

14 Land Use Zoning

Aim: To ensure the orderly and sustainable development of the town through the setting out of zoning objectives for a variety of uses.

14.1 Background

The Planning and Development Act 2000 as amended, requires that development plans contain objectives for the zoning of land for particular purposes, in the interests of proper planning and sustainable development. The key method of implementing this is through the identification of Land Use Zonings and Objectives for specific areas or sites. This chapter lists the land use activities referred to under each zoning objective and indicates the acceptability or otherwise of specified land uses within each zone. The zonings are identified on Map 14.1 (Land Use Zoning Objectives), while the acceptability of various land uses in each zone are set out in Table 14.5, (Land Use Zoning Matrix).

Zoning aspires to promote orderly development, to eliminate potential conflicts between incompatible land uses and to establish an economic basis for investment in public infrastructure and facilities. Zoning has regard to the strategic policies underlying the core strategy of this Development Plan. These include the principles of sustainable development, the integration of land use and transportation planning, the promotion of economic development, the concept of creating sustainable communities and the protection of built and natural resources.

This chapter should also be read in conjunction with Chapter 13 Development Management.

14.2 Strategy

In accordance with the overall strategy of this Plan, the zoning strategy has regard to:

- The need to promote sustainable development in accordance with national, regional, county and local policy.
- The need to provide sufficient zoned land at appropriate locations throughout the Plan area to facilitate the envisaged land use requirements for the period 2011-2017.
- The sequential development of land.
- The sustainable development and the use/redevelopment of under utilised and brownfield sites.
- The accessibility, availability and location of land for development.
- The location and adequacy of existing social infrastructure (schools, community facilities etc.)
- The character of the town with regard to the scale and pattern of development.
- Physical features and amenities of the town.
- The present and future situation regarding the provision of physical infrastructure including water, wastewater and roads.

Section 10 (8) of the Planning and Development Act 2000 states that there shall be no presumption in law that any zoned land in a Development Plan shall remain so zoned in any subsequent Development Plan.

14.2.1 Land Use Zoning Policy

It is the policy of the Council:

LU1: To ensure that a logical and sequential approach is adopted for development within the Naas Town Plan area (i.e. prioritising the development from the core area outwards).

LU2: To prohibit the proliferation of any individual use which, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.

LU3: To encourage a mix of uses where appropriate.

14.2.2 Land Use Zoning Objective

It is an objective of the Council:

CH1: To prepare a Local Area Plan for the lands at the Canal Harbour area outlined on Map 5.1 (Town Centre and LAP) and Map 14.1 (Land Use Zoning Objectives).

14.2.3 Land Use Zoning Category

It is proposed to designate 17 land use zones in this Plan in accordance with Table 14.1.

Table 14.2 outlines the specific land use zoning objectives in further detail.

Table 14.1 Land Use Zoning Category

Ref.	Land Use Zoning
A	Town Centre
B	Existing/Infill Residential
C	New Residential
E	Community and Education
F	Open Space and Amenity
G	Urban Village
H	Industry and Warehousing
I	Agricultural
J	Transport and Utilities
K	Commercial/Residential
L	Leisure and Amenity
M	Future Park/Green Belt
N	Neighbourhood Centre
Q	Enterprise and Employment
R	Retail/Commercial
U	Utilities/Services
W	White Land

Table 14.2 Land Use Zoning Objectives

Ref	Use	Land-Use Zoning
A	Town Centre	<p><i>To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic uses.</i></p> <p>The purpose of this zoning is to protect and enhance the special character of Naas town centre and to provide for and improve retailing, residential, commercial, cultural and other uses appropriate to the centre of Naas.</p> <p>This zoning provides for the comprehensive development of the town centre, allowing for a broad range of compatible and complementary uses which will be encouraged to locate in this area and contribute to a dynamic, vibrant and pedestrian focused town core. A strong urban design approach will be required in all aspects of development in this area. The Council will encourage the appropriate re-use and regeneration of buildings, backlands and derelict/obsolete land.</p> <p>A variety of compatible uses appropriate for daytime and evening use will be promoted in the town centre. Innovative design approaches will be welcomed in the area, particularly with regard to residential development. Warehousing and other industrial uses will not be permitted in the town centre.</p> <p>Chapter 12- Urban Design and Opportunity Areas provides urban design guidance for a number of opportunity areas within the town centre.</p>
B	Existing /Infill Residential	<p><i>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</i></p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these residential areas. The primary aim of this zoning objective is to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered appropriate to the area.</p>

C	New Residential	<p><i>To provide for new residential development.</i></p> <p>The purpose of this zoning is to provide new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, community buildings and sheltered housing will also be permitted by the Council. Limited local shopping facilities will be considered to serve the local needs of the residents.</p> <p>Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.</p> <p>C8 Piper’s Hill: The development of these lands will also be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road and improvements from that connection point onto the Newbridge Road to the M7 junction. In addition, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at the Osberstown Wastewater Treatment Plant.</p>
E	Community and Education	<p><i>To provide for community and educational facilities.</i></p> <p>The purpose of this zoning is to provide for community and educational facilities including health care, child care, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p> <p>Sites E1, E2 and E3 are located north of the Caragh Road and are identified for the provision of necessary community, recreational, and educational facilities and for the development of an integrated primary and post primary educational campus, in consultation with the relevant educational authorities.</p> <p>Site E4 is located on the Kilcullen Road and is identified for a cemetery and associated uses.</p> <p>Site E5 is located within Monread residential area to the rear of Maudlins Industrial Estate and is identified for the construction of a community facility.</p>

F	Open Space and Amenity	<p><i>To protect and provide for open space, amenity facilities and recreational uses.</i></p> <p>This zoning relates to open spaces dispersed throughout the town and comprises public and private land. The purpose of this zoning is to provide for use of lands for open space, playgrounds, parks, sports centres, active and passive recreation uses, landscaped areas and walkways. The Council will not normally permit development which results in loss of open space within the town.</p> <p>Site F1 is located south of the primary school on the Sallins Road and shall be reserved as Open Space and Amenity to facilitate the future expansion of the amenity lands serving the primary school to the north and to ensure that the vista from the Sallins Road to the Canal is maintained free from development. This area of open space shall not form part of the open space required as part of any adjoining residential development.</p>
G	Urban Village	<p><i>To provide for a mix of uses including retail, community and social facilities for the population of the Northwest Quadrant of Naas and to support and complement the attractiveness of the area as a major centre for high quality employment.</i></p> <p>The purpose of this zoning is to serve the future local population and support employment-based development within the Northwest Quadrant area.</p> <p>The new urban village is intended to serve the needs of the community and to complement but not compete with the established town centre.</p> <p>The focus within the urban village should be to provide for convenience goods and local services, including post office, ATM, hairdresser, pharmacy, health centre etc. Appropriately scaled coffee shops, hotels, restaurants or public houses, leisure and recreational based activities will be considered.</p> <p>This zoning is part of the Northwest Quadrant area which has been subject to the Northwest Quadrant Masterplan (2007). Any application for development on these lands shall have regard to the Masterplan. However the policies and objectives of this Development Plan shall take precedence over the contents of the Masterplan.</p>

H	Industry and Warehousing	<p><i>To provide for and improve industrial and warehousing development.</i></p> <p>The purpose of this zoning is to provide for industrial and warehousing uses. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of the proposed development and may be acceptable in this zone. Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce demand for travel.</p> <p>Residential or retail uses (including retail warehousing) or incinerators/thermal treatment plants will not be acceptable in this zone.</p> <p>Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (approximately 10-15 metres) shall be provided for and landscaped in accordance with Chapter 13 of this Plan.</p>
I	Agricultural	<p><i>To retain and protect agricultural uses.</i></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone.</p>
J	Transport and Utilities	<p><i>To provide for the needs of transport and utility uses.</i></p> <p>The purpose of this zoning is to provide for the needs of public transport and other utility providers. Car parks and commercial development associated with the provision of public transport services are envisaged for this zone.</p>

K	Commercial/ Residential	<p><i>To protect and improve existing commercial and residential uses and provide for additional compatible uses.</i></p> <p>The purpose of this zoning is to reflect the established mix of commercial and residential uses which have developed historically in Naas. Any new development in this zone must not prejudice the viability of established land uses within the zone.</p> <p>Site K1 Dublin Road: Any development of this site shall be of a high standard of design and quality having regard to its strategic location off the Maudlins Interchange.</p> <p>Site K2 Newbridge Road: Any development of this site (known as the Chadwick site) shall be of a high standard of design and quality having regard to its strategic location at the junction of the Newbridge Road and South Ring Road and its proximity to Jigginstown Castle.</p>
L	Leisure and Amenity	<p><i>To provide for new leisure and amenity facilities in the town.</i></p> <p>The purpose of this zoning is to provide for new leisure and amenity facilities in the town.</p> <p>Site L1 Dublin Road: Low density residential development may be acceptable at this location. Any housing shall be located on the southern portion of the site, shall front The Gallops residential estate and shall form part of an overall strategy for the development of these lands including access arrangements and landscaping proposals for the overall lands. Boundary treatment throughout and in particular at the boundary with Naas Racecourse shall be finished to a high quality standard.</p>



M	Future Park/Greenbelt	<p><i>To protect the setting, character and environmental quality of areas of high natural beauty and safeguard their environmental and ecological amenities.</i></p> <p>The purpose of this zoning is to retain and develop a greenbelt/future park to protect the Canal Environs from inappropriate development and to provide a visual and environmental amenity of importance. It is envisaged that in the long term, this greenbelt will develop into a public park for the residents of Naas. The Council will not permit development that would detract from the visual amenity of this area. Existing uses in open space areas will continue to be permitted and reasonable development proposals in relation to these uses will be considered on their merits. Lands within this zoning will not be accepted as an offset for the provision of open space as part of any adjacent housing developments.</p> <p>M1 Leinster Mills: The sensitive re-use or re-development of Leinster Mills for cultural/tourist based uses such as a museum or restaurant, with the possibility of a limited number of apartments ancillary to the main cultural/tourist use of the building will be encouraged where the use is compatible with the character of the protected structure.</p>
----------	------------------------------	---

N	Neighbourhood Centre	<p><i>To provide for new/existing neighbourhood centres and associated facilities.</i></p> <p>The purpose of this zoning is to provide for new neighbourhood centres to serve the needs of new residential areas. A mix of retail, community and recreational development is permitted in this zone. Limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone.</p> <p>The neighbourhood centres are intended to serve the immediate needs of a localised catchment i.e. the local working and residential population and complement, rather than compete with similar retail uses within the established town centre. Medical clinics, professional offices, childcare facilities (crèche), small convenience stores, local shops and cafes are envisaged for these particular areas.</p> <p>The threshold or floor area proposed for each neighbourhood centre will be assessed in relation to the nature and extent of retail provision in accordance with the current retail strategy, the intended catchment area for the neighbourhood centre and the impact that the proposal may have on the vitality and viability of the established town centre.</p> <p>No single shop unit shall be greater than 1,500sqm gross floor area.</p> <p>New neighbourhood centres shall be of high quality design in accordance with the development standards set out in this Plan (Chapter 13).</p> <p>N1 Piper's Hill: The development of these lands will be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road, and improvements from that connection point onto the Newbridge Road to the M7 junction. In addition, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at the Osberstown Wastewater Treatment Plant.</p>
---	----------------------	--



Q	Enterprise and Employment	<p><i>To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high-quality campus/park type development.</i></p> <p>It is intended that these lands will be used for enterprise and employment uses in a high quality well designed environment. Sites forming the entrance to Naas at the Dublin Road shall be of high quality architectural design and landscaping.</p> <p>Heavy industrial proposals more suitable to Industrial and Warehousing zoned land and retail proposals more suitable to Town Centre zoned land will not normally be permitted.</p> <p>Possible uses for the Enterprise and Employment zone include:</p> <p><u>Business, Science & Technology units:</u></p> <p>High tech, research and development facilities, corporate/industrial offices.</p> <p><u>Office Based Industry:</u></p> <p>Where the activity is concerned primarily with producing an end-product (e.g. software development, research and development) or provides telephone or web based services (e.g. telemarketing). Only office developments to which the public do not normally have access will be permitted within this zone.</p> <p><u>Enterprise & Incubator units:</u></p> <p>Small and mixed sized workspace units suitable for small businesses and start-up companies. Limited light industrial uses will be considered in the context of the overall campus development.</p> <p><u>Institutional Use:</u></p> <p>Includes medical facilities and educational / knowledge based research facilities.</p> <p><u>Support Facilities:</u></p> <p>Without compromising the policy of resisting inappropriately located retail and leisure development, provision is made for small scale, 'walk to' facilities (i.e. restaurant, sandwich shop and specialist services e.g. crèches), which are integrated with employment units and are of a nature and scale to serve the needs of employees within this employment area.</p>
---	---------------------------	--

		<p>Site Q1 Dublin Road: New development must have regard to the established uses in its immediate vicinity. A two metre concrete wall, finished to a high quality standard shall be provided along the eastern boundary of the site inside which screen planting in a belt, at least four metres wide, of appropriate native species including semi-mature broadleaf (heavy standard 12-14cm diameter) and fast growing shrubs shall be planted. Any development on this site shall require a detailed landscaping scheme.</p> <p>Site Q2 Blessington Road: Any development in this area shall have regard to the residential amenity of adjoining established residential areas.</p> <p>Site Q3: Within the Northwest Quadrant adjoining Osberstown Waste Water Treatment Plant:</p> <p>To facilitate the development of these lands for a data centre or similar such use which requires a significant amount of water, while also having regard to its close proximity to Osberstown Waste Water Treatment Plant.</p>
R	Retail/ Commercial	<p><i>To provide for and improve retailing and commercial activities.</i></p> <p>The purpose of this zoning is to provide for and improve retailing and commercial activities including the District Centre on the Monread Road.</p> <p>Future development in this zone must be in accordance with the Kildare County Retail Strategy (2008-2016) and policies and objectives in Chapter 6 of this Plan. Any specific development proposals must have due regard to the location of the site.</p> <p>Site R1 Dublin Road: No development shall be permitted within this zoning in advance of an agreement for the construction of a community building on Site E5.</p>
U	Utilities/ Services	<p><i>To provide for and improve public utilities.</i></p> <p>The purpose of this zoning is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc.</p>



W	White Land	<p><i>To provide for White Lands to ensure the consolidation of future development outside the period of this Plan.</i></p> <p>The purpose of this zoning is to outline the direction of future development within the Northwest Quadrant area as a growth concentration area. It is envisaged that lands presently zoned W, will act as a strategic land reserve for future employment areas and will develop in a sequential manner thereby consolidating development in future plans for Naas.</p>
----------	-------------------	--

Table 14.3 Quantum of Zoned Land within the Plan area

Ref.	Specific Zoning Objective	Approx. Area (Ha)
A	Town Centre	47
B	Existing/Infill Residential	388
C	New Residential	136
E	Community and Education	56
F	Open Space and Amenity	177
G	Urban Village	5
H	Industry and Warehousing	70
I	Agricultural	577
J	Transport and Utilities	2
K	Commercial/Residential	5
L	Leisure and Amenity	4
M	Future Park/Green Belt	87
N	Neighbourhood Centre	4
Q	Enterprise and Employment	119
R	Retail/Commercial	9
U	Utilities/Services	2
W	White Land	37
Total		1725

Note: The individual areas of the sites (ha) have been rounded off to the nearest whole number in Table 14.3 above.

Table 14.4 Quantum of New Residential Land (zoned C) within the Plan area

Residential Objective No.	Approx. Area (Ha)
C1	11
C2	14
C3	6
C4	12
C5	4
C6	7
C7	4
C8	13
C9	9
C10	20
C11	19
C12	3
C13	3
C14	5
C15	6
Total	136

Notes:

(i) The zoning objective reference and the area in hectares in Table 14.4 above should be read in conjunction with the Map 14.1(Land Use Zoning Objectives).

(ii) The areas of the residential sites (ha) have been rounded off to the nearest whole number.

14.3 Zoning Matrix

14.3.1 Application of Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zoning objectives. The land use-zoning matrix is intended to provide guidance to potential developers. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

Y= Permitted in Principle

A use which the Local Authority accepts in principle in the relevant zone subject to the normal planning process including policies and objectives outlined in the Plan.

O= Open for Consideration

A use which is "Open for Consideration" means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (e.g. scale) would be unacceptable or where the development would be contrary to the proper planning and sustainable development of the area.

N= Not Permitted

Land uses which are indicated as "Not Permitted" in the Land Use Zoning Matrix are not considered to be appropriate except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be

inconsistent with the proper planning and sustainable development of the area.

14.3.2 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the Table and in relation to the general policies and zoning objectives for the area.

14.3.3 Non- Conforming Uses

Throughout the town there are uses that do not conform to the zoning objectives for that area. These are uses which:

1. Were in existence on 1st October 1964,
2. Have valid permissions or,
3. Have no permission and which may or may not be the subject of enforcement proceedings.

Extensions to and improvement of premises referred to in categories 1 and 2 above may be permitted. This would apply where proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and sustainable development of the area.

14.3.4 Material Contravention

The Council has a statutory obligation to take such steps as may be necessary to secure the objectives of the Development Plan. In appropriate circumstances the Council may permit a material contravention of the Development Plan. The granting of a planning permission that materially contravenes the Development Plan is a reserved function of the Elected Members of the Council, exercisable following a public consultation process.

14.3.5 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.

In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals required to protect the amenities of residential areas.

Development abutting amenity and open space should generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 14.5 Land Use Zoning Matrix

Land Use	A- Town Centre	B- Existing/ Infill Residential	C- New Residential	E- Community and Education	F- Open Space and Amenity	G- Urban Village	H- Industry and Warehousing	I- Agricultural	J- Transport and Utilities	K- Commercial/ Residential	L- Leisure and Amenity	M- Future Park/ Greenbelt	N- Neighbourhood Centre	R- Retail/ Commercial	U- Utilities/ Services	Q- Enterprise and Employment
Broiler House	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
Car Parks	Y	N	N	O	N	O	Y	N	y	Y	Y	N	O	Y	O	Y
Cattleshed/slatted unit	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
Cemetery	N	N	N	O	N	N	N	Y	N	N	N	N	N	N	N	N
Cinema, dancehall, disco	Y	N	N	N	N	O	N	N	N	N	O	N	N	N	N	N
Community Hall	Y	O	O	Y	O	Y	O	N	O	O	O	N	O	N	N	O
Childcare/Crèche/playschool	Y	O	Y	Y	O	Y	O	O	O	Y	O	N	O	O	N	O
Cultural uses/library	Y	O	O	Y	O	Y	N	N	N	O	N	N	O	O	N	O
Dwelling unit	Y	Y	Y	N	N	Y	N	O	N	Y	N	N	Y	N	N	N
Funeral Homes	Y	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N	O
Garages/ car repairs	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N
Guest house	Y	O	O	O	N	O	N	O	N	O	O	N	O	N	N	O
Hotel	Y	N	O	N	N	O	N	N	N	O	O	N	O	N	N	N
Halting site	N	O	O	O	O	N	O	O	N	N	N	N	N	N	N	N
Health centre/clinic	Y	O	O	Y	N	Y	O	N	O	O	O	N	Y	N	N	Y
Heavy commercial vehicle parks	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N
Take-away	O	N	N	N	N	O	N	N	N	Y	N	N	O	O	N	Y
Industry	N	N	N	N	N	N	Y	N	O	N	N	N	N	N	N	N
Industry (light)	N	N	N	N	N	N	Y	N	O	N	N	N	N	N	N	O
Medical and related consultancy	Y	O	O	Y	N	Y	O	N	O	Y	O	N	Y	N	N	O
Motor sales	Y	N	N	N	N	O	Y	N	Y	N	N	N	N	N	N	O
Nursing Home	Y	O	O	Y	N	Y	N	O	N	N	N	N	N	N	N	N
Offices	Y	N	N	O	N	N	O	N	O	Y	N	N	O	O	N	Y
Park/playground	Y	Y	Y	Y	Y	Y	O	O	N	Y	Y	Y	Y	O	N	O
Petrol Station	O	N	N	N	N	O	Y	N	Y	N	N	N	O	N	N	Y
Place of worship	Y	O	Y	Y	O	Y	N	N	N	N	N	N	N	O	N	O
Playing fields	O	Y	Y	Y	Y	N	O	Y	N	N	N	Y	N	O	N	O
Pub	Y	N	O	N	N	Y	N	N	N	Y	N	N	N	N	N	O
Recreational buildings	Y	O	O	Y	Y	Y	O	O	O	Y	Y	N	O	O	N	O
Repository, store, depot	O	N	N	O	N	N	Y	N	O	N	N	N	N	N	N	O
Restaurant	Y	O	O	O	N	Y	O	N	O	Y	O	N	Y	O	N	O
Residential	Y	Y	Y	N	N	Y	N	N	N	Y	N	N	O	N	N	N
Retail Warehouse	O	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
School	Y	O	O	Y	O	Y	N	O	N	N	N	N	N	N	N	O

Y= Permitted in Principle

O= Open for Consideration

N= Not Permitted

Table 14.5 Land Use Zoning Matrix																
Land Use	A- Town Centre	B- Existing/ Infill Residential	C- New Residential	E- Community and Education	F- Open Space and Amenity	G- Urban Village	H- Industry and Warehousing	I- Agricultural	J- Transport and Utilities	K- Commercial/ Residential	L- Leisure and Amenity	M- Future Park/ Greenbelt	N- Neighbourhood Centre	R- Retail/ Commercial	U- Utilities/ Services	Q- Enterprise and Employment
Shop (comparison)	Y	N	N	N	N	O	N	N	N	N	N	N	N	O	N	N
Shop (convenience)	Y	O	O	N	N	Y	O	N	O	Y	N	N	Y	O	N	O
Stable yard	N	N	N	N	N	N	O	Y	N	N	N	N	N	N	N	N
Sport/Leisure Complex	Y	O	O	Y	N	Y	N	N	N	O	Y	O	O	O	N	O
Tourist camping site/caravan park	N	N	O	O	N	N	N	O	N	N	N	N	N	N	N	O
Utility Structures	Y	O	Y	O	O	Y	Y	Y	Y	O	N	N	N	Y	Y	O
Warehouse (wholesale)	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	O
Waste Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Workshop	O	N	N	O	N	O	Y	O	Y	O	N	N	N	N	O	N
<p style="text-align: center;"> Y= Permitted in Principle O= Open for Consideration N= Not Permitted </p>																

Zoning Objective W "White Lands" is not considered in the zoning matrix as the specific land use will be informed by future development plans.