shift to more sustainable and active modes of transport.
- To safeguard unique sensitive landscapes from inappropriate development.
- To protect and enhance the network of open spaces in the Borough and promote opportunities for connections to create an enhanced network of pedestrian paths, cycleways and ecological corridors to improve linkages throughout the Borough.
- To support the generation of energy from renewable sources in appropriate locations whilst affording protection to the environment including sensitive or vulnerable landscapes.



## Our Spatial Growth Strategy

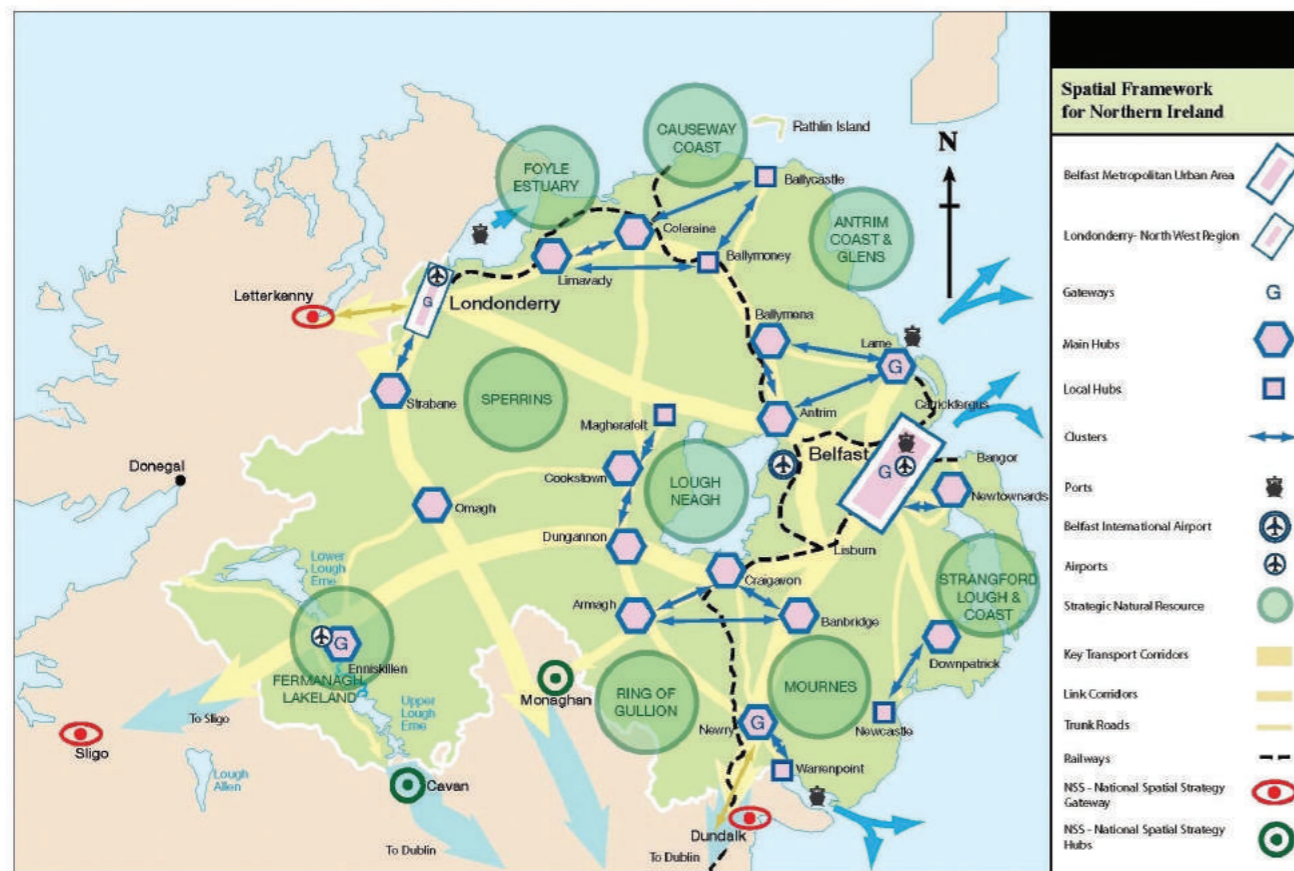
The POP's proposed **Spatial Growth Strategy**, in **Section 5**, sets out the Council's intended framework for allocating growth across the Borough. It is based on the Regional Development Strategy (RDS) 2035, which sets objectives for promoting population growth and

economic development in the main Hubs and sustaining communities living in smaller towns, villages, small settlements and the open countryside.

The RDS identifies Armagh City, Banbridge Town and the Craigavon Urban Area as

main Hubs for growth and highlights the potential to cluster and capitalise on their strategic position on the Belfast/Dublin and Belfast/Enniskillen/Sligo Economic Corridors as detailed in the **RDS 2035 Spatial Framework** below in **Figure 5.1**.

Figure 5.1: RDS 2035 Spatial Framework for Northern Ireland



The POP's **Borough Profile (Section 3)** gives an indication of the level of growth anticipated during the LDP period. With the largest population of the NI Councils outside of Belfast, our population is projected to increase by almost 30,000 between 2015 to 2030, to around **237,000** (Source: NISRA). This is the largest projected population increase of any of

the 11 Northern Ireland Council areas during the LDP period. In addition, the number of households in the Borough is projected to increase by 15.7% (12,349) over the LDP period which is significantly higher than the equivalent projected average growth of 9.4% across Northern Ireland.

The Spatial Growth Strategy (SGS) is supported by a **Settlement Hierarchy**, which is then used to consider two key growth sectors – the **allocation of housing** and the **allocation of economic development lands** across the Borough's settlements.

## Key Issue SGS 1: Defining a Settlement Hierarchy

The Borough's existing Settlement Hierarchy is as designated in the existing Area Plans – the Armagh Area Plan 2004 and Alteration No. 1: Armagh Countryside Proposals, the Banbridge/Newry and Mourne Area Plan (BNMAP) 2015, the Craigavon Area Plan 2010 & Craigavon Town Centre Boundaries and Retail Designations Plan 2010; and the Dungannon/South Tyrone Area Plan 2010.

The existing hierarchy comprises **104 Settlements**, across 4 tiers which are:

- 3 Hubs
- 6 Local Towns
- 29 Villages
- 66 Small Settlements

The existing settlements vary greatly in size, form, function and capacity to accommodate growth. Some of the larger settlements currently designated as Villages are urban in character, accommodating important local businesses and a range of shops and services whilst others act more so as 'dormitory settlements' adjacent to the Hubs and lack facilities and services. A number of settlements have declined and lost basic services which were present when designated, whilst some have grown significantly since they were designated.

### Preferred Option SGS 1 A

Bring forward a new settlement hierarchy through re-classification of existing settlements where appropriate, and to include new settlements / new settlement nodes

Taking account of the RDS Spatial Framework as well as a wide range of factors including the population of individual settlements and their hinterlands; and their function, including the community services and facilities they provide; we propose to retain the Borough's existing Settlement Hierarchy (comprising the 4 tiers of Hubs, Local Towns, Villages and Small Settlements) with the following changes:

- **2 Small Settlements re-classified upwards** to Villages (Derrymacash and Scotch Street)
- **1 Village re-classified downwards** to a Small Settlement (Derrylee)
- **2 new Small Settlements** at Pier / Byrnes Rampart, Craigavon and Whitehall Road, Aghagallon
- **1 additional second Small Settlement node** at Derryadd, Craigavon

### Summary of Justification

Some of the current Area Plans are now past their notional end date and were prepared before the current regional guidance (RDS) and outside the context of the Housing Growth Indicators (HGIs). This has resulted in differences between the existing Area Plans in relation to the classification of settlements and the potential for growth within each tier. In some cases, this has resulted in generous settlement development limits.

new LDP to the classification of settlements within the hierarchy and similarly to the designating of any new settlements, to ensure a more equitable and sustainable approach to future growth and development across the Borough. This is preferred over the single **Alternative Option SGS 1B** which proposes to maintain the status quo, by retaining all of the existing settlements with no additional settlements or nodes.

built up nodes in the countryside against a number of criteria including the number of existing dwellings, the potential for additional development (infill), the nature and extent of existing services and community facilities, the proximity to other settlements (Hubs and Local Towns) and any development constraints.

Our **Proposed Settlement Hierarchy** is detailed in **Table 5.3** overleaf.

The aim of our preferred approach is to introduce a level of consistency in the

The new Small Settlements and node are recommended following an analysis of



Table 5.3: Proposed Settlement Hierarchy

Settlement Hierarchy	Armagh (Former Council Area)	Banbridge (Former Council Area)	Craigavon (Former Council Area)	Dungannon (Former Council Area)
<b>Main City/ Town/ Urban Area</b>	Armagh City	Banbridge	Craigavon Urban Area (inc Portadown, Central Craigavon & Lurgan)	N/A
<b>Local Towns</b>	Keady Markethill Tandragee	Dromore Gilford Rathfriland	N/A	N/A
<b>Villages</b>	Blackwatertown Charlemont Darkley Glenanne (Lisdrumchor) Hamiltonsbawn Killylea Laurelvale/Mullavilly Loughgall Middletown Milford Mountnorris Poyntzpass Richhill Tynan	Kinallen Lawrencetown Loughbrickland Scarva	Aghacommon Aghagallon Bleary Dollingstown Donacloney Drumnacanvy Magheralin Waringstown <b>Scotch Street</b> <b>Derrymacash</b>	Clonmore Tamnamore (Eastern part in Co. Armagh).
<b>Small Settlements</b>	Acton Aghory Annaghmore Annaghmore (Moss Rd) Annahugh Ardress Artasooly Auglish Ballymacnab Broomhill Carrickaness Cladymore Clare Collegeland Derryhale Derrynoose Derryscollop Drumhillery Edenaveys Eglish Glenanne Granemore Kilmore Lisnadill Loughgilly Madden Milltown (Aghory) Milltown (Benburb) Mullaghbrack Salters Grange St. Mary's Terrace Stonebridge Tassagh Tullygoonigan Tullyroan Corner	Annaclone Ardtanagh Ashfield / Gowdystown Ballela Ballyroney Closkelt Corbet Glasker Glen Katesbridge Kilkinamurray Lenaderg Moneyslane Tullylish Waringsford	Ballymacmaine Ballynabragget Blackskull Charlestown <b>Derryadd</b> Derrymore Derrytrasna Gamblestown Gibson's Hill Maghera Milltown (Co. Armagh) Milltown (Co. Down) <b>Pier/Byrnes Rampart</b> Tartaraghan The Birches <b>Whitehall Road</b>	<b>Derrylee</b>

**Suggested changes:** Existing settlements reclassified as indicated in red and new candidate nodes/ settlements as indicated in blue.

Note: This option does not un-designate any existing settlements.

## Key Issue SGS 2: Allocating housing

It is anticipated that we will need **19850** new housing units by 2030, when we extrapolate the Housing Growth Indicator (HGI) provided by Central Government (of 14400 dwellings for 2012-2025) over the entire LDP period. This part of the Strategy considers how this housing should be apportioned across the 4 Tiers of the Settlement Hierarchy (including

the rural area). The precise number of dwellings that will be allocated to each settlement will be set out later in the plan-making process, taking account of the size of the settlement, the availability of services and facilities, the level of committed housing and its environmental capacity for development. Similarly, further evidence will be gathered ahead

of the Plan Strategy to ascertain how rural housing approval rates sit with the allocated yield for the countryside (which partly makes up Tier 4 of the Settlement Hierarchy) over the plan period, which will have a bearing on how local policy is tailored. The **rural housing** element is considered in the POP's Social Theme (**Key Issue SOC 2**).

## Preferred Option SGS 2A

### Focus housing growth on the Hubs whilst sustaining rural communities to reflect regional direction

The recommended breakdown of housing allocation across the Settlement Hierarchy, as set out in **Table 5.5**, closely reflects the breakdown of households

across the Borough in the 2011 Census, but with some adjustment to increase the allocation of housing to the main Tier 1 Hubs (up 1%) and to the Tier 3 Villages

(up 2%), and with a reduction in the Tier 4 Small Settlements and the Rural Area (open countryside) (down 3%).

Table 5.5: Preferred Housing Allocation (HGI - 19,850 units) across the Settlement Hierarchy

Settlement Hierarchy Tiers	Preferred Housing Allocation (%)	Preferred Housing Allocation (No.)
1. Hubs (Armagh City, Banbridge Town & Craigavon Urban Area)	52	10,322
2. Local Towns	10	1,985
3. Villages	13	2,581
Total of Hubs, Local Towns & Villages	(75)	(14,888)
4. Small Settlements & Rural Area	25	4,962
Borough Total	100	19,850

## Summary of Justification

The recommended approach to the Borough's Housing Allocation Strategy is based on the existing distribution of housing across the Settlement Hierarchy (as recorded in the 2011 Census) but with slight adjustment in favour of the 3 main **Tier 1 Hubs** (upwards by 1% to **52%**) to further support the objectives of the Regional Development Strategy (RDS) for strong growth in larger urban areas. This will help grow our existing main population centres where infrastructure, services and employment opportunities are already focused.

The allocation to the remaining Tiers 2-4 seeks to achieve the appropriate level of growth across the Borough's network of smaller settlements and the rural area

(open countryside), that is proportionate to their infrastructural capabilities and access to services and that will not exceed the capacity of the environment. The adjustment of the allocation to **Tier 4 Small Settlements and Rural Area**, downwards from 28% to **25%**, will help address the disproportionate amount of growth experienced in our smaller settlements and the open countryside in the last 10 years. The increase in allocation to the **Tier 3 Villages** (by 2% to **13%**) will help towards sustaining these local service centres and their surrounding rural communities.

The two alternative options considered in this key issue do not reflect as well the RDS objectives for strong growth in

larger urban areas, which has a regional target of 60% brownfield development in settlements of 5000+ population.

**Alternative Option SGS 2B** proposes to maintain the status quo by allocating housing across the existing household distribution across the hierarchy (ie. 2011 Census) without adjustment to the tier shares. The **Alternative Option SGS 2C** suggestion to allocate housing based on the distribution of population, rather than households, is also considered a less accurate guide to determining future housing unit need. The preferred approach (**Option SGS 2A**) would better meet the sustainability objectives of the LDP.



### Key Issue 3: Allocating economic development lands

Approximately **12,200 jobs** are estimated to be needed over the LDP period, to match the projected increase in the Borough's working age population by 2030. This equates to **245 hectares** of economic development lands being required, at a density of 50 jobs per hectare, as considered in the Council's Employment and Economic Development Preparatory Paper.

approximately **226ha** of remaining zoned employment lands and approximately **125ha** of vacant, mixed use or undeveloped un-zoned lands suitable for employment uses. However, this 351ha (approx.) of potential lands needs to be assessed for 'fitness for purpose' in terms of their availability (deliverability) and their suitability in terms of location, size and environmental capacity, taking account of such matters as flood risk. This exercise should help provide a range

of economic development opportunities across the Borough to ensure an adequate and continuous supply of land for employment purposes over the LDP period, in the 'best' locations that are the most easily accessible. The focus will be on larger urban centres taking advantage of their locations on the regional transport network in line with regional policy.

At January 2015, the Borough had

### Preferred Option SGS 3A

Apportion economic development lands in relation to former Council populations and in addition reflect Craigavon's sub-regional function

### Summary of Justification

This preferred approach allocates the 245ha of economic development lands estimated to be needed during the LDP period, up to 2030, based on the distribution of population across the Borough's former council areas (at the time of the 2011 Census, total population 200,702), as follows:

- Armagh = pop. 59,340 – which equates to 29.6% of the combined total = 72ha;
- Banbridge = pop. 48,339 – which equates to 24.1% of the combined total = 59ha; and
- Craigavon = pop. 93,023 – which equates to 46.4% of the combined total =114ha

This option assumes that the small portion of the former Dungannon / South Tyrone Borough Council area that transferred to the new Borough is principally provided for by the provision of employment lands in Armagh and Craigavon. Also this option assumes that the population of the former council areas broadly coincide with their hinterlands, in terms of their catchment.

The recommended approach then adjusts the allocation of economic development lands by population, to reflect Craigavon's important sub-regional function in line with direction in the Regional Development Strategy (RDS). By retaining Craigavon area's existing provision of 160ha of zoned economic development lands (an additional 46ha than apportioned by population) would help it build on its strong manufacturing and industrial base and its location on a key transport corridor (MI). It also contains a large quantity of available Invest NI owned lands. The potential benefits would help support the 'Enterprising Economy' Outcomes in the Community Plan.

Therefore, the recommended allocation of economic development lands is as follows:

- **Armagh = 72ha**
- **Banbridge = 59ha**
- **Craigavon = 160ha**

The preferred approach is recommended over the two alternative options as it

apportions economic development lands in a way that is more reflective of population distribution across the Borough and the catchment of the Hubs and larger settlements where economic activity should be focused. It also takes account of Craigavon's sub-regional function and the current offering of available economic lands.

Having dealt with the spatial aspects of the LDP's Growth Strategy, we now move on to a summary of the key issues and preferred options for dealing with them, as set under the 3 pillars of sustainable development – **social, economic and environmental matters**, overleaf.





## Key Issues and Preferred Options for the Social Theme

**Social Theme** issues are dealt with first, in **Section 6** of the POP. These include some of the key components that contribute towards building sustainable communities across the Borough. Housing, open space / play provision and community facilities are all seen as important means to delivering some of the 'Community' and 'Place' focused long term outcomes of the Council's Community Plan. These issues also acknowledge important population changes projected across the plan period,

namely the Borough's overall ageing population as well as an increase in the population of children and young people (as outlined in the Borough Profile).

The theme recognises that good quality, well-designed, connected places are key to helping communities to flourish and to building civic pride. The Social Issues are also key drivers to improving the health and well-being of communities. The theme also opens up the issue of developer contributions for debate.

The POP's Social Theme considers **7 Key Issues** under the following topic areas:

**Urban Housing – Key Issue SOC 1**

**Rural Housing – Key Issue SOC 2**

**Design and Place-Making – Key Issue SOC 3**

**Open Space, Sport and Outdoor Recreation – Key Issue SOC 4-5**

**Community and Cultural Facilities – Key Issue SOC 6**

**Developer Contributions – Key Issue SOC 7**

### Some key facts relating to the Social Theme Key Issues...

- **327** social housing units are needed within the Borough between 2017-2022
- **24%** of our population live in the rural area
- **Over 22%** of the Borough's population is **aged under 16** – higher than NI average (20.9%), with an 8% projected increase by 2030 – the largest increase of all NI Councils
- Our population is getting older, with the **65+ Age** projected to increase from 15% to **19%** of the Borough's population, between 2015-2030



**Key Issue SOC 1:** Supporting quality sustainable urban housing and balanced communities

### Preferred Option SOC 1A

An approach to new residential development in settlements in line with existing policies, tailored to reflect regional direction and to meet local circumstances

**Key Issue SOC 2:** Supporting sustainable rural housing

### Preferred Option SOC 2A

An approach to rural housing in line with existing policies and further regional direction, tailored to meet local circumstances

**Key Issue SOC 3:** Supporting good design and positive place-making

### Preferred Option SOC 3A

Support good design and positive place-making in both development and advertisement proposals through criteria-based policy, with provision for additional design criteria and supporting guidance for certain identified areas of acknowledged importance/value or types of development where appropriate

**Key Issue SOC 4:** Protecting open space

### Preferred Option SOC 4A

Protect existing open space (in addition to identifying and zoning land for new provision) in line with existing policy and regional direction, tailored to meet local circumstances





**Key Issue SOC 5: Facilitating open space / play provision in new largescale residential developments**

**Preferred Option SOC 5A**

A locally tailored approach, with amendment to the existing criteria for play park provision in largescale residential developments to increase provision in larger schemes to more than one equipped play area (as currently required in existing policy), as well as provide the option for Multi-Use Games Areas (MUGAs), where appropriate, unless otherwise specified in LDP Key Site Requirements

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**Key Issue SOC 6: Facilitating community and cultural facilities to meet the needs of the Borough**

**Preferred Option SOC 6A**

Identify and protect specific sites where a firm proposal is in place; and bring forward a criteria based policy for development proposals to be assessed against, to facilitate new community and cultural facilities (including extensions to existing facilities)

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**Key Issue SOC 7: Facilitating development through Developer Contributions**

**Preferred Option SOC 7A**

Provide strategic policy on developer contributions and identify sites where developer contributions would be appropriate in the Local Policies Plan

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## Key Issue ECN 1: Zoning for economic development

### Preferred Option ECN 1A

Evaluate existing economic development zonings and identify new sustainably located sites to meet projected needs

## Key Issue ECN 2: Locating Class B1 Business Uses

### Preferred Option ECN 2A

Allow UCO Use Class B1 (Business Uses) in Town Centres, District Centres or Local Centres and within economic development zonings (as identified in the LDP) as part of a sequential approach

## Key Issue ECN 3: Supporting start-up and grow-on Businesses

### Preferred Option ECN 3A

Identify sites within economic development zonings specifically for start-up and grow-on business space and also use redundant buildings or lands on existing economic sites for start-up and grow-on business space

## Key Issue ECN 4: Supporting sustainable rural economic development

### Preferred Option ECN 4A

Support a sustainable approach to rural economic development in line with existing policies and regional direction tailored to meet local circumstances, including in relation to facilitating the apple orchard / cider tourism experience



## Key Issues and Preferred Options for the Economic Theme

### Our Borough has....

- 8100 registered businesses (2016)
- 72900 employee jobs (excl. agriculture) (2016) – the highest number outside of Belfast
- 20.9% Town Centre Vacancy Rate across the Borough's 3 Hubs and 6 Local Towns (2016)
- 3192 active farms (2016)
- an annual value of £14.5 million generated by quarrying – the highest of all 11 NI Councils

The POP's **Economic Theme** is dealt with in Section 7. **18 Key Issues** are grouped across 7 topic areas, with the collective aim of supporting the Council's strategic objectives for growing the local economy.

The central focus of the theme is on facilitating sustainable growth through the LDP policies and land-use proposals that contribute towards a dynamic, diverse and robust economy that is attractive to investors.

Developing on from the LDP's overall Spatial Growth Strategy, which focuses

economic development activity in the main Hubs and largest settlements, the theme sets out the Council's preferred approach to a range of locally relevant economic-related issues. These include considerations around protecting, strengthening and regenerating our town centres; how the Council can support and develop opportunities in locally important industries such as tourism and quarrying; support appropriate rural economic development in the countryside; and help facilitate improvements to physical and digital connectivity and other infrastructure.

The Economic Theme's **18 Key Issues** are grouped as follows:

**Economic Development (Urban) – Key Issue ECN 1-3**

**Economic Development (Rural) – Key Issue ECN 4**

**Town Centres and Retailing – Key Issue ECN 5-9**

**Tourism – Key Issue ECN 10**

**Minerals Development – Key Issue ECN 11**

**Infrastructure, Telecommunications and Utilities – Key Issue ECN 12**

**Transportation – Key Issue ECN 13-18**



**Key Issue ECN 5: Defining a Hierarchy of Centres**

**Preferred Option ECN 5A**

Identify a new hierarchy of centres within settlements, based upon the current role and function of our centres and identify new centres, where appropriate

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**Key Issue ECN 6: Protecting and strengthening town centres**

**Preferred Option ECN 6A**

Review and identify Town Centre Boundaries and Primary Retail Cores, where appropriate, accompanied by policy to protect and strengthen town centres

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**Key Issue ECN 7: Supporting the evening and night-time economy**

**Preferred Option ECN 7A**

Promote town centres as first choice locations for a variety of complementary town centre uses to facilitate growth of the evening and night time economy

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**Key Issue ECN 8: Facilitating office development (Class A2 Uses)**

**Preferred Option ECN 8A**

Bring forward a sequential approach towards office development (UCO Use Class A2: Financial, professional and other services) in town centres

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**Key Issue ECN 9: Identifying Development Opportunity Sites (DOSs)**

**Preferred Option ECN 9A**

Review existing Development Opportunity Sites (DOSs), as designated, and identify new DOSs where appropriate

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**Key Issue ECN 10: Supporting sustainable tourism development**

**Preferred Option ECN 10A**

Carry forward an approach in line with existing policy and further regional direction to support and facilitate appropriate sustainable tourism development in both settlements and the countryside, with additions that are tailored to meet specific local tourism needs and protect tourism assets within the Borough

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**Key Issue ECN 11: Supporting sustainable minerals development**

**Preferred Option ECN 11A**

Support a balanced approach between the need for mineral resources and the need to protect the environment and other interests of acknowledged importance, in line with existing policies and further regional direction, by designating Mineral Safeguarding Zones (MSZs) and Areas of Constraint on Minerals Development (ACMDs), where appropriate



**Key Issue ECN 12:** Facilitating sustainable infrastructure, telecommunications and utilities development to meet the needs of the Borough

**Preferred Option ECN 12A**

Provide a criteria based policy in line with existing policies and regional direction



**Key Issue ECN 13:** Protecting the Borough’s Protected Routes

**Preferred Option ECN 13A**

Bring forward an approach that is in line with existing Protected Routes policy, tailored to the needs of the Borough

**Key Issue ECN 14:** Protecting proposed Strategic Road Improvement Schemes

**Preferred Option ECN 14A**

Identify and safeguard Key Strategic Road Improvement Schemes in the LDP to enhance accessibility within the Borough

**Key Issue ECN 15:** Protecting the Borough’s Disused Transport Routes

**Preferred Option ECN 15A**

Protect disused transport routes in line with existing policy and identify and safeguard routes in the LDP that have a reasonable prospect of becoming useable in the future

**Key Issue ECN 16:** Protecting key Park and Ride sites

**Preferred Option ECN 16A**

Protect existing and proposed key Park and Ride sites and identify and safeguard potential new Park and Ride / Park and Share sites within the Borough

**Key Issue ECN 17:** Promoting active travel and sustainable transport

**Preferred Option ECN 17A**

Promote active travel networks and sustainable transport in all new development within Settlements to demonstrate accessibility to and integration with existing public transport, walking and cycling networks

**Key Issue ECN 18:** Promoting and enhancing access to greenways

**Preferred Option ECN 18A**

Identify and protect accessible and safe Greenways in order to encourage a modal shift away from the private car, connect people and places through active travel and enable ecological linkages



## Key Issues and Preferred Options for the Environment Theme

Section 8 of the POP consider issues across the **Environment Theme**. It reflects the importance placed on the Borough's natural and built environment, including its unique built heritage and archaeological features, nature conservation sites (including those of international importance) and overall biodiversity as well as its many attractive landscapes. Existing assets and designations are identified across various Key Issues in the context of the existing policy framework, with consideration

given to how best the LDP should go about conserving and protecting these environmental assets.

Consideration is also given in this theme to other important environmental issues that include how to address flood risk, support climate change adaptation through appropriate renewable energy development as well as how we can prevent or reduce waste - all with a focus on sustainability.

### Our Borough's Environmental Assets include:

- 5 Conservation Areas
- 1052 Listed Buildings / Structures
- 37 Historic Parks, Gardens and Demesnes (Registered and Supplementary Lists)
- 1 Area of Significant Archaeological Interest (ASAI) at Navan, Armagh
- 1467 archaeological sites and monuments, including 14 State Care Monuments
- 4 Nature Conservation Sites of International Importance
- 26 Nature Conservation Sites of National Importance
- 80 Nature Conservation Sites of Local Importance

Section 8 sets out 10 Key Issues and consideration of options, including Preferred Options, across 6 'Environment' topic areas as follows:

**Built Heritage and Archaeology –**  
Key Issue ENV 1

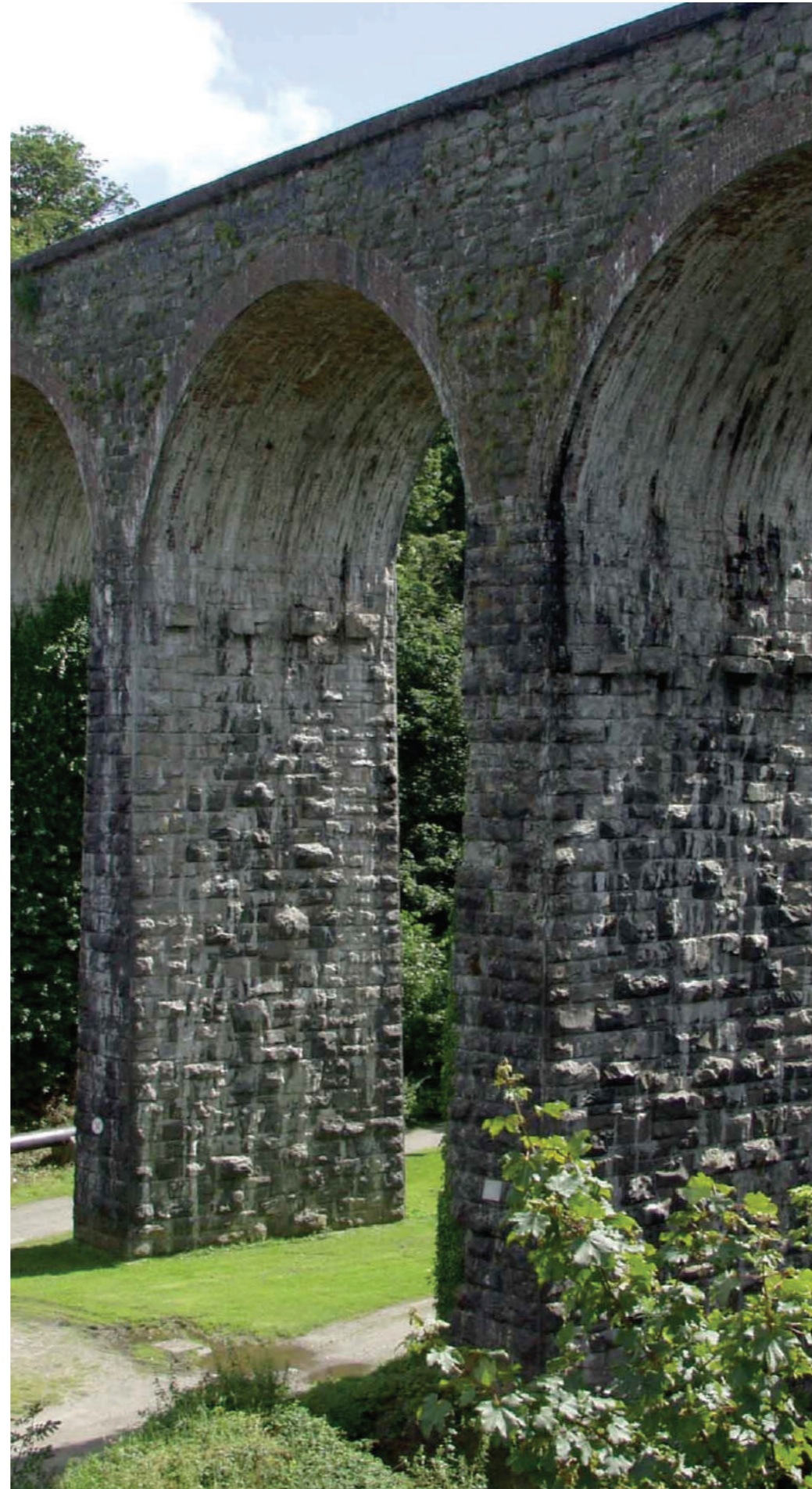
**Flood Risk and Drainage –**  
Key Issue ENV 7-8

**Natural Heritage –**  
Key Issue ENV 2-3

**Renewable Energy –**  
Key Issue ENV 9

**Landscape –**  
Key Issue ENV 4-6

**Waste Management –**  
Key Issue ENV 10



**Key Issue ENV 1:** Protecting, conserving and enhancing built heritage and archaeological assets

### Preferred Option ENV 1A

An approach in line with existing policy with regards to protecting, conserving and enhancing built heritage and archaeological assets within the Borough; and review existing areas / designations and identify new areas / designations as appropriate

**Key Issue ENV 2:** Protecting international, national and local nature conservation designations (that are designated outside the LDP process)

### Preferred Option ENV 2A

An approach in line with existing policy with regards to protecting and enhancing international, national and local nature conservation sites that are not LDP designations

**Key Issue ENV 3:** Identifying and protecting local nature conservation designations

### Preferred Option ENV 3A

An approach in line with the existing policy with regards to protecting and enhancing local nature conservation designations; and review existing and identify new LDP designations as appropriate



**Key Issue ENV 4: Identifying and protecting Sensitive Landscapes**

**Preferred Option ENV 4A**

Consider areas of sensitive landscape for designation as Areas of High Scenic Value (AoHSV) or Special Countryside Areas (SCA)



**Key Issue ENV 5: Identifying and protecting Local Landscape Policy Areas (LLPAs)**

**Preferred Option ENV 5A**

Evaluate and, as appropriate, retain existing Local Landscape Policy Areas (LLPAs) designated in the extant Area Plans; consider the identification of new LLPAs; and introduce a consistent LLPA policy

**Key Issue ENV 6: Identifying and protecting Urban / Rural Landscape Wedges**

**Preferred Option ENV 6A**

Review existing open space wedges and policy zones as potential Urban Landscape Wedges; and identify both new Urban and Rural Landscape Wedges with associated policy



**Key Issue ENV 7: Developing within areas of flood risk (flood plains)**

**Preferred Option ENV 7A**

Adopt a precautionary approach in line with existing policy and regional direction by having a presumption against development in flood plains other than in exceptional circumstances. The precautionary principle will be applied to areas which are currently subject to flood risk or in the future

**Key Issue ENV 8: Encouraging Sustainable Drainage Systems (SuDS)**

**Preferred Option ENV 8A**

Bring forward policy to encourage the use of Sustainable Drainage Systems (SuDS) in new development where appropriate

**Key Issue ENV 9: Facilitating appropriate renewable energy development**

**Preferred Option ENV 9A**

An approach to renewable energy development in line with existing policy but in addition identify areas of sensitive landscape which may be unsuitable for particular forms of renewable energy development

**Key Issue ENV 10: Facilitating sustainable waste management**

**Preferred Option ENV 10A**

An approach to waste management in line with existing criteria based policy but tailored to meet local circumstances; and in addition identify suitable locations for waste management facilities where appropriate



# Next Steps

This Preferred Options Paper (POP) identifies:

- a broad range of key strategic planning issues which are likely to influence the direction of future development within the Borough, during the life-time of the LDP (up to 2030);
- a range of options to address these issues; and
- the Council's preferred approach to addressing these issues, with justification.

It is hoped that the POP and associated documentation (published alongside) will encourage feedback from a wide variety of interested parties. All feedback received (relating to strategic issues), during the consultation period, will be taken into account during the preparation of the Draft Plan Strategy, the next stage in the LDP process.

After the close of the **9-week consultation (on 30 May 2018)**, a summary of all representations received will be presented to Elected Members in the form of a Public Consultation Report. This report will detail the strategic issues raised in the consultation responses. All representations will be held on a database which will be used for the

preparation of the LDP in accordance with the provisions of the Data Protection Act 1998. The Public Consultation Report will be published on the Council's website and will also be considered during the Independent Examination of the Plan Strategy.

Representations made at the POP stage should relate to strategic matters only as these will be used to inform the preparation of the Draft Plan Strategy. There will be an opportunity, further on, at Local Policies Plan stage to submit representations of a site specific nature and such representations will only be considered at that stage.

Indicative timescales for the key stages in the LDP process are outlined in the Local Development Plan Timetable which is available to view on the Council's website at:

[www.armaghbanbridgecraigavon.gov.uk/resident/local-development-plan-residents/](http://www.armaghbanbridgecraigavon.gov.uk/resident/local-development-plan-residents/)

The POP offers the opportunity for anyone who lives or has an interest in the future of the Borough to get involved in the Council's first Local Development Plan-making process, from this early stage.

# Have your say

Public consultation on the Preferred Options Paper (POP) will begin on **28 March 2018**, and will be open for a period of 9 weeks, ending on **30 May 2018**.

## Availability of Preferred Options Paper

The POP document and supporting information, including the Sustainability Appraisal (SA) Interim Report, will be available on the Council's website:

[www.armaghbanbridgecraigavon.gov.uk](http://www.armaghbanbridgecraigavon.gov.uk)

The POP document is also available in hard copy to view during office hours at the following locations:

**Planning Office**, Bridgewater House, 23a Castlewellan Road, Banbridge, BT32 4AX

**Banbridge Civic Building**, Downshire Road, Banbridge, BT32 3JY

**Craigavon Civic and Conference Centre**, 66 Lakeview Road, Craigavon, BT64 1AL

**Palace Buildings**, The Palace Demesne, Friary Road, Armagh, BT60 4EL

Your comments on the POP Document and supporting information can be submitted by the various means below:

**By email:** [ldp@armaghbanbridgecraigavon.gov.uk](mailto:ldp@armaghbanbridgecraigavon.gov.uk)

**By post:** Planning LDP Team  
Armagh City, Banbridge and Craigavon Borough Council  
Bridgewater House  
23a Castlewellan Road  
Banbridge, BT32 4AX

**Online Questionnaire:** <https://armaghbanbridgecraigavon.citizenspace.com>

The closing date for the receipt of comments is: **30 May 2018, at 5.00pm**

Please note that representations made at the POP stage should relate to strategic planning issues affecting our Borough. There will be an opportunity to engage in respect of more specific issues later in the LDP process.

The POP and supporting documents can be made available on request in other formats, and alternative languages where possible, by contacting the Council's Planning Office:

**By telephone:** 0300 200 7830 (NI General Planning Line);  
0300 0300 900 (Main Council Line)









**Armagh City  
Banbridge  
& Craigavon**  
Borough Council

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Armagh City, Banbridge and Craigavon Borough Council  
Bridgewater House  
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Website: [www.armaghbanbridgecraigavon.gov.uk](http://www.armaghbanbridgecraigavon.gov.uk)