



Preliminary Review of Operational Planning Policy

Current Operational Policy	Strategic Planning Policy Statement (SPPS)	LDP Approach
<p>PPS2: Natural Environment Policies NH1-NH6</p>	<p>Natural Heritage (paragraphs 6.168–6.198)</p> <p>The SPPS is consistent with policies of PPS2 and provides greater clarification in particular on the legal duties of the local planning authority in relation to the Birds Directive and the Habitats Directive.</p>	<p>It is recommended to carry forward the existing policy with minor changes to reflect the wording of the SPPS.</p> <p>For example, in respect of Policy NH6 the SPPS introduces an assessment of the 'cumulative impacts' when assessing proposals.</p>
<p>PPS3: Access, Movement and Parking Policies AMP1–AMP11 (including clarification to AMP3) Annex A-B</p> <p>PPS3: Access, Movement and Parking Clarification of Policy AMP3: Access to Protected Routes. Annex A</p>	<p>Transportation (paragraphs 6.297–6.305)</p> <p>The SPPS is consistent with the policies of PPS3 and includes the consequential revision to PPS21 in AMP3. However, it omits Policy AMP9 and AMP11.</p>	<p>It is recommended to carry forward the existing policy with minor changes to reflect the wording of the SPPS.</p> <p>An example is to include reference to the Councils overall Parking Strategy within Policy AMP10.</p> <p>Key Issue 17 considers the issue of sustainable/active travel and greenways. The Preferred Option is to introduce a policy promoting active travel and seek to identify and protect community greenways. Policy AMP8 would be amended to require the needs of cyclists to be taken into account in all new development. Under this option it is proposed to add wording to Policy AMP5 to allow for the protection of designated community greenways.</p>



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<p>PPS4: Planning and Economic Development Policies PED1–PED9 Annex A</p>	<p>Economic Development, Industry and Commerce (paragraphs 6.79–6.98)</p> <p>The SPPS is generally less prescriptive than the PPS policies however it allows for an exception to build a small scale new build economic development outside a village or small settlement where there is not a suitable site within the settlement.</p> <p>The SPPS confirms the presumption set out in PPS4 against the loss of economic development land for alternative uses (paragraph 6.89)</p>	<p>It is recommended to carry forward the existing policy with some changes to reflect the SPPS.</p> <p>Key Issue 11 considers whether there is scope under the SPPS to allow small scale economic development in the countryside where there is not a suitable site within the settlement.</p> <p>Key Issue 12 considers making provision for compatible 'sui generis' uses on economic development land. The Preferred Option is to allow for compatible 'sui generis' uses.</p>
<p>PPS6: Planning, Archaeology, and the Built Heritage Policies BH1–BH15 Annex A-F</p>	<p>Archaeology and Built Heritage (paragraphs 6.1–6.30)</p> <p>The SPPS is generally consistent with the policies of PPS6. In relation to Conservation Areas the SPPS requires special regard be given to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.</p>	<p>It is recommended to carry forward the existing policy with changes to reflect the wording of the SPPS.</p> <p>It is proposed that Policy BH5 is not carried forward as the district does not contain any World Heritage Sites.</p> <p>The recommended policy approach may include a review of the existing built heritage and archaeological designations.</p> <p>Key Issue 21 considers non-designated heritage assets. The Preferred Option is to recommend that Policy BH15 is reviewed to consider if there is scope to strengthen existing policy.</p>



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<p>PPS6 Addendum: Areas of Townscape Character Policies ATC1–ATC3 Annex A</p>	<p>Archaeology and Built Heritage (paragraphs 6.21–6.23)</p> <p>The SPPS is generally less prescriptive than the PPS6 addendum. However, it is consistent with the thrust of its policies.</p>	<p>It is recommended to carry forward the existing policy with minor changes to reflect the wording of the SPPS.</p> <p>Consideration will be given to removing Annex A 'excerpt from PPS6' to avoid duplication.</p>
<p>PPS7: Quality Residential Developments Policies QD1–QD2 Annex A-C</p>	<p>Housing in Settlements (paragraphs 6.136-6.137)</p> <p>The SPPS is less prescriptive than PPS7 however it seeks to create sustainable forms of development.</p> <p>The SPPS suggests incorporating sustainable elements into residential developments such as the use of Sustainable Drainage Systems (SuDS) and energy efficient design in housing units (paragraph 6.137)</p>	<p>It is recommended to carry forward the existing policy with minor changes to reflect the wording of the SPPS.</p> <p>The thresholds within Policy QD2 for submission of a design masterplan will be reviewed.</p> <p>Key Issue 8 considers future proofing and housing for all. The Preferred Option is to introduce a new strategic policy covering lifetime homes and wheelchair accessible housing to require the provision of an appropriate supply of homes for children, older people and those with a physical disability.</p> <p>Key Issue 9 considers integrated renewable energy and passive solar design. The Preferred Option is that existing policy is revised to require new development over a certain threshold to incorporate renewable energy features.</p> <p>Key Issue 24 addresses flood risk management. The Preferred Option is to require the use of SuDS through key site requirements or introduce a new policy requiring all new development to incorporate SuDS to address surface water flooding.</p>



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<p>PPS7 Addendum: Residential Extensions & Alterations Policy EXT1 Annex A-C</p>	<p>Housing in Settlements (paragraph 6.137)</p> <p>The SPPS is less prescriptive on design than the PPS7 addendum.</p>	<p>It is recommended to carry forward the existing policy.</p> <p>Consideration will be given as to whether further clarification is required in regard to ancillary accommodation.</p> <p>Consideration will be given to the inclusion of criteria on bin storage within PPS7 Policy QD1 replacing paragraph A43 of Annex A. It is proposed to remove Annex B and C.</p>
<p>PPS7 Addendum: Safeguarding the Character of Established Residential Areas Policies LC1-LC3 Annex A-E</p>	<p>Flood Risk & Housing in Settlements (paragraphs 6.118 & 6.137)</p> <p>The SPPS is more strategic and less prescriptive than PPS7 addendum. However it does encourage sustainable forms of development to include SuDS where appropriate.</p>	<p>It is recommended to carry forward the existing policy with some small changes to reflect the SPPS.</p> <p>For example, consideration may be given to encouraging permeable material for hard landscaped areas in new developments.</p> <p>Key Issue 24 addresses flood risk management. The Preferred Option is to require the use of SuDS through key site requirements or introduce a new policy requiring all new development to incorporate SuDS to address surface water flooding.</p> <p>It is proposed to remove Annex B and D, and update Annex C.</p>



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<p>PPS8: Open Space, Sport and Outdoor Recreation Policies OS1–OS7 Annex A–D</p>	<p>Open Space, Sport and Outdoor Recreation (paragraphs 6.205–6.213)</p> <p>The SPPS is generally less prescriptive than PPS8 however in relation to all sport and outdoor recreational activities, states that material considerations will include: location, design, hours of operation, noise, impact on visual and residential amenity, access and links to public transport, floodlighting, landscaping, public safety, nature conservation, biodiversity, archaeology or built heritage.</p>	<p>It is recommended to carry forward the existing policy with some clarification and changes to reflect the wording of the SPPS. For example, the criteria listed as material considerations for sport and outdoor recreation development may be introduced.</p> <p>Within Policy OS2 the thresholds for the provision of public open space and children’s play areas will be reviewed.</p> <p>Within Policy OS3 it is proposed to provide greater clarification on what constitutes equestrian use.</p> <p>It is proposed to update Annex C and remove Annex D.</p>
<p>PPS10: Telecommunications Policies TEL1–TEL2 (Policy TEL2 is cancelled) Annex A–D</p>	<p>Telecommunications and Other Utilities (paragraphs 6.240–6.250)</p> <p>The SPPS is consistent with the thrust of PPS 10.</p>	<p>It is recommended to carry forward the existing policy with some small changes to reflect the wording of the SPPS. Key Issue 19 addresses telecommunications. The Preferred Option is to retain the existing policy approach and not introduce a more restrictive planning policy for telecommunications equipment.</p>



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<p>PPS11: Planning and Waste Management Policies WM1–WM5 Annex A-D</p>	<p>Waste Management (paragraphs 6.311–6.318)</p> <p>The SPPS is generally less prescriptive than PPS11.</p>	<p>It is recommended to carry forward the existing policy with some minor changes to reflect the wording of the SPPS.</p> <p>Wording will be updated to remove reference to BPEO.</p>
<p>PPS12: Housing in Settlements Planning Control Principle 1– Planning Control Principle 4 & Policy HS1–HS4 (Policy HS3 as amended) Appendix 1-5</p>	<p>Housing in Settlements (paragraphs 6.137–6.147)</p> <p>The SPPS is consistent with the policies of PPS12 and is generally less prescriptive.</p> <p>The provision of a variety of house types, sizes and tenures is encouraged to achieve balanced communities (paragraph 6.137).</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS12 and amend the wording to align with the SPPS.</p> <p>Where policies are covered elsewhere in the Plan Strategy it is not proposed to carry them forward.</p> <p>Key Issue 6 addresses social housing need. The Preferred Option has three key elements. Firstly it sets out a strategic policy requiring all housing sites over a certain threshold to provide a proportion of social housing, secondly it zones sites solely for social housing and thirdly it facilitates social housing as a proportion of larger housing schemes through key site requirements.</p> <p>Key Issue 8 addresses future proofing and housing for all. The Preferred Option is to introduce a new strategic policy covering lifetime homes and wheelchair accessible housing to require the provision of an appropriate supply of homes for children, older people and those with physical disability.</p>



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<p>PPS13: Transportation and Land Use General Principles GP1–GP12 Appendix 1-3</p>	<p>Transportation (paragraphs 6.299–6.303)</p> <p>The SPPS is consistent with the policies of PPS13.</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS13 and the SPPS.</p> <p>Where policies are covered elsewhere in the Plan Strategy it is not proposed to carry them forward.</p>
<p>PPS15: Planning and Flood Risk (Revised) Policies FLD1–FLD5 Annex A-D</p>	<p>Flood Risk (paragraphs 6.106–6.125)</p> <p>The SPPS is generally consistent with the policies of PPS15</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS15 and amend some wording to align with the SPPS.</p> <p>Key Issue 24 addresses flood risk management. The Preferred Option is to require the use of SuDS through key site requirements or introduce a new policy requiring all new development to incorporate SuDS to address surface water flooding.</p>
<p>PPS16: Tourism Policies TSM1–TSM8 Appendix 1-4</p>	<p>Tourism (paragraphs 6.255–6.266)</p> <p>The SPPs is generally consistent with the policies of PPS16 although it is less prescriptive.</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS16 with minor changes to reflect the wording of the SPPS.</p> <p>Key Issue 13 deals with tourism development. The Preferred Option is to carry forward existing policy but in addition identify Tourist Opportunity Zones where a range of appropriate tourism facilities could be accommodated.</p>



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<p>PPS17: Control of Outdoor Advertisements Policy AD1 Annex A-B</p>	<p>Control of Outdoor Advertisements (paragraphs 6.57–6.60)</p> <p>The SPPS is consistent with the policy of PPS17.</p>	<p>It is recommended to carry forward the existing policy in PPS17 with minor changes to reflect the wording of the SPPS.</p> <p>Consideration will be given to reviewing the impact of more advanced technological advertisements (eg light boxes) as well as the impacts of advertising in Conservation Areas and Areas of Townscape Character.</p> <p>Annex B refers to the enforcement of advertisement control. As Planning Policy Statement 9: The Enforcement of Planning Control has been cancelled following introduction of the SPPS it is proposed to remove Annex B.</p>
<p>PPS18: Renewable Energy Policies RE1–RE2</p>	<p>Renewable Energy (paragraphs 6.219–6.233)</p> <p>The SPPS is consistent with the policies of PPS18, although it is less prescriptive.</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS18 with changes to reflect the wording of the SPPS.</p> <p>Key Issue 9 considers integrated renewable energy and passive solar design. The Preferred Option is that the wording of Policy RE 2 is amended to require new development over a certain threshold to incorporate renewable energy features.</p> <p>Key Issue 18 deals with renewable energy. The Preferred Option is to carry forward existing policy and to not introduce Areas of Constraint for certain types of renewables, for example, wind turbines.</p>



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<p>PPS 21: Sustainable Development in the Countryside Policy CTY1–CTY16</p>	<p>Development in the Countryside (paragraphs 6.66–6.78)</p> <p>The SPPS is consistent with the policies of PPS21. It is less prescriptive for some policies and provides clarification for other policies.</p>	<p>It is recommended to carry forward the existing policy approach set out in PPS21 with changes to reflect the SPPS.</p> <p>It is not proposed to carry forward policy CTY2 as there are no Dispersed Rural Communities identified in the District.</p> <p>Policy CTY2a – Consideration will be given to providing clarification on what would be considered to be a focal point.</p> <p>Policy CTY3 – Consideration will be given to providing clarification on what constitutes a replacement dwelling.</p> <p>Policy CTY5 – Consideration will be given to providing a definition of what constitutes a small group of dwellings that will be permitted and whether more than one housing group should be permitted.</p> <p>Policy CTY8 – Consideration will be given to defining the size of a gap site as well as what constitutes a built up frontage.</p> <p>Consideration will be given to providing additional clarification to policies where appropriate.</p>



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PPS23: Enabling Development Policy ED1	<p>Archaeology and Built Heritage (paragraphs 6.25–6.27)</p> <p>The SPPS does not provide the same level of criteria as Policy ED1 however it is consistent with the aims of PPS23 and provides clarification on some points including that the justification is the over-riding public benefit to the conservation of the significant place and its sustainable future use.</p>	It is recommended to carry forward the existing policy approach set out in PPS23 with clarification, where appropriate, to reflect the wording of the SPPS.
A Planning Strategy for a Rural Northern Ireland (PSRNI) Policies IC15–IC17; Policies MIN1–MIN8; Policy TOU5; Policy PSU1–PSU3, PSU8 & PSU11; Policies DES1, DES2, DES4, DES10; Policies COU1–COU4.	<p>Town Centres & Retailing (paragraphs 6.273–6.283)</p> <p>Minerals (paragraphs 6.154–6.161)</p> <p>Tourism (SPPS is silent on directional signs)</p> <p>Housing in Settlements (paragraph 6.137)</p> <p>Telecommunications and other utilities (6.246)</p> <p>Economic, Development, Industry & Commerce (paragraphs 6.88)</p> <p>Development in the Countryside (paragraph 6.76)</p> <p>Natural Heritage (paragraphs 6.186–6.187)</p> <p>Design (paragraphs 4.23–4.30)</p>	<p>It is recommended to carry forward the existing retained policy approach set out in PSRNI where necessary, in line with the provision of the SPPS.</p> <p>Where policies are covered elsewhere in the Plan Strategy it is not proposed to carry them forward.</p> <p>Key Issue 14 considers minerals development within the district. The Preferred Option is carry forward existing minerals policy (Min1–Min8) but in addition identify mineral safeguarding zones through the LDP.</p> <p>Key Issue 23 considers coastal erosion and land instability. The Preferred Option is to identify areas of existing and potential coastal erosion and land instability through the LDP. A new high level criteria based policy would be introduced and would apply within these areas.</p>