

Plean Forbartha Áitiúla 2035 **Dréacht-Straitéis an Phlean** **Local Development Plan 2035** **Draft Plan Strategy**

Tuairisc an Bhreithmheasa
Inbhuanaitheachta
(a chuimsíonn Measúnú Straitéiseach
Comhshaoil)

Sustainability Appraisal Report
(Incorporating Strategic Environmental
Assessment)

June 2025



Consultation Arrangements

Newry, Mourne and Down District Council is consulting on the Newry, Mourne and Down Local Development Plan 2035, draft Plan Strategy. The consultation period will be carried out over a twelve-week period, commencing on Friday 27 June 2025 and closing at 5pm on Monday 22 September 2025. Please note that representations received after the closing date will not be considered.

Availability of the draft Plan Strategy

A copy of the draft Plan Strategy and all supporting documentation, including the Sustainability Appraisal Report, is available on the Newry, Mourne and Down District Council website:
www.newrymournedown.org

The draft Plan Strategy and supporting documents are also available to view in hard copy during office hours, 9am–5pm at the following Council offices:

- Newry Office, Monaghan Row, Newry BT35 8DJ
- Downpatrick Office, Downshire Civic Centre, Ardglass Road, Downpatrick BT30 6GQ

Aim of the Public Consultation

The public consultation on the draft Plan Strategy aims to:

- Encourage full public participation in the Local Development Plan process and to stimulate ongoing interest and involvement in the Plan process
- Promote a sense of ownership of the Local Development Plan
- Facilitate the Independent Examination of the draft Plan Strategy to ensure its soundness
- Provide a robust foundation for work on the Local Policies Plan, the next stage in the Plan process.

How the Council will process your comments

Following the twelve-week consultation period, there will be a further eight-week period to facilitate counter representations.

All representations and counter-representations will be analysed by our Local Development Plan Team, and a Public Consultation Report will be prepared and presented to elected members. This may result in amendments in the draft Plan Strategy, before its formal submission to the Department for Infrastructure, in advance of Independent Examination.

It should be noted that your responses are public documents that will be made available for public inspection and Independent Examination. All responses will therefore be held on a database in accordance with the provisions of the UK GDPR.

Online

Use our online response form at Local Development Plan (www.newrymournedown.org/local-development-plan)

Email

Email us or download the above response form at Local Development Plan (newrymournedown.org) and email it to us at ldp@nmandd.org

Post

Write to us or send in a response form available at Local Development Plan (www.newrymournedown.org/local-development-plan) and post it to the following address:

Local Development Plan Team, Planning Office, Downshire Civic Centre, Ardglass Road, Downpatrick BT30 6GQ.

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List of Abbreviations

AAP	Area of Archaeological Potential
ACMD	Area of Constraint on Mineral Development
ADAP	Ards and Down Area Plan 2015
AND	Ards and North Down
AoHSV	Area of High Scenic Value
AONB	Area of Outstanding Natural Beauty
APSFR	Area of Potential Significant Flood Risk
AQ	Air Quality
AQMA	Air Quality Management Area
ASAI	Area of Special Archaeological Interest
ASSI	Area of Special Scientific Interest
ATC	Area of Townscape Character
AVC	Area of Village Character
BNMAP	Banbridge/Newry and Mourne Area Plan 2015
BRCD	Belfast Region City Deal
CA	Conservation Area
DAERA	Department of Agriculture, Environment and Rural Affairs
DFI	Department for Infrastructure
DHPLG	Department of Housing, Planning and Local Government
DM	Development Management
DOE	Department of Environment
DPPN	Development Plan Practice Note
EA	Education Authority
EAPP	Environmental Assessment of Plans and Programmes
EC	European Commission
ED	Economic Development
EIA	Environmental Impact Assessment
EU	European Union
EV	Electric Vehicle
FRMP	Flood Risk Management Plan
GBI	Green and Blue Infrastructure
GHG	Greenhouse Gas
GSNI	Geological Survey Northern Ireland
HED	Historic Environment Division
HGI	Housing Growth Indicators
HGV	Heavy Goods Vehicle
HPAG	Historic Parks and Gardens
HRA	Habitats Regulations Assessment
ICNIRP	International Commission on Non-Ionizing Radiation Protection
ICT	Information and Communication Technology
IPA	Industrial Policy Area
IROPI	Imperative Reasons of Overriding Public Interest
KSR	Key Site Requirement
LBAP	Local Biodiversity Action Plan
LCA	Landscape Character Area
LDP	Local Development Plan
LGD	Local Government District
LLPA	Local Landscape Policy Area
LPP	Local Policies Plan
LT	Long Term

LTP	Local Transport Plan
LVIA	Landscape and Visual Impact Assessment
MCAA	Marine and Coastal Access Act
MCZ	Marine Conservation Zone
MPS	Marine Policy Statement
MSA	Minerals Safeguarding Area
MT	Medium Term
NED	Natural Environment Division
NI	Northern Ireland
NICCAP	Northern Ireland Climate Change Adaptation Programme
NIE	Northern Ireland Electricity
NIEA	Northern Ireland Environment Agency
NIHE	Northern Ireland Housing Executive
NISRA	Northern Ireland Statistics and Research Agency
NIW	Northern Ireland Water
NMD	Newry Mourne and Down
NMPF	The National Marine Planning Framework
NPF	National Planning Framework
ONS	Office for National Statistics
PAC	Planning Appeals Commission
POP	Preferred Options Paper
PPS	Planning Policy Statement
PRC	Primary Retail Core
PS	Plan Strategy
PSRNI	Planning Strategy for Rural Northern Ireland
RA	Reasonable Alternative
RBMP	River Basin Management Plan
RDS	Regional Development Strategy
RIA	Retail Impact Assessment
ROI	Republic of Ireland
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCA	Special Countryside Area
SDL	Settlement Development Limit
SEA	Strategic Environmental Assessment
SEL	Strategic Employment Location
SERC	South East Regional College
SES	Shared Environmental Service
SLNCI	Site of Local Nature Conservation Interest
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SPPS	Strategic Planning Policy Statement
ST	Short Term
TAPSEFR	Transitional Area of Potential Significant Flood Risk
TC	Town Centre
UAH	Ulster Architectural Heritage
UK	United Kingdom
UNESCO	United Nations Educational, Scientific and Cultural Organization
WANE	Wildlife and Natural Environment Act
WFD	Water Framework Directive
WWTW	Wastewater Treatment Works

1 Introduction

1.1 Purpose of this Sustainability Appraisal Report

This Sustainability Appraisal Report is part of the Sustainability Appraisal (SA) process for the Newry, Mourne and Down District Council Local Development Plan 2035 (LDP). It documents the appraisal of Options and alternatives against a sustainability framework consisting of fourteen Objectives. These Objectives relate to social, economic and environmental themes, and have helped to determine our preferred options. The process identifies where a preferred option may have significant effects and, where these are negative effects, identifies how they may be mitigated.

The SA Scoping Report which has been published alongside this SA Report documents the first stage in undertaking SA / SEA. It sets out the evidence base and framework of Sustainability Objectives against which the social, economic and environmental effects of implementing the draft Plan Strategy have been appraised.

1.2 The Newry, Mourne and Down District Council Local Development Plan

For a full description of the LDP process, please refer to Chapter 1 of the draft Plan Strategy.

The purpose of Newry, Mourne and Down District Council's LDP is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will implement the strategic Objectives of the Regional Development Strategy 2035 ('the RDS') and will guide development decisions within Newry, Mourne and Down District Council up to 2035.

The new LDP is prepared within the context of the Council's Corporate Plan and takes account of the Council's Community Plan, 'Living Well Together 2030', to enable to plan positively for the future of the district. It will ensure that lands are appropriately zoned and that infrastructure is enhanced to develop the district for future generations.

The draft Plan Strategy for Newry, Mourne and Down District Council LDP sets out how the area will change and grow over the period up to 2035. It includes the following elements:

- Sets out the strategic Objectives of Newry, Mourne and Down District Council in relation to accommodating growth in the form of new homes and economic development activities to improve the quality of life and meet the needs of our growing population, whilst also protecting the environment;
- Informs the general public, statutory authorities and developers of the policy framework against which all proposals will be assessed;
- Provides certainty for developers by indicating what sort of development will (and will not) conform with the Plan; and
- Provides information on how the Council will monitor the Plan Objectives to ensure that they are being achieved.

The LDP for Newry, Mourne and Down District Council supports and, where relevant, spatially represents our Community Plan vision: *"Newry, Mourne and Down is a place with strong, safe and vibrant communities where everyone has a good quality of life and access to opportunities, choices and high quality services which are sustainable, accessible and meet people's needs."*

This will be achieved by delivering against the following outcomes:

- All people in Newry, Mourne and Down get a good start in life and fulfil their lifelong potential;
- All people in Newry, Mourne and Down enjoy good health and wellbeing;
- All People in Newry, Mourne and Down benefit from prosperous communities;
- All people in Newry, Mourne and Down benefit from a clean, quality and sustainable environment; and

- All people in Newry, Mourne and Down live in respectful, safe and vibrant communities

The Plan Strategy is the first stage of a two stage LDP for the district. The LDP will also consist of the Local Policies Plan (LPP), which is the second stage of the plan-making process. The Local Policies Plan will provide site specific policies and proposals, including settlement limits, land use zonings and environmental designations.

The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy (SDS), the Regional Development Strategy (RDS), the Strategic Planning Policy Statement (SPPS) and Planning Policy Statements (PPSs). When adopted, the new development plan will replace the existing development plans in so far as they apply to the district:

- Banbridge/Newry and Mourne Area Plan 2015 (BNMAP) [adopted October 2013]
- Ards and Down Area Plan 2015 (ADAP) [adopted March 2009].

The UK Marine Policy Statement (UK MPS), the UK Marine and Coastal Access Act 2009 (MCAA) and the Marine Act (Northern Ireland) 2013 provide the policy and legislative framework for the management of the marine area in Northern Ireland. The UK vision for the marine environment, set out in the UK MPS, is the attainment of “clean, healthy, safe, productive and biologically diverse oceans and seas”.

The MCAA is a UK-wide Act which includes a number of provisions for the management of the UK’s marine area. For Northern Ireland, key provisions within this Act include a licensing system for management of development within the marine area from the mean high water spring tide out to 12 nautical miles (the inshore region).

The Marine Act (Northern Ireland) 2013 includes duties to protect and enhance the marine area. This includes provisions to prepare and adopt a Marine Plan for the Northern Ireland inshore region; and provision to improve marine conservation and protection. The draft Marine Plan for Northern Ireland was consulted on for an eight week period beginning 18th April 2018. Once adopted, it will inform and guide the regulation, management, use and protection of the marine area. In conjunction with the MPS, it will be used in making any decision which affects or might affect the marine area.

Section 58 of the MCAA and Section 8 of the Marine Act (Northern Ireland) 2013, require a public authority to have regard to the appropriate marine policy documents. This means that Councils are legislatively required to have regard to the UK MPS and, when published, the Marine Plan for NI in the preparation of the LDP and all associated documents.

1.2.1. Preparation - the Process and Progress

The draft Plan Strategy is underpinned by an extensive evidence base, combined with community engagement undertaken as part of the Preferred Options Paper (POP) consultation process. The LDP Preferred Options Paper was published in May 2018 and was subject to 12 weeks of public consultation which commenced on 1st June 2018. A summary of the representations received to the POP is set out in the Preferred Options Paper – Public Consultation Report, 2019. In light of the consultation process, revisions have been made to the approach to some of the preferred options contained in the POP. Further studies to inform the Plan Strategy have provided further supporting evidence and, where appropriate, the evidence base has been updated in the Technical Supplements which are published alongside the draft Plan Strategy.

The LDP is informed by the iterative SA which runs parallel to the preparation of the Preferred Options Paper, Plan Strategy and Local Policies Plan. Strategic Environmental Assessment (SEA), which examines the environmental effects of the LDP proposals is an integral part of SA.

1.2.2. Spatial Scope and Profile of the Plan Area

Newry, Mourne and Down district is located to the south east of Northern Ireland (NI) and covers parts of Counties Down and Armagh. To the north the district borders with Armagh City, Banbridge and Craigavon Borough Council, Lisburn and Castlereagh City Council and Ards and North Down Borough Council. To the west and south it borders Monaghan and Louth County Council areas in the Republic of Ireland. The Council area consists of seven district Electoral Areas.

The district is strategically located along the key transport corridor between Belfast and Dublin. The district's main settlement, Newry, is identified as a main hub and as the Southern Eastern City Gateway with the Republic of Ireland by the RDS. The district's second largest settlement, Downpatrick, is also identified as a main hub while Warrenpoint and Newcastle are identified as local hubs. Warrenpoint port is the second busiest port in the province, whilst Kilkeel and Ardglass fishing harbours play a significant role with the majority of NI's fishing fleet based in these two harbours.

The district covers an area of approximately 1,700km² and has approximately 160km of coastline taking in stretches of Strangford Lough, the Irish Sea and Carlingford Lough. It contains a diverse range of landscapes including the Mourne Mountains, Ring of Gullion, the drumlins and islands around Strangford Lough, Quoile Valley lowlands, coastal dunes and Newry basin. There are three Areas of Outstanding Natural Beauty (AONB), covering more than 55% of the district. These areas have a distinctive character and have been designated in recognition of the quality of their landscape, heritage and wildlife.

The 2021 Census recorded that the total population of Newry, Mourne and Down District Council increased by 6.1% from 171,533 to 182,074 between 2011 and 2021. The total population has further increased and is estimated to be 189,000 in mid-2028¹. This trend is expected to continue through the plan period with a projected increase to 193,746 by 2035². This represents a 6.6% increase within the plan period.

The demographic of the district's population is also changing with the number of residents aged 65 and over expected to increase from 29,124 in 2020³ to 42,988 in 2035⁴ (an increase of approximately 47.6%). This proportion of our population is therefore expected to increase from 16.03% in 2020 to 22.2% in 2035. In addition, the number of residents aged 0-15 is expected to decrease during the plan period with this proportion of our population expected to decrease from 22.55% in 2020⁵ to 19.3% in 2035⁶.

NISRA's 2021 Census identified that of the district's population, 15% reside in Newry City and 40% live in the six towns. The 2021 census states that 69% of households were owner-occupied and 18% were private rented whilst 11% were social rented⁷. Additionally, 10.72% of households were comprised of a single person aged 65+⁸ and 17.55% of households did not have access to a car or van⁹. This has implications for housing, infrastructure and access to key services.

Figure 1 illustrates Newry, Mourne and Down and its wider context. Figure 2 shows the principal settlements and transport routes.

¹ NISRA Population Projections 2021-based

² NISRA Population Projections 2021-based

³ NISRA Population Projections 2020-based

⁴ NISRA Population Projections 2021-based

⁵ NISRA Population Projections 2020-based

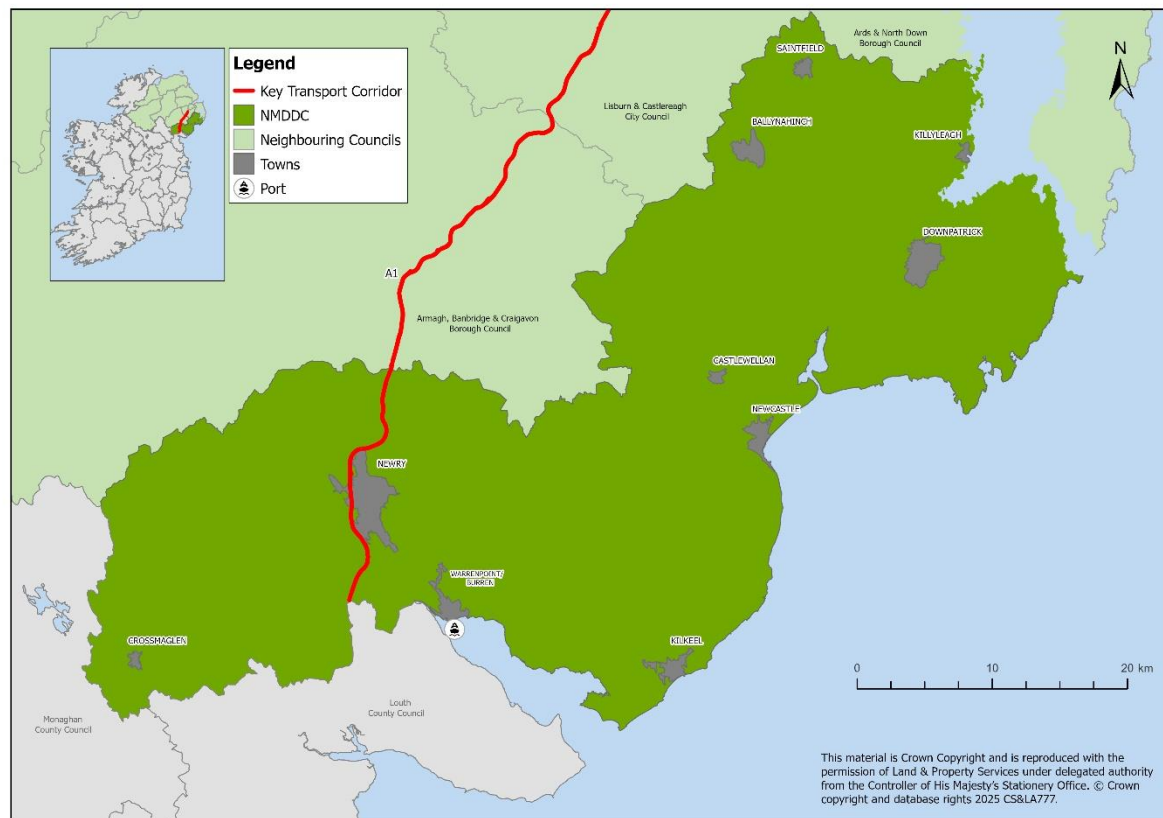
⁶ NISRA Population Projections 2018-based

⁷ NI Census 2021

⁸ NINIS NMD Area Profile 2017

⁹ NISRA Car or Van Availability: KS405NI (administrative geographies).

Figure 1: Newry, Mourne and Down District Council LDP Area



Sustainability Appraisal Context

1.2.3. Strategic Environmental Assessment

SEA is a systematic process for assessing potential effects of proposed plans or programmes to ensure that significant environmental impacts are considered from the earliest opportunity and addressed in decision making. It was originally introduced by the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (known as ‘the SEA Directive’). In Northern Ireland the SEA Directive’s requirements have been taken forward through The Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004. Following the UK exit from the EU, the UK is no longer subject to the SEA Directive, however the EAPP (NI) Regulations continue to apply, unless new legislation is introduced. The EAPP (NI) Regulations set out more detailed requirements for the process and content of the environmental assessment of plans and development. A record of how these regulations are being complied with is included in Appendix 1.

1.2.4. Integrated Sustainability Appraisal

Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires that all NI Departments and Councils, in exercising their functions, act in the way they consider best calculated to contribute to the achievement of sustainable development.

Section 5 of the Planning Act (Northern Ireland) 2011 (the 2011 Act) requires those who exercise any function in relation to local development plans to do so with the Objective of furthering sustainable development. In addition, Sections 8(6) and 9(7) of the 2011 Act requires an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan respectively.

The approach in this report is informed by Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment (2015) (DPPN4) ¹⁰. SA therefore refers to an integrated approach which fully incorporates Strategic Environmental Assessment and fulfils the requirements for both SA and SEA.

1.2.5. Habitats Regulations Assessment

Habitats Regulations Assessment is a provision of The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The Regulations require assessment of possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of plans and policies in the LDP. An assessment is also carried out for Ramsar sites (wetlands of international importance identified under the provisions of the Ramsar Convention). Collectively, SACs, SPAs, and Ramsar sites are referred to in this document as 'European sites'.

A draft Habitats Regulations Assessment (HRA) has been published for consultation with the Draft Plan Strategy.

The draft HRA records the assessment of the proposals and policies in the draft Plan Strategy and its potential impacts on European sites.

Findings of draft HRA for draft Plan Strategy

The draft HRA records the assessment of the proposals made in the draft Plan Strategy and its potential impacts on European sites.

All the potential impacts of the draft Plan Strategy proposals were considered. It was found that the draft Plan Strategy could have the potential to affect European sites through one or more of the following impacts:

- Direct Impacts
- Aquatic Environment
- Marine Environment
- Coastal Processes
- Mobile Species
- Recreational Pressure
- Growth – Water Supply
- Growth – Wastewater
- Aerial Emissions (All)
- Disturbance
- Introduced Species

A total of 39 European sites that have the potential to be connected to the plan area have been reviewed. These include sites within the Council area, with an ecological connection to it and those within 15km of the plan area. On review of these European sites, it was found that significant effects could not be entirely ruled out for 37 European sites, therefore potential impacts on the following sites were further assessed:

- Aghnadarragh Lough SAC
- Ballykilbeg SAC
- Belfast Lough Ramsar
- Belfast Lough SPA
- Belfast Lough Open Water SPA
- Carlingford Lough SPA
- Carlingford Lough SPA Proposed Marine Extension
- Carlingford Lough Ramsar Site
- Derryleckagh SAC
- Derryleckagh proposed Ramsar Site
- Dundrum Bay proposed Ramsar site
- North Channel SAC
- Outer Ards Ramsar Site
- Outer Ards SPA
- Rostrevor Wood SAC
- Slieve Gullion SAC
- Strangford Lough Ramsar Site
- Strangford Lough SAC
- Strangford Lough SPA
- The Maidens SAC
- Turmennan SAC
- Turmennan Ramsar Site
- Carlingford Lough SPA (ROI)

¹⁰ Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

- East Coast Marine Proposed SPA
- Eastern Mourne SAC
- Hollymount SAC
- Killough Bay SPA
- Killough Bay Ramsar Site
- Lecale Fens SAC
- Murlough SAC
- Carlingford Mountain SAC (ROI)
- Carlingford Shore SAC (ROI)
- Dundalk Bay SAC (ROI)
- Dundalk Bay SPA (ROI)
- Lambay Island SAC (ROI)
- Rockabill to Dalkey Island SAC (ROI)
- North Anglesey Marine SAC (Wales)

The appropriate assessment found that measures which are considered as mitigation have been included in the draft Plan Strategy. These measures will ensure that adverse effects on the integrity of European sites are avoided.

The assessment has concluded that the draft Plan Strategy will not adversely affect the integrity of any European site, either alone or in combination with other plans and projects.

The Habitats Regulations Assessment remains in draft until the Local Development Plan is adopted. Following public consultation and independent examination of the draft Plan Strategy the HRA will be updated and finalised as required, and published alongside the adopted Plan Strategy.

1.2.6. Rural Needs Assessment

The Rural Needs Act (Northern Ireland) 2016, which applies to NI Government Departments and Councils came into operation on 1 June 2017. It states that ‘A public authority must have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans.’ Public authorities must report annually on how they have implemented this requirement. Further information on rural needs is contained within the Department of Agriculture and Rural Affairs (DAERA) document ‘A Guide to Rural Needs Act (Northern Ireland) 2016 for Public Authorities (Revised).’

The approach to considering rural needs is called ‘rural proofing’ and DAERA has provided advice on carrying it out in ‘Thinking Rural: The Essential Guide to Rural Proofing¹¹’. Rural proofing is the process by which all major policies and strategies are assessed to determine whether they have a differential impact on rural areas and, where appropriate, adjustments are made to take account of particular rural circumstances. The Council has reported on rural proofing in their Rural Needs Impact Assessment, which has been published alongside the draft Plan Strategy.

The SA Scoping Report considers rural populations and how the LDP could affect them in the evidence base for the community topic. Data on rural populations, where available, is also included under other topics, for example health, education and infrastructure. Key sustainability issues for the district include some that are specific to rural communities and the appraisal prompts include questions about how a proposal will meet the needs of rural populations or will potentially have a disproportionate impact on them.

1.2.7. Sustainability Appraisal Report Structure

Section 2 of this report presents the approach to carrying out and documenting the SA of the draft Plan Strategy, including how the significance of effects was assessed, and any limitations and difficulties that were encountered. Section 3 summarises the appraisal findings. Section 4 describes the cumulative impact of the preferred options and summarises the outcome and the next steps for the appraisal process for the LDP. The detailed record of the SA is included under Appendix 4.

¹¹ Department of Agriculture, Environment and Rural Affairs (2015) *Thinking Rural: The Essential Guide To Rural Proofing*.

2 Sustainability Appraisal: The Approach

2.1 Introduction

This Section describes the approach taken to carry out SA for the draft Plan Strategy. The Strategic Context for SA and the preparation of LDPs is discussed in Section 2 below. Additional detail is included in Section 2 of the dPS SA Scoping Report.

2.2 Strategic Context

The following regional or local strategies and plans are overarching and form a backdrop to the Local Development Plan. A summary of the Policy Context is provided in Chapter 3 of the draft Plan Strategy. These Plans, Policies, Programmes and Strategies were also considered in preparation of the SA Framework and are referenced, where applicable, in the SA Scoping Report.

- Programme for Government Framework 2024 – 2027
- Regional Development Strategy 2035
- Sustainable Development Strategy
- Regional Transportation Strategy
- Strategic Planning Policy Statement for Northern Ireland – Planning for Sustainable Development
- Sustainable Water–A Long-Term Water Strategy for Northern Ireland (2015-2040)
- UK Marine Policy Statement
- Draft Marine Plan for Northern Ireland
- National Marine Planning Framework (ROI)
- Planning Policy Statements (PPSs) and a Planning Strategy for Rural Northern Ireland (PSRNI)
- Supplementary Planning Guidance
- Other Strategies and Plans (Regional)
 - The EU Biodiversity Strategy to 2020 (May 2011)
 - The Biodiversity Strategy for Northern Ireland to 2020 (July 2015)
 - Northern Ireland Waste Management Strategy ‘Delivering Resource Efficiency’ (Oct 2013)
 - ‘Lifetime Opportunities – Governments Anti-Poverty and Social Inclusion Strategy for Northern Ireland’ (Nov 2006)
 - Thinking Rural – The essential Guide to Rural Proofing (March 2011)
 - Northern Ireland Landscape Character Assessment 2000 (NILCA) (1999)
 - Northern Ireland Regional Seascape Character Assessment (Jan 2014)
 - Sustainability for the future ‘DAERA’s Plan to 2050’ (2021)
 - Environment Strategy for Northern Ireland – Public Discussion Document (2019)
 - Securing the Future - delivering UK Sustainable Development Strategy (2005)
 - Draft Green Growth Strategy for Northern Ireland (Oct 2021): Today we act. Tomorrow we thrive. Green Growth.
 - NI Water Recreation and Access Policy (2013)
 - Rural White Paper Action Plan (2012)
 - Building a Better Future: The Investment Strategy for Northern Ireland 2011-2021 (2011)
 - Infrastructure 2050 – Draft Investment Strategy for Northern Ireland (Jan 2022).
- Local Policy Context
- Existing Development Plans
- Links with Council Strategies
 - Community Plan ‘Living Well Together’ 2030
 - Newry, Mourne and Down District Council Corporate Plan 2024–2027
 - Tourism Strategy for 2023-2028

- Regeneration and Economic Development Strategy 2020–2025
 - Arts Culture Heritage Strategy 2022-2027
 - Biodiversity Strategy 2024-2030
 - Active Travel Masterplan 2021
 - Design Guides
- Other Strategies and Plans (Local)
- Project Ireland 2040-National Planning Framework

2.2.1. Belfast Region City Deal 2018

The Belfast Region City Deal (BRCD) signals a new approach to collaborative working. Six Councils are part of the BRCD: Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council, Mid and East Antrim Borough Council and Newry, Mourne and Down District Council. The BRCD Councils will work in partnership with Queen's University Belfast, Ulster University, the Further Education colleges across the Belfast Region, the Northern Ireland Departments and the private sector.

The BRCD Councils have agreed an integrated set of projects to transform the Region's economy. The agreed programme seeks to address a number of key barriers to growth by taking measures to improve productivity, invest in innovation, tackle economic inactivity and deprivation, address skills gaps and inequalities, invest in additional world-class visitor experiences and develop the physical and digital infrastructure. At the heart of the City Deal vision is a drive to deliver inclusive growth and to focus efforts on areas in which our district can become genuinely world-class; namely digital / ICT, life and health sciences, creative industries, advanced manufacturing and tourism.

2.3 Other Local Development Plans

Newry, Mourne and Down District Council shares a land or water boundary with five neighbouring Councils. Armagh City, Banbridge and Craigavon Borough Council, Lisburn and Castlereagh City Council and Ards and North Down Borough Council border the district to the north, and Monaghan County Council and Louth County Council border the district to the west and south. It is also acknowledged that Newry, Mourne and Down District Council has direct connectivity along its coastline to the marine area and indirect connectivity through its watercourses and river systems.

In order for cross-boundary issues to be effectively addressed, Newry, Mourne and Down District Council will continue to liaise with these neighbouring Councils and DAERA Marine Division throughout the LDP process to address cross-cutting issues and identify how these can be best taken forward as part of the plan process. This is particularly important in relation to the delivery of key elements of the Regional Development Strategy to ensure a holistic approach to strategic matters is pursued and for policies to be complementary.

2.4 Sustainability Appraisal and the LDP

The SEA Directive requires assessment of the likely significant effects of implementing the plan, and 'Reasonable Alternatives'. Developing Options and Alternatives is an important part of both the plan-making and SA process. For the draft Plan Strategy, the Reasonable Alternatives are the different options put forward during the preparation of the Spatial Growth Strategy and Strategic Policies, and the General Policy and Operational Policies. The process for identifying these is discussed further in Section 2.4.4.

2.4.1. The Sustainability Appraisal Framework

The purpose of the SA Framework is to provide a means of ensuring that the social, environmental and economic needs of the area are considered in plan preparation. It enables the effects of plan proposals to be described, analysed and compared. It also helps identify measures to minimise negative effects and enhance positive effects.

The SA Framework consists of Sustainability Objectives (summarised below in 2.4.2) with prompts and Key Sustainability Issues which are used to assess plan proposals against the baseline. The SA Framework has been established through SA Scoping, and is documented in the SA Scoping Report. All stages of plan-making will be assessed using the Framework, which may be reviewed and updated at each stage as further information becomes available.

2.4.2. The Sustainability Objectives

A total of fourteen social, economic and environmental Sustainability Objectives have been identified in the SA Scoping Report. These have been informed by the strategic and policy context, a review of baseline information for the Council and any evidence of trends and issues.

The Objectives for sustainable development for Newry, Mourne and Down District Council are to:

1...improve health and well-being.

Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an ageing population and minimise the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles, protects tranquil and quiet areas, and enables access to health care facilities for all.

2...strengthen society.

Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.

3...provide good quality, sustainable housing.

The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing; therefore design needs to meet long-term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.

4...enable access to high quality education.

Good education improves opportunities for employment and contributes to the avoidance of poverty and to healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making them more sustainable and reducing inequalities in education.

5...enable sustainable economic growth.

Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and to increase their income.

6...manage material assets sustainably.

Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimise adverse impacts. The concept of the circular economy treats waste as resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates. New or adapted facilities may be required.

7...protect physical resources and use sustainably.

Land, minerals, geothermal energy and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, sustainable tourism and sustainable use of minerals and geothermal energy can help to support the economy.

8...encourage active and sustainable travel.

There is a common goal to reduce traffic emissions and congestion, which means reducing single-occupancy car use and increasing use of other forms of transport, especially at peak times. The location of housing and key services can facilitate better access to public transport. Opportunities for active travel make travel more affordable and may bring added health benefits, while also reducing greenhouse gas emissions. Measures to manage car demand, such as parking and re-allocation of roads space, which encourage a shift from car to public transport, walking and cycling will contribute to this goal.

9...improve air quality

Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded, careful siting of development should avoid impacts on sensitive receptors.

10...reduce causes of and adapt to climate change.

International commitments require greenhouse gas emissions to be reduced to decrease their effects on climate. Measures that help reduce energy consumption and enable renewable energy help mitigate greenhouse gas emissions, however, climate change adaptation planning and implementation is essential to managing the resilience of our society and natural environment to an uncertain future, as well as for the known current and projected impacts of a changing climate.

11...protect, manage and use water resources sustainably.

This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding, now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Environment (under the Water Framework Directive Regulations) and other legislation that relates to water and it takes account of the future impacts of climate change.

12...protect natural resources and enhance biodiversity.

International obligations which are adopted in Northern Ireland legislation, along with national legislation and policies, require the protection of biodiversity including flora, fauna and habitats. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment - for example, as carbon stores which can mitigate the effects of climate change. This objective includes protecting and enhancing biodiversity including in coastal and marine areas, as well as protection of green and blue infrastructure to enhance the services that natural resources provide.

13...maintain and enhance landscape character.

International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and seascapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.

14...protect, conserve and enhance the historic environment and cultural heritage.

The historic environment and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value, including their setting.

The Key Sustainability Issues relating to each Sustainability Objective are found in sections 5.1.4 to 5.14.4 of the SA Scoping Report, at the end of each baseline topic. The SA Guide, including prompts used to guide the appraisal, has been included in as Appendix 5 of the SA Scoping Report.

2.4.3. Assessment Method

The options for each LDP issue were assessed using the appraisal matrix shown in Table 2.1 and scoring in Table 2.2. The matrix includes:

- The plan topic and delivery options to be assessed.
- A score indicating the nature of the effect for each option and alternative in the short, medium and long term for each Sustainability Objective with an explanation of why the score was given.
- A summary comparing the options and their alternatives in relation to the Sustainability Objectives.
- Identification of any mitigation recommended to address negative effects and measures where appropriate to enhance positive effects.

Table 2.1: Outline Sustainability Appraisal Matrix

ISSUE												
OPTIONS	Option 1:				Option 2:				Option 3:			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1. Sustainability Objective												
2. Sustainability Objective												
3. Sustainability Objective, etc.												
▪ Summary and comparison of alternative options against the Sustainability Objectives. ▪ Identification of the most sustainable option. ▪ Identification of the preferred option. ▪ Summary of what, if any, significant effects are envisaged with the preferred option. ▪ Summary of mitigation measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects of the preferred option. ▪ Summary of any identified measures to help reduce negative effects and promote positive effects.												

Table 2.2: Scoring and definitions for Sustainability Appraisal Matrix

Rating		Description
++	Significant Positive	Policy/ proposal would greatly help to achieve the Objective
+	Minor Positive	Policy/ proposal would slightly help to achieve the Objective
0	Neutral / no effect	Policy/ proposal would have no overall effect
-	Minor Negative	Policy/ proposal would slightly conflict with the Objective
--	Significant Negative	Policy/ proposal would greatly conflict with the Objective
?	Uncertain	The effect cannot be predicted because: - the approach has an uncertain relationship to the Objective; or - the relationship is dependent on the way in which the approach is implemented; or - insufficient information may be available to enable an appraisal to be made.
ST	Short Term	Up to five years
MT	Medium Term	Five to 15 years
LT	Long term	Over 15 years

2.4.4. Identifying Reasonable Alternatives

Reasonable Alternatives (RAs) are the different realistic options available to a Council for delivering the Objectives of its LDP. They should also be consistent with other aspects of the plan as well higher-level plans and policies and, in the case of the Local Policies Plan, the Plan Strategy.

The POP identified 24 key strategic planning issues (Key Issues) arising in the Plan area. Sustainability appraisal of the strategic alternatives for these Key Issues was carried out in the Interim SA. The POP and the Interim SA report were published for public consultation, and the POP and Interim SA have therefore helped to shape the more specific policies brought forward in the draft Plan Strategy.

At the draft Plan Strategy stage, the Spatial Growth Strategy and Strategic Policies, the General Policy and all Operational Policies were re-examined and further consideration given to whether any reasonable alternatives to deliver the policy objective were available. Guidance used to evaluate RAs included: Development Plan Practice Note 04¹², the RTPI Practice Advice on SEA¹³, and 'Developing and Assessing Alternatives in Strategic Environmental Assessment'¹⁴.

Strategic alternatives that had not previously been considered in the POP were identified for two policies:

- Strategic Policy EDS1 Employment Land Allocation
- Policy CO1 - The Undeveloped Coast

¹² Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

¹³ RTPI, Levett-Therivel Practice Advice on Strategic Environmental Assessment Improving the effectiveness and efficiency of SEA/SA for land use plans (Published January 2018)

¹⁴ EPA Research Report No. 157 Developing and Assessing Alternatives in Strategic Environmental Assessment (2013-SL-DS-1)

In addition, the preferred option has been revised from the most sustainable option identified in the Interim SA for three policies:

- Strategic Policy HS1 Housing Land Allocation
- Tourism Strategy and Strategic Policy TS1 Sustainable Tourism
- Policy MIN2 Areas of Constraint on Mineral Development

An explanation of whether a RA is identified or has been scoped out is included for each policy in Section 3.

Reasons why RAs were scoped out include (one or more may apply):

- Option required to uphold the aims of current legislation, regulations, or directives.
- Option required to uphold the aims or policy approach of RDS, SPPS or other regional or local plans or strategies.
- POP identified inclusion of specific policy in LDP as the only realistic option.
- POP identified inclusion of specific policy in LDP as the preferred option.
- dPS identified inclusion of specific policy in LDP as the only realistic option.
- No reasonable alternatives were identified on the basis of scoping evidence or other evidence-based assessment.
- Only one realistic option identified for high-level criteria-based policy.
- No other option could achieve Objective/s.
- No realistic and deliverable Objective.
- No sufficiently distinct Objective.

2.4.5. The Appraisal Meetings and Write-Up

The appraisal panel comprised of the Newry, Mourne and Down District Council Development Plan team and members of the Sustainable Development team from the Shared Environmental Service. The appraisal of strategic options and alternatives for each of the policies to be brought forward by the Council in their draft Plan Strategy was carried out between November 2022 and April 2023.

The final structure and layout of the draft Plan Strategy was agreed by the Council in early 2025. In light of the time that had elapsed since the environmental baseline indicators and Key Sustainability Issues had been established through the SA Scoping Report in 2022-23, Shared Environmental Service and Newry, Mourne and Down District Council Development Plan team carried out a high-review to identify if there were any substantive changes to the policies or the environmental baseline that that would necessitate the appraisal of new options or alternatives (see also 2.4.7 below). This review resulted in two additional option appraisals being carried out, EDS1 and LA4, but no other significant updates were identified as being required.

Appraisals were carried out using the agreed SA Framework, and scores with explanations were recorded in the appraisal matrices, presented in Appendix 4. For each issue all Options were appraised in terms of how the Option would either support or conflict with the Sustainability Objectives. Following this, the matrices were written up, reviewed with planning officers and finalised. A summary of the findings of the appraisal is presented in Section 3.

2.4.6. Assessing the Significance of Effects and Consideration of Potential Mitigation Measures

The SA assessed the significant effects of options both positive and negative. There is no single definition of a significant effect, therefore assessment is a matter of judgement taking account of the extent of the effect spatially and in time.

Sustainable development is an underlying principle of plan preparation, therefore for the majority of issues the positive effects of all options already outweigh the negative effects. The SEA Directive requires consideration of “*measures envisaged to prevent, reduce and as fully as possible offset any*

significant negative effects on the environment of implementing the plan or programme". These are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

Sustainable development is an underlying principle of plan preparation, therefore for the majority of issues the positive effects of all Options already outweigh the negative effects. Few Options were put forward which would have a significant negative effect on any of the Sustainability Objectives. Where this has occurred, relevant mitigation has been identified and described under the likely significant effects sub-heading for that policy in Section 3 and Appendix 4. While appraising the Options, ways in which minor negative effects could be reduced or offset and positive effects could be enhanced were also identified for some Options. Where applicable, these are included in Section 3 and Appendix 4.

2.4.7. Appraisal Limitations and Assumptions

The preparation of local development planning policy is complex, involving many stakeholders. Combining this with aims of multiple benefits and integrated environmental assessment considerably added to the timescales for Plan preparation. The extended timescale of the Plan development, and therefore environmental assessments, meant that baseline information for the LDP, SA and HRA had to be updated between the POP stage and the draft Plan Strategy stage to take account of real world changes.

The assessment reflects baseline information from the Local Development Plan Preparatory Studies Papers, and the SA Scoping Report, information provided by consultees and the experience and judgement of the panel carrying out the appraisal meeting. In some cases, there is uncertainty about how a given approach or proposal would be implemented, due to insufficient detail about the type or location of development that could come forward. These effects may remain uncertain until detailed supplementary planning guidance and/or specific site proposals are known. This is a consequence of this strategic stage of plan preparation. Where necessary 'uncertain' was recorded and a note made of further information that could inform future appraisal. For some options, the approach may have an uncertain relationship with the Sustainability Objective if it could have both positive and negative effects. In these situations 'uncertain' was also recorded and potential impacts noted in the explanation.

During the appraisal of each option, where possible, effects were predicted. In some cases it was found that the effect will depend upon the type and scale of development and its location. Many of the proposals affect multiple locations, or locations for which boundaries have not been defined. This can make it difficult to determine at this stage whether overall effects are likely to be negative or positive. Some approaches represent a continuation of a previous policy, however each option was considered on its own merits in line with the characteristics of the baseline for the relevant Sustainability Objective.

Consideration has been given to the timescale in which an effect may be seen. It is hard to predict in many cases when an effect is likely to be apparent at this stage of plan development. Therefore the score is often the same for short, medium and long term. If appropriate, short, medium and long term scores will be differentiated in the SA at Local Policies Plan, which will take account of all additional and updated information available at that time.

As noted in 2.4.5 above, the Scoping Report update and the SA Framework which underpins the Sustainability Appraisal was originally prepared in 2022-23, as the emerging policies were being developed. A high-level review of the environmental baseline indicators and Key Sustainability Issues presented in the SA Scoping has been undertaken in 2025, to establish if there are any potential significant effects not previously considered in the SA. A summary of the review is included in Appendix 5. This review has concluded that no significant changes in the baseline have occurred that would substantially alter the strategic issues identified in the Scoping Report and the Key

Sustainability Issues as identified when it was prepared. Development Plan Practice Note 04¹⁵ advises that the objectives of the SA framework should be proportionate to the level of detail required for the appraisal. It is judged that the SA Scoping Report remains reliable and effective for the appraisal of the Plan Strategy, which is a high-level policy document. It was not considered necessary to make any further update of the Scoping Report at this stage of the LDP.

2.4.8. Cumulative Effects

Consideration is given to any cumulative effects of proposals at each stage of plan preparation. These will include potential cumulative effects within the plan and in combination with other relevant plans and strategies. Section 4 describes the total and cumulative effects of the preferred options for the draft Plan Strategy on the Sustainability Objectives.

2.4.9. Compatibility of Sustainability Objectives with Newry, Mourne and Down District Council's LDP Strategic Objectives.

Section 2 of the LDP draft Plan Strategy discusses the link between the LDP and the Council's Corporate and Community Plans. The vision for the LDP is: *"Newry, Mourne and Down is a place with strong, safe, and vibrant communities, where people enjoy a good quality of life and equality of opportunity for all. A sustainable, well connected and high-quality place where our environment and cultural heritage are valued and protected to make the district an attractive place to live, work, invest and visit."*

34 Strategic Objectives have been developed to help deliver the Plan Vision. These have been arranged to align with the Strategic Objectives for the Corporate Plan and the Community Plan's Outcomes and Indicators, under the three pillars of sustainability, social, economic and environmental.

The LDP vision and the Strategic Objectives have been reviewed in the context of the Sustainability Objectives individually and cumulatively to examine their compatibility with the Sustainability Objectives and identify any potential conflicts. This comparison is presented in Appendix 2 of this report.

None of the strategic Objectives were considered to be incompatible with the SA Framework.

Some of the LDP Objectives could potentially conflict with Sustainability Objectives, if implemented in isolation and without the balance of other LDP Objectives and policies. These may be shown in Appendix 2 as having an uncertain relationship with one or more Sustainability Objectives. This reflects uncertainties about, for example, economic Objectives for job creation and facilitating economic growth which, without mitigation or protective policies, could potentially have adverse effects on natural heritage or water resources. The draft Plan Strategy includes specific policies to ensure a balanced approach and therefore should be read as a whole, as it will be applied in its entirety to all development proposals.

¹⁵ Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

3 Summary of Sustainability Appraisal Findings

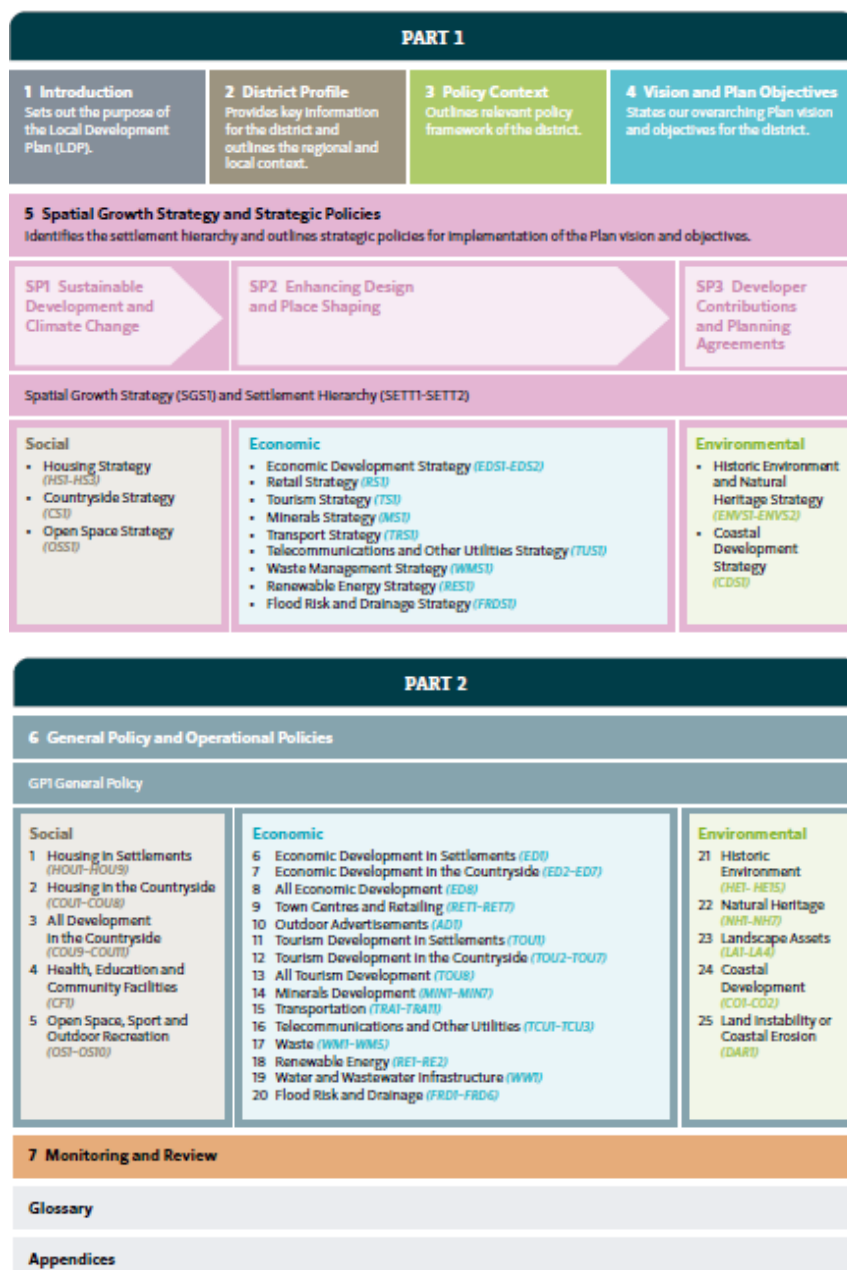
3.1 Introduction

The LDP's Strategic Objectives are grouped under the following themes:

- **Social:** Accommodating People, Creating Quality Places and Improving Health and Wellbeing
- **Economic:** Creating Jobs, Promoting Prosperity and Supporting Transport and Other Infrastructure
- **Environmental:** Protecting and Enhancing the Historic Environment and Natural Heritage

Table 3.1 shows the structure of the draft Plan Strategy. The Spatial Growth Strategy and Overarching Strategic Policies for implementation of the Plan vision and objectives SP1-SP3 are cross-cutting and sit above the Strategic Policies and Operational Policies of the draft Plan Strategy, which are numbered 1 -25 and arranged under the three themes outlined above.

Table 3.1 – Structure of the Draft Plan Strategy



For purposes of assessing cumulative effects in the SA, the operational General Policy GP1 will be included with the cross-cutting overarching policies.

Prior to commencing documenting the appraisal of policies, members of the appraisal panel met to review the draft policies, discuss the RAs and verify the options being put forward. The review of policies and options identified that several policies act together to achieve the same aim. Therefore, to avoid duplication and repetition in the SA it was agreed that it would be appropriate to appraise certain policies with a high degree of similarity together as a group. Likewise, the SA report has not reproduced appraisals of alternatives carried out at the POP stage. Where POP-stage appraisals have been referenced in this document, the full appraisal is located in the Interim SA Report, published in May 2018.

It was also determined that in many instances, the Strategy and its associated Strategic Policy are implemented through their underpinning operational policies. Therefore, to avoid repetition, the Strategies and Strategic Policies in Part 1 were only appraised for those aspects not covered by a related operational policy.

This Section of the SA Report presents the summary of the outcomes of each appraisal. For each policy, or policy grouping, the preferred option is presented first, followed by all alternatives that were considered.

All options have been appraised for their likely significant effects against the fourteen Sustainability Objectives. The long-term effects are displayed on the summary figure (which follows the key in Table 2.2 on page 12). Short- and medium-term effects are also identified in the unabridged matrices in Appendix 4, along with additional explanatory comments.

A summary and comparison of the options against the Sustainability Objectives is presented for each policy (or policy group), and significant effects, positive or negative, are reported. Where a preferred option is to be taken forward that has a significant negative effect, then it is necessary to identify mitigation measures to prevent, reduce and as fully as possible offset those significant negative effects of the preferred option.

During appraisal, measures to reduce negative effects and to promote positive effects were also identified. Where relevant, these are reported. There is not a legal requirement to implement these, however they are recorded so that they can be incorporated to further the overall sustainability of the LDP, where appropriate.

The predicted effects of the draft Plan Strategy are documented through the 72 appraisals set out in this report. Explanatory comments supporting the appraisal scores are included in the appraisal matrices located in Appendix 4. An index of how each policy has been appraised is also provided at the beginning of Appendix 4 on page 162.

3.2 Chapter 5: Spatial Growth Strategy and Strategic Policies

3.2.1. Overarching Strategic Policies

SP1 – Sustainable Development and Climate Change

New development should be sustainably located and seek to demonstrate how it will contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions by the listed measures. Major developments will be expected to submit a sustainability statement outlining how it will achieve these measures.

Preferred Option:

Bring forward a new strategic policy on climate change and sustainable development.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 3.13, which states that the planning system should mitigate and adapt to climate change through a number of actions.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10 ... reduce causes of and adapt to climate change.	11 protect, manage and use water resources sustainably.	12 protect natural resources and enhance biodiversity.	13 maintain and enhance landscape character.	14 protect, conserve and enhance the historic environment.
Option 1	++	+	+	0	0	++	0	++	+	++	+	+	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The strategic approach to encourage applicants to consider and integrate elements around sustainability and climate change into their proposals through the preparation of a sustainability statement will have a positive effect on the majority of the Sustainability Objectives. The policy will deliver more in respect of major developments given the 10% renewable energy requirement. The approach seeks to deliver the creation and establishment of active travel routes and green/blue infrastructure which is significant for improving health and wellbeing (Objective 1) but also benefits strengthening society (Objective 2). The incorporation of energy efficiency and low carbon technologies in new housing will not influence the quantity or type of housing, but will help to make housing more sustainable, and the effect on Objective 3 is a minor positive one.

The approach to encourage the reuse of existing buildings and to promote development that is sustainably located does not have an effect on Objective 4 but will deliver many positive influences on the other economic Sustainability Objectives. It should make the district a more attractive place to live, work, visit and invest and the requirements to consider energy efficiency and low carbon technologies will work towards achieving regional objectives for 'net zero' and energy from renewable sources, giving a significant positive effect on Objective 6.

Positive effects are also predicted for the majority of the environmental Sustainability Objectives. Promoting and encouraging new development to be low carbon and sustainably located is one of the major underpinning elements of the LDP. It, along with the aspects of encouraging active travel routes and providing for trips by public transport is considered to have a positive effect on Objectives 8-10 through creating and enhancing opportunities to reduce emissions from development and transport - though it is acknowledged that behavioural change/cultural shift is also necessary. Encouraging green and blue infrastructure and sustainable management of surface water will have positive effects on Objectives 11 and 12, though it is acknowledged that ongoing management of green and blue infrastructure may be necessary to achieve the greatest potential benefits. While several positive influences are noted for Objectives 13 and 14, it is considered that there is no direct delivery on these Objectives from the approach.

There are significant positive effects identified for the Objectives to improve health and well-being, to manage material assets sustainably, to encourage active and sustainable travel and to reduce causes of and adapt to climate change. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

The emerging Council Climate Adaptation Plan - which the LDP can help feed into. Regional Policies or Plans emerging out of the Climate Change (NI) Act may help to strengthen positive effects. All proposals must meet the General Policy and other provisions of the LDP - there are strong crossovers with other Strategic Policy and many of the operational policies will also be key in implementing, especially policies on renewable energy, transport/active travel, waste, flood risk and drainage, natural heritage etc. Planning Agreements may be employed to secure management of green and blue infrastructure. Policies directing to the use of native or indigenous species in planting/reinstatement would also promote positive effects.

SP2 Enhancing Design and Place Shaping

The policy seeks to deliver high quality, well integrated development. It sets out a range of standards to achieve this such as; development proposals should be of a scale, massing, height and density appropriate to its surroundings and character of the locality; materials, colours and textures complement existing architecture; internal permeability and connectivity is supported.

Preferred Option:

Bring forward a new design policy covering all development proposals.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the core planning principle of the SPPS to support good design and contribute to positive place making as set out in para 4.23-4.36.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	+	0	+	0	0	0	0	0	0	0	+	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach to ensure that all new development adheres to relevant design standards will deliver buildings and neighbourhoods that are safe, accessible, sociable and inclusive. Positive effects are found for all social Sustainability Objectives (Objectives 1, 2 and 3).

Good design should make locations more attractive to work, live and invest in and makes people want to spend more time there, leading to a minor positive effect on Objective 5 - however there is no effect on the other economic Sustainability Objectives.

As the approach relates to the design, appearance and compatibility of development - but not its location or quantum - the influence on the environmental Sustainability Objectives 7-12 is negligible. Some positive influences are noted through requirements for landscaping/boundary treatments. Character and sense of place can be substantially influenced by design. Positive effects are therefore identified for Objectives 13 and 14 with a significant positive effect on Objective 14 from the approach to ensure that architectural styles are sympathetic to their surroundings.

Significant positive effects are identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. SP1, housing and landscape policies will be especially relevant. Design Guides – Building on Tradition, Living Places, and other relevant Conservation Guides. Key Site Requirements at LPP stage.

SP3 Developer Contributions and Planning Agreements

Developer contributions may be sought from all types of development where proposals individually or in combination result in the need for new, extended or improved public services, community facilities and infrastructure.

Preferred Option:

Bring forward a new strategic policy on developer agreements and contributions. This would provide greater clarity to applicants on why and when agreements or contributions could be sought by the Council and how these would be secured.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS decision taking principles and practices paragraphs and specifically planning agreements (para 5.66-5.68) and developer contributions (para 5.69-5.71). The Interim SA published with the POP identified developer contributions as a potential measure to reduce negative effects and promote positive effects for several of the Key Issues.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	?	?	?	?	?	?	?	?	?	?	?	?	?	?

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Provisions for Legal Agreements and Developer Contributions are made in the Planning Act, but contributions have rarely been sought in the past. The approach seeks to raise awareness that contributions may be sought in association with new proposed development, where the development might result in a need for new, extended, or improved public services, community facilities and infrastructure. The option has indicated the various types of contribution that could be sought. Each type of contribution could act positively on one or more of the Sustainability Objectives and as contributions would only be sought to address a specific need, positive effects could be quite significant, in a local context.

However, it is also acknowledged that the approach to seeking a developer contribution is likely to bring an additional cost/financial implication for the developer, which could have a negative effect. The policy emphasis is therefore that any contribution sought would be proportionate. As such it is considered that any negative effects would be minor, not significant, and the approach would not discourage investment. While the approach could potentially deliver an effect on all of the Sustainability Objectives, the location, nature and scale of any contributions sought through development brought forward in future cannot be reasonably predicted. As such, the overall effect is 'uncertain' for all Sustainability Objectives.

No likely significant positive or negative effects have been identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Supplementary Planning Guidance may be brought forward.

3.2.2. Spatial Growth Strategy and Settlement Hierarchy

SGS1 Spatial Growth Strategy

Appraised via SETT1, SETT2, Housing Strategy and Housing Land Allocation (3.3.1) and Economic Development Strategy and Employment Land Allocation (3.4.1).

Strategic Designation SETT1 Settlement Hierarchy

The policy sets out a hierarchy of settlements grouped into four tiers based on a range of factors including their role, facilities and services available. These tiers are City/Main Town, Local & Small Towns, Villages and Small Settlements. The hierarchy has been reviewed to ensure each settlement has been appropriately placed within the correct tier.

Preferred Option:

Review the existing hierarchy to ensure settlements are appropriately classified based on up-to-date information. This may result in the reclassification of existing settlements, addition of new settlements and de-designation of small settlements.

What reasonable alternatives have been considered?

No reasonable alternative has been identified at draft Plan Strategy stage. Two alternatives were appraised in the Interim SA for the POP. The Option brought forward accords with the most sustainable Option identified in the Interim SA.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	++	+	++	+	+	++	-	+	+	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

SP1 has been informed by a strategic Settlement Appraisal carried out as part of the Countryside Assessment (see Technical Supplement 7). Having a hierarchy of settlements which takes an evidence-based approach considering the services and facilities a settlement provides will have a positive effect on all of the social Sustainability Objectives. The effect is significant for the delivery of good quality, sustainable housing, through maximising opportunities for the provision of housing that meets locally identified needs.

It will also have a positive effect on all of the economic Sustainability Objectives, through providing focal points for the provision of education facilities and infrastructure relevant to the settlement size. Allowing the greatest proportion of overall growth in the settlements that are best place to accommodate it and which are linked with the strategic transport network will have a significant effect on enabling sustainable economic growth. The relationship between the hierarchy and the allocation will ensure that there is sufficient land supply for economic development in appropriate locations.

The effects on the environmental Sustainability Objectives are more varied. The principle of assigning a hierarchy based on up-to-date evidence and directing housing and growth proportionately to settlements acts positively on Objectives 7, 8, and 10 in terms of overall land use and the proximity principle for infrastructure and active and sustainable travel. However, the approach to direct growth into settlements may also risk exacerbating problems of air quality, wastewater network and treatment works capacity and flooding. Accordingly, minor negative effects are identified for Objectives 9 and 11. Risks will be managed via operational policies and, in the long term the effect on Objective 11 will change to positive, once planned infrastructure upgrades are completed. Positive effects are also noted for Objectives 12, 13 and 14 through this approach helping to manage development to prevent widespread incremental loss of biodiversity and protecting the character of settlements and the wider countryside.

There are significant positive effects identified for the Objectives to provide good quality, sustainable housing, to enable sustainable economic growth and to encourage active and sustainable travel. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

There are cross-overs with the housing and economic development strategies and growth strategy. All proposals must meet the General Policy and other provisions of the LDP. Operational policies within the LDP will aid implementation. Evidence-based identification of zonings / site selection process and Key Site Requirements in the Local Policies Plan. Engagement and consultation with NI Water in respect of its planned investment and upgrades. Engagement and consultation with DfI Rivers in terms of managing flood risk. Engagement with DfI Roads around Regional and Local Transport Plans.

Strategic Designation SETT2 – Settlement Development Limits

This policy designates Settlement Development Limits for each settlement set out in the Settlement Hierarchy as per SETT1. Current settlement development limits will be taken forward from the extant Plans and will be reviewed at the LPP stage.

Preferred Option:

Policy in line with SPSS direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. A SDL designation is the only realistic option to meet the orderly, consistent and sustainable delivery of development in line with the SPSS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	++	+	++	+	+	++	-	+	+	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The principle of establishing boundaries for various land use types and to distinguish between settlements and the wider countryside will have a positive impact on all of the social and economic sustainability Objectives (Objectives 1-6). It aims to create compact urban forms and to avoid locating

potentially conflicting or incompatible uses near each other, which is considered to act significantly on the Objectives for sustainable housing, sustainable economic growth and managing material assets.

The predicted effects on the environmental Sustainability Objectives are more varied. The approach to concentrate and contain development within defined limits and to avoid sprawl into the wider countryside will have a positive effect on Objectives 7, 10, 12, 13 and 14. These effects derive from the approach delivering more efficient use of land and the ability to take account of up-to-date evidence when defining settlement limits and zonings.

However, concentrating and containing development within defined settlement limits may also contribute to negative effects, especially where there are existing problems in settlements in respect of traffic congestion, air quality and wastewater network or treatment capacity. As such, minor negative effects are identified for Objectives 9 and 11 (in the short term). The approach also works towards addressing these issues, by establishing a 'critical mass' of population that increases the feasibility of the provision of infrastructure or routes for more sustainable modes of transport in settlements, and more cost-effective delivery of wastewater infrastructure/upgrades. Other policy within the LDP that encourages the incorporation of low carbon/energy efficient technologies in new development and the establishment and enhancement of active travel networks will also help to reduce the scale of negative effects. Significant positive effects are predicted for the Objective to encourage active and sustainable travel in the medium to long term, as the approach will locate people and growth in compact settlements where compatible land uses are co-located and where there will be the greatest opportunity to have choice/avail of a range of sustainable transport modes.

There are significant positive effects identified for the Objectives to provide good quality, sustainable housing, to enable sustainable economic growth, and to encourage active and sustainable travel (in the medium to long term). No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Evidence-based identification of zonings / site selection process, consultation with key statutory authorities and identification of Key Site Requirements in the Local Policies Plan. Measures may also be identified through DfI's emerging Regional and Local Transport Plans.

3.3 Accommodating People, Creating Quality Places and Improving Health and Well-being

3.3.1. Housing Strategy

Implemented through HS1 Housing Land Allocation, HS2 Protection of Land Zoned for Housing and HS3 Management of Housing Supply.

[HS1 Housing Land Allocation, HS2 Protection of Land Zoned for Housing & HS3 Management of Housing Supply](#)

HS1 Housing Land Allocation.

This Strategic proposal takes account of completions, existing commitments and includes an allowance for urban capacity and windfall. This results in an allocation of 38% to the city/main town; 27% to local and small towns; 16% to villages; 6% to small settlements and an allowance of 13% to the countryside based on past trends. This ensures a sustainable supply of housing across each tier in line with the regional policy approach set out in the SPPS.

HS2 Protection of Land Zoned for Housing.

Development of land zoned for housing will only be permitted where it meets an identified community need and no other sites are available in the settlement, or it forms part of a major housing development and remains ancillary to it.

HS3 Management of Housing Supply

This sets out proposals for the managed release of housing land in settlements, to ensure that the Council can meet its spatial growth strategy and Housing Allocation Strategy.

Strategic Policies HS1, HS2 and HS3 have been appraised as group, as they all work together to implement the Housing Strategy.

Preferred Option:

The Housing Land Allocation carries forward the preferred option as set out in the POP, with a minor adjustment to the village and small settlement allocation. This strikes a balance between the need to promote the development of city and towns in line with the RDS whilst recognising the need to support our rural communities.

Policy HS2 protects land zoned for housing in settlements against the development of non-residential uses. Within villages and small settlements, Housing Policy Areas may be identified in the LPP.

Under Policy HS3 the majority of the strategic housing allocation will be met through Phase 1 sites. Phase 2 sites will only be released, subject to monitoring, when required.

What reasonable alternatives have been considered?

No reasonable alternatives are identified for HS1, however the Option brought forward in the draft Plan Strategy is a variation of the preferred option set out in the POP. This was identified following a critical friend review of the housing evidence base. It builds upon the preferred option as set out in the POP, but takes into account completions, existing commitments and includes an allowance for urban capacity and windfall. The variation from the POP is not sufficiently distinct to highlight different environmental implications, therefore is not considered a new alternative. Two other alternatives were appraised in the Interim SA for the POP under Key Issue 3. The Option brought forward accords with the most sustainable Option identified post-review of the housing evidence base.

No reasonable alternatives are identified for HS2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.142 regarding the managed release of housing land as part of a 'plan, monitor and manage' approach.

No reasonable alternatives to HS3 are identified for the draft Plan Strategy. The option was previously appraised in the Interim SA for the POP under Key Issue 2 and was found to be sustainable. No alternative options were identified in the POP. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.142, regarding the managed release of housing land as part of a 'plan, monitor and manage' approach.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	+	+	+	+	+	-	+	+	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The overall approach, taking account of the variation for HS1, seeks to ensure a sustainable distribution of new housing across the district and reflects up-to-date evidence on the district's housing profile. It would locate the majority of people in areas where the services and facilities that

they will require are present, or can be more readily accessed, but would also sustain rural communities. This acts positively for the delivery of Objectives 1, 2 and 3. These locational aspects and the proximity principle are also relevant to the delivery of the economic Sustainability Objectives, they maximise opportunity for the resident population to have choice in accessing education or employment and support economies of scale for providers to deliver efficient services and infrastructure. Minor positive effects are identified for Objectives 4, 5 and 6.

Allocating the majority of growth to existing urban areas and promoting a sequential approach to develop settlements from the centre out should deliver more efficient use of land, reducing the rate at which greenfield or semi-natural land is converted to developed land and will help maintain landscape character and biodiversity. It will also help maximise future opportunities for people to have choice in transport modes for local journeys. Positive effects are identified against almost all of the environmental Sustainability Objectives (Objectives 7, 8, 10, 12, 13 and 14). However, increasing the number of housing units into compact urban areas will lead to additional emissions within a small spatial area. Air quality is unlikely to be improved, unless housing and transport emissions are reduced. A negative effect is identified for Objective 9. Wastewater infrastructure is currently constrained in a number of the district's settlements and this approach could lead to increased pressure and risk of pollution in the short term, unless new development is carefully managed. However, NI Water has indicated that investment will take place in the majority of affected settlements at the end of its current investment plan period, which will change the outcome over time from a short term negative to a positive effect in the medium / long term on Objective 11.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

The implementation of operational policies to deliver the Strategic Policy themes of '[development that is] sustainably located and/or involves reuse of land and buildings', 'utilising renewable and low carbon energy supply systems', 'active travel and public transport' 'green infrastructure' and 'reducing surface water run-off' in SP1 and 'access, movement and parking' and 'the historic and natural environment' in general policy GP1 will all work towards promoting positive effects and reducing negative effects. An Urban Capacity Study will inform the baseline for LPP. Key Site Requirements to support sustainability may be identified on urban capacity sites. A review of potential flood risk should be carried out when identifying zonings at LPP. The implementation of Regional and local Transport Plans will help to develop linkages between areas and encourage use of active and sustainable transport.

3.3.2. Countryside Strategy

CS1 Development in the Countryside

Signposting Policy - Appraised via underpinning Operational Policies.

3.3.3. Open Space Strategy

OSS1 Open Space

Appraised in a group with underpinning Operational policies OS1, O2 and OS8, see Operational Policy section 3.7.5.

3.4 Economic: Creating Jobs, Promoting Prosperity and Supporting Transport and Other Infrastructure

3.4.1. Economic Development Strategy

EDS1 Employment Land Allocation

Strategic Policy for the allocation of land for economic development (industrial/economic development uses).

Preferred Option:

Option 1 (Preferred Option)

Retain broad balance of remaining employment land provision across the district as contained within the BNMAP and ADAP. Carry forward current zonings and designations, as contained in BNMAP and ADAP. At LPP designations will be re-evaluated with unsuitable or unnecessary land rezoned. An additional tier of Strategic Employment Locations (SELs) has been identified for certain sites at Newry and Downpatrick, to maximise and protect the potential of Newry as a cross-border gateway for employment in the district and to acknowledge the importance of Downpatrick as the northern employment hub in the district.

At the LPP (site specific) stage, the Council will consider opportunities for local sites at village level across the whole district similar to the Industrial Policy Areas in the ADAP, within smaller population centres but still located on the main road network.

What reasonable alternatives have been considered?

Option 2 – As per Option 1, but do not identify any Strategic Employment Locations (SELs).

The overall approach is consistent with regional policy approach as set out in the SPPS paragraph 6.85-6.86 regarding economic development proposals in cities, towns, villages and small settlements. Three strategic options for 'Distribution of Employment Land' were appraised in the Interim SA for the POP under Key Issue 5. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, was Option 2 'Retain broad balance of remaining employment land provision across the district, evaluate all current zonings and designations, as contained in BNMAP and ADAP, and rezone unsuitable or unnecessary land. Consider opportunities for local sites at village level across the whole district similar to the Industrial Policy Areas in the ADAP, within smaller population centres but still located on the main road network. Consider need for additional strategic located sites in Newry adjacent to the A1 Belfast – Dublin key transport corridor, Warrenpoint Port, Downpatrick close to the key link corridor to Belfast and Ballynahinch to maximise opportunities provided by the new by-pass'.

The Options brought forward for the draft PS are variations of the preferred Option at POP. The two variants have been appraised to identify, at a strategic level, any effects that might arise from identifying SELs. The areas identified as SELs have been informed by an evaluation of site assessment criteria (access, site context, environment and market strength). The proposed A24 Ballynahinch bypass had not been progressed by DfI in advance of preparing the draft Plan Strategy, however the Council is aware of the recent Ministerial announcement that the scheme will be moving forward to the development of the business case and procurement. Given the projected timescales, a further review will be required at the LPP stage.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	+	++	+	+	+	?	+	+	+	+	?
Option 2	+	+	0	+	++	+	+	+	?	+	+	+	+	?

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Option 2

Minor positive effects are identified for social Sustainability Objectives 1 and 2. While this approach does not directly deliver new economic development or employment, the principle of allocating land and promoting and support economic development in accessible locations indirectly supports the health and wellbeing of residents and supports communities – it helps address deprivation by enabling new employment opportunities to be delivered in settlements across the district. As there is a separate allocation for housing land, the approach does not directly deliver for Objective 3 (other than by exception, as a component of mixed-use redevelopment), however, the spatial approach reduces risk of conflict and amenity impacts on residential development.

The allocation takes account of the characteristics of the district's settlements and their existing and future potential, with positive effects identified for all economic Sustainability Objectives (Objectives 4-6). Education and employment are co-dependent: employers will be attracted to locations where a skilled workforce is available and education providers can enhance the range of qualifications on offer where there are locally accessible work experience and apprenticeship opportunities. A minor positive effect is identified for Objective 4. The allocation aims to promote employment, encourage job creation, facilitate growth of existing businesses, attract inward investment and address deprivation. It has recognised the value of supporting established assets such as ports, harbours and other specialist industries and a significant positive effect is identified for Objective 5. Industrial uses facilitated by this approach could include development linked with the circular economy. Zoning land may help create the conditions for infrastructure upgrades, energy-efficient or low carbon technologies to be developed and delivered in conjunction with investment. A minor positive effect is identified for Objective 6.

The allocation makes land available for development of a nature and scale that could otherwise be difficult to find space for. This helps to ensure land is used in an efficient way. In general, the approach has a minor positive effect on many of the environmental Sustainability Objectives (Objectives 7, 8, 12 and 13) – the spatial approach means that sensitive receptors can be identified and considered at a strategic scale and there is greater control over where development is located. In principle, the focus on settlements and accessible locations supports active and sustainable travel. However current provision of routes/services may not extend to sites in many areas and the allocation in itself would not change this. Effects on Objective 9 are uncertain, as allocating land could result in sources of polluting aerial emissions being clustered together and more concentrated – however, the spatial approach also maintains separation between source and sensitive receptor, reducing the risk of impacts. Appraisal has identified some limitations and uncertainties in the approach to carry forward current zonings and designations. Legacy zonings may not accurately reflect the current baseline in respect of vulnerability to the effects of climate change (notably flood risk). The availability of NI Water sewers and sewage treatment is currently constrained many of the district's settlements. However, NI Water's capital investment programme is expected to deliver infrastructure improvements and alleviate constraints. There is also uncertainty for Objective 14, as allocating land in settlements may bring development closer to built heritage and historic features/assets which could be directly or indirectly affected. Identifying SELs aims to encourage and attract regionally significant development, however increasing size/scale of development may have greater risk of archaeological impact, or impact on the setting of heritage in Newry and Downpatrick. It is considered that settlements (rather than rural areas) remain the most sustainable location for ED and when reviewing zonings at LPP, Council will engage in consultation with statutory consultees to update the baseline. Zonings may be modified. The uncertainties for Objectives 10 and 11 are expected to be resolved through the LPP and move to minor positive in the long term. In the interim, operational policies (GP, FRD, NH, LA, HE) will provide protection and ensure impacts are identified, evaluated and (where applicable) mitigated at project level.

Option 1

Option 1 delivers all of the effects identified for Option 2, however the positive influences are slightly stronger for the economic Objectives 4 and 5. The SELs are in settlements where SERC also has campuses, and promoting these areas could help support increased numbers of young people entering into training through the proximity/accessibility of the employment sites. Actively promoting the SELs, with the aim of increasing the number of people coming to work in these areas, could stimulate spinoff business which would deliver wider benefits beyond Newry and Downpatrick.

Option 1 also could enhance some of the positive effects identified for the environmental Sustainability Objectives. The identification of SELs closes a policy gap which might otherwise result in the loss of employment sites to other uses, potentially reducing the timescale across which the need to zone additional land for this purpose would arise. Closing the policy gap would maintain a greater degree of control over where new development is located over the Plan period and enhance the positive influences identified for Objectives 7, 8, 12 and 13. While the SELs do not currently have any advantages in terms of connectivity with active/sustainable transport routes, promoting these areas with the aim of increasing the number of people coming to work in them would drive demand and make improvements to active/sustainable transport provision more feasible. Promoting Newry and Downpatrick as SELs could place pressure on some key sustainability issues. These settlements and the legacy zonings have known constraints around respect of flood risk and sewage infrastructure, which may affect the delivery of proposals within the SELs. The scale of proposals that SELs are aiming to attract may mean that that - at project-level - ground works are more extensive, design/integration mitigation more challenging and engineering solutions more complex to deliver, due to the baseline.

Overall, while the sustainability scores are the same for both Options, Option 1 is the preferred Option. In conjunction with the Council's Regeneration and Economic Development Strategy 2020-2025 and the projects identified under the City Deal, Option 1 maximises the potential to achieve the Council's Objective to regenerate and revitalise the district, support business growth and boost our economic performance, thereby improving the standard of living for residents. Option 1 is considered more sustainable, due to the greater potential it confers to deliver positive social and economic impacts by maximising and protecting the potential of Newry and Downpatrick as, respectively, a cross-border gateway and the northern hub for employment in the district. There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The preferred option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

At LPP stage, the baseline/evidence base will be reviewed and updated and relevant statutory consultees and other stakeholders will be invited to comment on relevant aspects of site suitability when existing zonings are reviewed or new zonings are being identified. Key Site Requirements may be identified or changes to boundaries. Future Local and Regional Transport Plans will identify and deliver improvements to active and sustainable transport. Positive effects could be strengthened through successful delivery of projects promoted through the City Deal and the Council's Regeneration and Economic Development Strategy 2020–2025.

EDS2 Protection of Economic Development Land

Appraised with Operational Policies ED1 & ED8 – see Operational Policy section 3.7.6.

3.4.2. Retail Strategy

RS1 Retail Hierarchy

Appraised via underpinning Operational Policies RET1-RET7.

3.4.3. Tourism Strategy

TS1 Sustainable Tourism & Policy TOU8 - Safeguarding of Tourism Assets

TS1 Sustainable Tourism

Future tourism accommodation and facilities will be directed to settlements. There will be opportunities for tourism development in the countryside where proposals are sensitive to the built heritage, biodiversity and natural environment while providing economic and social benefits to the rural population. Such opportunities are possible through conversion and reuse of locally important buildings, replacement and farm diversification schemes.

TOU8 Safeguarding of Tourist Assets

The Council will not grant planning permission that would in itself or in combination with existing and approved development have an adverse impact on a tourism asset. The policy provides for safeguarding of all tourism assets, whether afforded statutory protection or not.

Preferred Option:

Retain current strategic approach set out PPS16 for accommodating tourism development in both settlements and the countryside and Carry forward Policy TSM8 of PPS 16.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TS1. Proposed policy wording is consistent with regional strategic Objectives for Tourism in the SPPS para 6.256.

No reasonable alternatives have been identified for TOU8. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.262 regarding the safeguarding of tourist assets.

Two strategic alternatives were appraised in the Interim SA for the POP, under Key Issue 13, 'Tourism Development'. The preferred option presented in the POP, which was identified as the most sustainable option in the Interim SA, was *"retain existing policy led approach set out within PPS 16 and bring forward Tourist Opportunity Zones"*. Initially the purpose of identifying Tourist Opportunity Zones was to promote areas of potential, to provide the chance for growth and to create a greater spread of tourism development. Taking on board comments from the Council's development Management Team, it is considered that the existing tourism offer within the district is well-developed. It was therefore not considered necessary to bring forward Tourist Opportunity Zones at draft Plan Strategy stage, as a policy approach would be more balanced across the whole district. However, the designation of Tourist Opportunity Zones will be further reviewed at LPP stage and may be brought forward if it appears that the Plan Strategy policy approach alone is not sufficient.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	++	0	+	0	0	0	0	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Tourism assets and the activities that occur at them benefit residents as well as visitors. Many of district's assets contribute to good physical health and mental wellbeing. They can also provide shared space, and create opportunities for employment and income generation throughout the

district. The approach seeks to promote and encourage investment, while also safeguarding the assets and local communities, ensuring that growth and development is sustainable. This acts significantly for the achievement of Objectives 1, 2 and 5.

The approach places an emphasis on sustainability - it seeks to direct development towards settlements in the first instance, where infrastructure to serve it should already be present. Effects on Objectives 6, 8, 9, 10 and 11 are negligible, though some positive influences are noted from the 'settlements first' aspect. The overall approach aims to ensure that the assets of the natural and built environmental that the industry relies so heavily on are safeguarded. This will have a positive effects on the delivery of environmental Sustainability Objectives 7, 12, 13 and 14.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy; and accord with other provisions of the LDP. Positive effects could be enhanced by the Council's Tourism Strategy as well as any future Regional Tourism Strategy, the Belfast Region City Deal and other actions / strategies arising out of the Programme for Government and the RDS 2035.

3.4.4. Minerals Strategy

MS1 Mineral Development

Appraised via underpinning Operational Policies, MIN1-MIN7.

AoCMD1 – Area of Constraint on Mineral Development (AoCMD)

Appraised via underpinning Operational Policy, MIN2.

3.4.5. Transport Strategy

TRS1 Sustainable Transport

Appraised with Operational Policies TRA1, TRA6 & TRA8 – see Operational Policy section 3.7.15.

3.4.6. Telecommunications and Other Utilities Strategy

TUS1 Telecommunications and Other Utilities

Appraised via underpinning Operational Policies TCU1-TCU3.

3.4.7. Waste Management Strategy

WMS1 Waste Management

Appraised via underpinning Operational Policies WM1 – WM5.

3.4.8. Renewable Energy Strategy

RES1 Renewable Energy and Low Carbon Technology

Appraised via underpinning Operational Policies RE1 and RE2.

3.4.9. Flood Risk and Drainage Strategy

FRDS1 Flood Risk and Drainage

Appraised via underpinning Operational Policies FRD1-FRD6

3.5 Environmental: Protecting and Enhancing the Historic and Natural Environment

3.5.1. Historic Environment Strategy

ENVS1 Protecting, Conserving and Enhancing the Historic Environment

Appraised via underpinning Operational Policies HE1 – HE15

3.5.2. Natural Environment Strategy

ENVS2 Protecting, Conserving and Enhancing the Natural Environment and our Valued Landscapes

Appraised via underpinning Operational Policies NH1-NH7 and LA1 – LA4.

3.5.3. Coastal Development Strategy

Strategic Policy CDS1 Coastal Development

Planning permission will be granted for a proposal for development on coastal land where it complies with the coastal policies, accords with UK Marine Policy Statement and Marine Plan for NI and demonstrates that it meets the additional requirements listed.

Preferred Option:

Bring forward directional policy for all coastal development.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. This is a directional policy to assist navigation and understanding of coastal policies.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	+	0	+	0	0	0	0	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Although no overall effects are identified for the social Sustainability Objectives, 1, 2 and 3, some positive influences are noted through the approach to safeguard and enhance the amenity value of the coastal area, and to support regeneration in settlements. The approach has a minor positive effect on Objective 5 because it helps to deliver an attractive coastal area where local businesses, including those with marine interests, can coexist alongside protected landscapes and seascapes, which attract visitors and tourists all year. The policy approach supports regeneration of coastal settlements and delivery of sustainable tourism –an industry that contributes significantly to the local economy. It helps to manage the coastal area as a resource that should be available all year round.

The approach to manage development at the coast will ensure that new development proposals along the undeveloped coast are considered in the context of their location. A minor positive effect is identified for Objective 7 as undesignated earth science features and semi-natural land located along the coastline will receive policy protection.

Coastal buffers, dune systems, beaches and mudflats have a role in adapting to the effects of climate change and resilience to storms and flooding events. Although some positive influences are noted for

Objectives 10 and 11, the approach does not directly deliver for these Objectives and the overall effect is negligible.

Minor positive effects are identified for the environmental Sustainability Objectives 12, 13 and 14, because the approach to manage development in respect of both the undeveloped and developed coast and specifically to protect the amenity of the coastline and prevent the diminishment of landscape and seascape character of the undeveloped coast all contribute towards these Objectives. As much of the coastline adjoins designated sites, it helps to establish a buffer around these sites. New habitat creation is also positively supported. The approach also helps maintain local distinctiveness and 'sense of place' in the coastal areas. Promoting and supporting regeneration in the coastal settlements would help to enhance their setting.

There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Coastal, flooding and natural heritage operational policies are also especially relevant. Alignment with the UK Marine Planning Statement and the draft Marine Plan (NI). Other policies and legislation may be applicable for development in proximity to the coast, including Habitats Regulations Assessment.

[Designation CO1 The Undeveloped Coast](#)

Appraised via underpinning Operational Policy CO1.

3.6 Part 2 – General Policy and Operational Policies

3.6.1. GP1 General Policy

General Development Policy. New policy wording which removes and consolidates general policy criteria from across a number of existing policies.

Preferred Option:

Bring forward a new strategic policy for all development, to avoid repetition of criteria throughout the subject policies.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. The policy sets out general criteria which reflect established planning principles, e.g. safeguarding residential amenity and ensuring no unacceptable significant impact on the historic and natural environment.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	+	0	0	0	0	+	+	0	++	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach to having a general policy for all development is considered to have a positive effect on all of the social Sustainability Objectives, through the preservation of amenity, the avoidance of health/safety impacts and the promotion of design that delivers practical movement networks and connectivity within settlements. No perceptible effects are identified for the economic Sustainability Objectives, though positive influences are noted from the option ensuring that pressures on infrastructure are avoided and that emissions and amenity are considered from the outset. This should mean that business/industry is not constrained, nor required to implement mitigation retrospectively.

Promoting and facilitating active travel through access and movement criteria influences positive scores for Objectives 8 and 9, however behavioural change is also required to achieve transport modal shift. The strategic aim for new development to have no demonstrable harm from its emissions or characteristics, and to verify that services are present or can be provided has a positive effect on the majority of the environmental Sustainability Objectives, however the underpinning operational policies on transport, drainage and flood risk, natural heritage, landscape and historic environment will remain the primary mechanism for identifying and mitigating any negative impacts from new development proposals. When the approach was originally screened, it was not considered to have a perceptible effect on water resources. However, as GP1 will require all new development to have wastewater infrastructure available (or that it can be provided with no unacceptable adverse impact on the environment), GP1 will have a more direct role in preventing deterioration of water quality. It is now considered that this approach will have a significant positive effect on Objective 10.

No significant positive or negative effects are identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the other provisions of the LDP. Underpinning operational policies will contribute to implementing the strategic aims of this policy. Consultations with statutory and non-statutory consultees and internal advice.

3.7 Accommodating People, Creating Quality Places and Improving Health and Well-being

3.7.1. Housing in Settlements

Policy HOU1 - Quality in Residential Developments, Policy HOU2 - Design Concept Statements and Concept Masterplans & Policy HOU3 - Residential Extensions and Alterations

Policy HOU1 - Quality in Residential Environments.

The aim of HOU1 is to create a quality, sustainable, accessible and safe residential environment. Proposals are required to meet the listed criteria. In addition, new residential development within a Conservation Area or ATC will be required to maintain or enhance their distinctive character and appearance.

Policy HOU2 Design Concept Statements and Concept Masterplans.

This requires the submission of a Design Concept Statement or where appropriate a Concept Master Plan, accompanying all applications for residential development. A Concept Master Plan will be required for all applications of 100 dwellings or more; for a site of 5 ha or more zoned for housing or residential development on any other site of 10 ha or more.

Policy HOU3 Residential Extensions and Alterations.

This policy aims to promote high standard of design for residential extensions and alterations. It seeks to ensure that works are sympathetic to the existing property, respect local character and protect residential amenity. It also aims to protect existing Landscape features and ensure adequate space is retained for recreational and domestic purposes

Policies HOU1-HOU3 have been appraised as a group as they work together to deliver the objective of quality and amenity in new housing development.

Preferred Option:

Carry forward Policy QD1 of PPS7 along with inclusion and amalgamation of Addendum to PPS7 - Safeguarding Character of Established Residential Areas Policy LC1 - Protecting Local Character, Environmental Quality and Residential Amenity. Consideration also given to PPS12 PCP1 Increased housing density within town cramming and PCP2 Good Design.

Carry forward Policy QD2 of PPS7; with threshold for a Concept Master Plan reduced from 300 dwellings to 100 dwellings.

Carry forward Policy EXT1 of Addendum to PPS7 Residential Extensions and Alterations.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for HOU1. The policies are consistent with the regional policy approach as set out in paragraph 6.137 of the SPPS, which states Councils should bring forward local policy or guidance for achieving quality residential developments.

No reasonable alternatives have been identified for HOU2. The policy is consistent with the regional policy approach as set out in paragraph 6.137, which states that in preparing LDPs should deliver sustainable forms of development through the use of design concepts incorporating good linkages to other infrastructure.

No reasonable alternatives have been identified for HOU3. The policy is consistent with the regional policy approach as set out in paragraph 6.137 of the SPPS. The SPPS states that the LDP should deliver

good design to aid in the creation of places that are safe and attractive to live in, along with containing specific policy for safeguarding the character of residential areas.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	0	0	+	+	++	?	++	+	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach promotes and facilitates communities be more connected and to feel safer and will enable dwellings to be extended/altered to accommodate changing needs, reducing the need for people to move. These elements act significantly for the achievement of the social Sustainability Objectives 1, 2 and 3. The effect on the economic Sustainability Objectives 4, 5 and 6 is negligible, as the focus is on residential development.

The promotion of good design encouraging active travel and linkages between residential areas, enabling homes to be extended/altered and masterplanning of larger residential developments is considered to have a positive effect on almost all the environmental Sustainability Objectives. The approach will strengthen the opportunities for active travel over time as settlements become more consolidated. It should result in more efficient use of land and the retention and sympathetic incorporation of existing natural features, resulting in development that is better integrated with its surroundings. Positive effects are identified for Objectives 6, 7, 8, 10, 11, 12, 13 and 14. New housing will have associated aerial emissions, and although the approach aims to create the conditions for people to avail of active or sustainable travel, modal shift is a personal choice, and uptake cannot be predicted. The effect on Objective 9 is uncertain.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to reduce causes of and adapt to climate change through all timescales, and for the Objective to encourage active and sustainable travel in the long term. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Policies on renewable energy, flooding and SuDS, natural heritage, and the historic environment will be particularly relevant. Flood Risk Assessments and Drainage Assessments will help to manage surface water, and biodiversity checklists/ecological surveys would help inform the assessment of proposals brought forward.

Policy HOU4 - Conversion or Change of Use of Existing Buildings to Flats or Apartments

Planning permission will only be granted for the conversion or change of use of existing buildings to flats or apartments where all criteria set out on HOU1 are met and criteria listed covering issues such as local character, environmental quality, space standards, access, waste and bicycle storage are also met.

Preferred Option:

Carry forward existing wording as contained within PPS7 Addendum: Safeguarding Character of Established Residential Areas, Policy LC1 'the Conversion or Change of Use of Existing Buildings to

Flats or Apartments', along with amalgamation of PPS 12: Housing in Settlements HS1 - Living over the shop.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the regional policy approach as set out in Paragraph 6.137, which states that the LDP must deliver increased housing density without town cramming and which also promotes residential uses above shops within town centres.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	++	++	0	++	+	+	++	+	++	+	0	0	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach encourages the provision of housing unit types that generally tend to be more affordable and accessible, and that have infrastructure already in place. It will also ensure that due consideration has been given to the amenity of residents in developing such proposals. It promotes positive social interaction and inclusivity and supports vitality and vibrancy in city and town centres. Positive effects are identified for almost all the social and economic Sustainability Objectives, Objectives 1-6, the being Objective 4, where the effect is negligible. It is noted that it may be challenging to meet modern energy efficiency standards and to incorporate renewable energy measures in some proposals.

The approach supports and provides opportunities for people to live without need for a private vehicle and seeks to maximise the use of existing buildings. It promotes and encourages more efficient use of land, infrastructure and resources. Consideration will need to be given to localised issues of wastewater network/treatment capacity, and there is some uncertainty in the short term for Objective 11, but this will move to positive effect as planned NIW upgrades in the district's settlements are delivered. As the approach concerns development within existing buildings, the effects on environmental Sustainability Objectives 12 and 13 are negligible. Positive effects are identified against the remaining environmental Sustainability Objectives (Objectives 7, 8, 9, 10, and 14).

Significant positive effects are identified for the Objectives to strengthen society, to provide good quality, sustainable housing, to enable sustainable economic growth, to encourage active and sustainable travel and to reduce causes of and adapt to climate change. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Consultation with NI Water will avoid potential negative effects.

[Policy HOU5 - Affordable Housing & Policy COU3 - Affordable Housing in the Countryside](#)

Policy HOU5 - Affordable Housing.

Within the district's city and towns this policy sets out a requirement for all housing schemes of 10 dwellings or more on sites of 0.5 ha or more to provide a minimum of 20% affordable housing. Within

the district's villages and small settlements on sites of 0.2 ha or comprising 5 residential units or more provision should also be a minimum of 20% Sites below the thresholds set out may also need to provide affordable if there is an identified localised need. Where there is a localised need the proportion required may be uplifted on an individual site.

Policy COU3 - Affordable Housing in the Countryside.

Planning permission may be granted for a group of dwellings adjacent to or near a small settlement to provide affordable housing to meets the needs of the rural community.

Policies HOU5 and COU3 have been appraised as a group as they both work to deliver affordable housing in the district.

Preferred Option:

Bring forward a standalone policy for affordable housing with revised thresholds based on the Planning Control Principle detailed within PPS12: PCP4 - Balanced Communities and HS2 Social Housing. Carry forward Policy CTY5 of PPS21, tailored to reflect the variation in small settlement size, with the threshold aligned with the number of households per settlement.

What reasonable alternatives have been considered?

No reasonable alternative has been identified for HOU5 at draft Plan Strategy stage. Four options were appraised in the Interim SA for the POP under Key Issue 6. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, consisted of a combination of 2 elements. This proposed that developments should provide 20% of the development as social housing units in schemes over a threshold of 50 units or in a scheme of 1ha or more. In areas of high social housing, the threshold could be reduced to 25 units in urban areas and 10 units or more (or 0.5ha or more) in rural areas. The second element proposed to zone sites for social housing and facilitate social housing as a proportion of larger housing schemes through key site requirements. These thresholds have now been reduced, with varying thresholds within the settlement hierarchy. The NIHE advised in response to POP that they now considered the thresholds discussed prior to publication of the POP were too high to make any significant impact on the need for affordable housing within the district. Work was therefore undertaken to consider a number of different thresholds while ensuring that that the policy approach remained consistent with achieving balanced communities which is one of the themes underpinning the SPPS.

No reasonable alternatives have been identified for COU3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding social and affordable housing.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	+	+	+	+	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach recognises that there is a demand for housing that is affordable and works with strategic and operational policies to deliver a range of housing of various types, size and tenures throughout the district. The policies help to meet identified needs and, in doing so, can improve the health and wellbeing of the district's residents, and can help to address inequality. These aspects deliver strongly for the achievement of Objectives 1, 2 and 3.

The approach promotes the proximity principle and makes best use of location and existing infrastructure. Provision of affordable homes will also benefit sustainable economic growth, by creating opportunities for people to live near where they work, in particular those in lower-income employment sectors. These aspects also support the achievement of the economic Sustainability Objectives 4, 5 and 6.

COU3 would, exceptionally, facilitate new housing development outside a small settlement development limit, if a need has been identified. However, the policy approach is protective and the scale of development that could be provided will be proportionate to the settlement size, protecting undeveloped land. A positive effect on Objective 7 is identified. As this approach mainly influences the composition of housing and does not directly influence the quantum of housing nor its location (other than directing it to within settlements and including a sequential test which helps to promote efficient use of land) there is no perceptible impact on the environmental Sustainability Objectives 8 -14.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects.

Policy HOU6 Housing Type, Size and Tenure & Policy HOU7 - Adaptable and Accessible Homes

Policy HOU6 - Housing Type, Size and Tenure.

This policy aims to provide choice within residential development, to assist with the creation of sustainable and balanced communities. Planning permission will only be granted for new residential development of 10 or more units on sites of 1 ha or more where a mix of house types and sizes are provided. An appropriate mix of house tenure is also required, this aspect will be addressed through Policy HOU5.

Policy HOU7 - Adaptable and Accessible Homes/Lifetime Homes.

To assist with the delivery of adaptable and accessible homes, planning permission will be granted for new dwellings, regardless of tenure where the proposed development meets the listed accessibility criteria. The onus will be on the developer to demonstrate by way of a compliance statement that the dwellings are in accordance with the standards set out in the most recent DfC Housing Association Guide. At least 10% of new dwellings on developments of 10 dwellings or more will be required to be built to wheelchair standards.

Policies HOU6 and HOU7 have been appraised as a group as they both work together to facilitate a mix of house types and sizes that are accessible and meet changing needs.

Preferred Option:

Bring forward a standalone policy for mixed housing type, size and tenure based on PPS12 Housing in Settlements: HS4 House type and size and PCP4 Balanced Communities.

What reasonable alternatives have been considered?

No reasonable alternative has been identified for HOU6 and HOU7 at draft Plan Strategy stage. Three options were appraised in the Interim SA for the POP under Key Issue 8 'Future Proofing and Housing for All'. The Preferred Option at POP stage, which was appraised as the most sustainable option, focused on requiring 20% of units to be built to lifetime homes and wheelchair accessible standards on sites of 50 or more dwellings. In its representation to the POP, the NIHE stated that the proposed percentages detailed in the POP would only achieve minimal numbers of Lifetime Homes being constructed, due to the small number of housing schemers over 50 units being developed within the district.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	0	+	0	0	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

In context of an ageing population in the district (and wider region) and the baseline trend towards smaller average household sizes, the approach contributes strongly to the delivery of the social Sustainability Objectives, 1, 2 and 3, by facilitating a future inter-generational society which supports and enables people to remain with / live near to their family and friends. It will also enable those that develop mobility issues to remain in their homes and communities for longer in the future.

Facilitating and encouraging a mix of house types, sizes and tenures indirectly supports Objective 5 by providing opportunities for people on a range of incomes to live near where they work. The approach will have no effect on any of the environmental Sustainability Objectives.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects, in particular operational policy on affordable housing, access, movement and parking and active travel.

Policy HOU8 - Specialist Residential Accommodation

Planning permission will be granted for specialist residential accommodation included sheltered accommodation, retirement villages and other care-related facilities subject to the criteria listed being met.

Preferred Option:

Bring forward a standalone policy for specialised residential accommodation based on the PPS12 Housing in Settlements: HS4 House type and size and PCP4: Balanced Communities.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with paragraph 6.137 of the SPPS, which relates to the creation of balanced communities, and 6.147 of the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	0	+	0	0	+	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

In the context of an ageing population in the district, the approach to facilitate the provision of suitable accommodation for people with physical or mental health issues or specific needs will deliver multiple benefits for groups of vulnerable people. It will encourage social and intergenerational contact and help to reduce inequalities. It acts strongly for the delivery of the social Sustainability Objectives, 1, 2 and 3.

Positive effects are also identified for Objective 5 in the medium and long term, as such facilities may become direct and indirect sources of employment through the facilities themselves and the provision of services.

The effect on the environmental Sustainability Objectives is negligible, however, the requirement for development under this policy to be conveniently accessible to sustainable transport routes and close to relevant local services and facilities has a minor positive effect on Objective 8, as it will promote accessibility and reduced dependency on private vehicles for families of residents and the people working at the accommodation.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Operational policy on creating accessible environments for all will help to enhance the positive effects.

Policy HOU9 - Accommodation for the Travelling Community

Where a local housing needs assessment identifies that there is a demonstrable need for Travellers specific accommodation and it is located on land zoned for that purpose, planning permission will be granted for a suitable facility subject to the listed criteria being met. Proposals for facilities on non-zoned land will only be considered where it is demonstrated that there is no suitable zoned land available. Where need cannot be met in an existing settlement applications will be required to meet the sequential requirements of Policy COU3 or exceptionally a single family site or service site may be permitted in the countryside.

Preferred Option:

Carry forward existing wording as contained within PPS12: Housing in Settlement - HS3 Travellers Accommodation and PCP4 Balanced Communities, along with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with Para 6.137 which relates to the creation of balanced communities and 6.144 - 6.146 of the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	++	++	0	0	0	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Although the population that would be impacted by this policy provision is relatively small in the context of the overall population of the district, the effects delivered by the approach will be significant for the groups that benefit from it. It will enable members of the Travelling community to gain access to facilities and services, including services for health, education, income and employment and will help meet identified needs and reduce inequalities experienced by this specific group. A significantly positive effect is identified for the delivery of Objectives 1, 2 3 and 4. No other perceptible impacts on the remaining Sustainability Objectives 5-14 are identified, however some positive influences are noted through the 'settlements first' approach.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to enable access to high quality education. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Positive effects may be enhanced through application of other operational policy on housing, in particular COU3.

3.7.2. Housing in the Countryside

[Policy COU1 - Dwellings in Existing Clusters, Policy COU2 - Replacement Dwellings & Policy COU6 - Ribbon Development.](#)

Policy COU1 Dwellings in Existing Clusters.

Planning permission will be granted for a dwelling at an existing cluster of development provided it meets all the listed criteria.

Policy COU2 Replacement Dwellings.

Planning permission will be granted for a replacement dwelling where the building to be replaced is of permanent construction and exhibits the essential characteristics of a dwelling and as a minimum all external walls are substantially intact.

Policy COU6 Ribbon Development.

Planning permission will be refused for a building which will create or add to a ribbon of development. An exception will be permitted for the infilling of a small gap site, sufficient only to accommodate up to a maximum of two dwellings, within an otherwise substantial and continuously built-up frontage, subject to meeting other policy requirements.

Policies COU1, COU2 and COU6 have been appraised as a group, as they concern development in the countryside at locations where development already exists and the principle of development has already been established.

Preferred Option:

Carry forward Policy CTY2a of PPS21 and provide additional clarification by way of J&A. Do not carry forward Policy CTY2 on Dispersed Rural Communities, carry forward Policy CTY3 of PPS21 and carry forward Policy CTY8 of PPS21

What reasonable alternatives have been considered?

No reasonable alternative has been identified for COU1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding new dwellings in existing clusters.

No reasonable alternative has been identified for COU2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding replacement dwellings.

No reasonable alternative has been identified for COU 6. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding infill development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	?	+	+	?	?	?	?	-	-	-	-	?	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

While the approach does promote a number of positive effects through helping to sustain a young, economically active population in the countryside and contributes positively to the overall provision of housing across the district, the appraisal recognises that dwellings in the countryside are not as sustainably located and they are largely of the same housing type. Accordingly, some minor negative effects are also identified. This mixture of positive and negative aspects and the overall influence of site-specific factors that cannot be easily predicted has led to an uncertain score for Objectives 1, 4, 5, 6, 7 & 12.

It is recognised that facilitating dwellings in the countryside will sustain dependence on cars and does not help to promote or enable modal shift to active travel and/or public transport. Infrastructure such as footpaths and cycleway are often unavailable (and this is unlikely to change) and public transport routes are limited. As such, a significant negative effect is identified for Objective 8. These transport aspects also contribute towards minor negative effects for Objectives 9 and 10. Dwellings will be reliant on private sewage treatment which may require ongoing maintenance to ensure its effectiveness. Septic tanks have been identified in the draft RBMP as contributing towards pressure on waterbodies, influencing a minor negative effect on Objective 11. Establishing locational criteria which reduce the opportunity for new dwellings in previously undeveloped areas and the emphasis on clustering and integration with other surrounding development that the approach requires will have a positive effect on Objectives 13 and 14, plus some positive contributions towards Objective 12.

There are no significant positive effects identified. A significant negative effect is identified for the Objective to encourage active and sustainable travel. Mitigation is therefore required and is identified below.

Measures identified to mitigate significant negative effects.

There are unlikely to be any measures which can mitigate against reliance on the car within and between rural areas. The effects of rural-to-urban travel may be capable of being mitigated through

the establishment of wider active and sustainable travel options, particularly if these are developed further or enhanced over the lifetime of the Plan. Measures such as greenways and park and ride / park and share hubs can enable rural residents travelling or commuting to urban areas to use more sustainable forms of transport for part of their journey. This would support the Objective in terms of reducing traffic congestion within settlements and will reduce the scale of the negative effect and the option is considered to be a sustainable option. Such measures will also help to achieve the Objectives in the Council's Community Plan, which identifies lack of connectivity as a barrier to accessing services, and its Active Travel Master Plan which seeks to reduce overall journeys.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP - SP1 and operational policies relating to design in the countryside, natural heritage (incl. biodiversity checklist / ecological survey), flood risk and drainage and the historic environment will help to avoid/reduce negative effects. DfI's Local Transport Study and future Local Transport Plan(s). Consultation with NIEA WMU (and Loughs Agency, for applicable watercourses) to inform on any potential constraints affecting feasibility of a Discharge Consent for septic tanks / sewage treatment plants.

[Policy COU4 - Personal and Domestic Circumstances, Policy COU5 - Dwellings for Non-Agricultural Rural Enterprises & Policy COU8 - Dwellings on Farms](#)

COU4 Personal and Domestic Circumstances in the Countryside

Planning permission will be granted for a dwelling in the countryside to meet the long term needs of a person where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances. Applicants must submit satisfactory evidence to demonstrate the need for the dwelling and that there are no alternative solutions.

COU5 Dwellings for Non-Agricultural Rural Enterprises

Planning permission will be granted for a dwelling in connection with an established non-agricultural business enterprise where a site specific need exists that makes it essential for an employee of the business to live at the site of their work.

COU8 Dwellings on Farms

Planning permission will be granted for a dwelling house on a farm to accommodate those engaged in the farm business or other rural dwellers where a number of criteria can be met.

Policies COU4, COU5 and COU 8 have been appraised as a group, as they all relate to dwellings in the countryside, where a need for the dwelling should be demonstrated.

Preferred Option:

Carry forward Policies CTY6 and CTY 7 of PPS21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for COU4. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding personal and domestic circumstances.

No reasonable alternatives have been identified for COU5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding dwellings for non-Agricultural Rural Enterprises.

No reasonable alternatives have been identified for COU 8. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding dwellings on farms.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	+	?	+	?	?	-	-	-	-	?	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach promotes a number of positive effects on the social Sustainability Objectives, through helping to sustain and support rural businesses and allowing people to live in the countryside and remain part of their community if they have a need to do so. It contributes positively to delivering the overall range of housing types across the district. However, the appraisal recognises that dwellings in the countryside are not as sustainably located as they do not accord with the proximity principle. Accordingly some negative effects are also identified. This mixture of positive and negative aspects and the overall influence of site-specific factors that cannot be easily predicted has led to an uncertain score for Objectives 4, 6, 7 & 12.

It is recognised that facilitating dwellings in the countryside will sustain dependence on cars and does not help to promote or enable modal shift to active travel and/or public transport. However, as this approach is to support those that have businesses or personal circumstances that require them to live in the countryside, which may slightly reduce commuting journeys, and the number of new dwellings is expected to be relatively low, the negative effect on Objective 8 is considered minor rather than significant. Transport and heating aspects also contribute towards minor negative effects for Objectives 9 and 10. Dwellings will be reliant on private treatment and septic tanks have been identified in the draft RBMP as contributing towards pressure on waterbodies, influencing a minor negative effect on Objective 11. The approach to managing new dwellings in the countryside in conjunction with policy emphasis on clustering and integration with other surrounding development will help to maintain landscape character, and makes some positive contributions towards Objective 12.

There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects, in particular operational policies on design of development in the countryside COU9-11, natural heritage, flood risk and drainage and historic environment will help to avoid/reduce negative effects. Policy on development relying on non-main sewerage and consultation with NIEA around Discharge Consents for septic tanks / sewage treatment plants.

Policy COU7 – Residential Caravans and Mobile Homes

Planning permission may be granted for a residential caravan or mobile home, for a temporary period only, in exceptional circumstances.

Preferred Option:

Carry forward Policy CTY9 of PPS21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding provision of residential caravans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	0	0	0	0	0	0	0	0	0	0	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

As the policy approach will only facilitate a temporary dwelling, in exceptional circumstances only and for a limited time period, the effects on the Sustainability Objectives are limited. As the exceptional circumstances include caring, a positive effect is identified for health and wellbeing. As the development will be small-scale and will usually be associated with another permanent dwelling or farm, infrastructure/services required to serve the temporary dwelling should, in general, already be available in proximity and the development is still required to meet general policy and other provisions of the LDP in respect of its emissions. The approach recognises that the design and finishes of a residential caravan or mobile home limits its potential for integration into the landscape and seeks to limit the impact on landscape character. As such a minor positive effect is found for Objective 13.

There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP.

3.7.3. All Development in the Countryside[Policy COU9 - Design and Integration of Buildings in the Countryside, Policy COU10 - Rural Character & COU11 - Setting of Settlements](#)Policy COU9 - Design and Integration of Buildings in the Countryside

This policy aims to ensure that all new development in the countryside are designed to integrate sympathetically with its surroundings and meet other planning and environmental considerations. All proposals for buildings must be accompanied by a statement setting out how they have taken account of 'Building on Tradition'.

Policy COU10 Rural Character

This policy seeks to ensure that development proposals do not have an adverse impact on the rural character of the area.

Policy COU11 Setting of Settlements

This policy seeks to ensure that development which mars the distinction between a settlement and the surrounding countryside or would result in urban sprawl is refused.

Policies COU9, COU10 and COU11 have been appraised as a group, as they aim to protect the character of rural areas, including the undeveloped coastal areas.

Preferred Option:

Carry forward Policy CTY13 of PPS21, carry forward Policy CTY14 of PPS21 and carry forward Policy CTY15 of PPS21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. COU9 is consistent with the regional policy approach as set out in Para 6.70 of the SPPS regarding integration and design of development in the countryside. COU10 is consistent with the regional policy approach as set out in Para 6.70 of the SPPS regarding rural character. COU11 is consistent with the regional policy approach as set out in Para 6.71 of the SPPS regarding the settings of settlements.

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	0	0	0	0	0	+	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The overall proposed approach mainly concerns the external design and appearance of new buildings and the avoidance of sprawl/marring. As such, it has limited impact on the majority of the Sustainability Objectives, as it does not influence the quantity, general location or nature of any development. Positive effects are identified for Objectives 12, 13 and 14 as these Objectives are all intertwined in terms of the influence the landscape has on the natural and historic environment, and vice versa. It is considered that the approach to integrate development and to retain natural boundary features will benefit all of these Objectives, but no other perceptible effects are identified.

There are significant positive effects identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Supplementary Planning Guidance, including 'Building on Tradition'. Separate operational policy and guidance for exceptional landscapes and AONBs.

3.7.4. Health, Education and Community Facilities

Policy CF1 - Community Facilities

All proposals for community facilities must demonstrate that there is a clear community need. Proposals should be of a quality design and appropriate scale having regard to local character and setting and accord with SP2. New facilities should be located within settlements unless it is demonstrated that a countryside location is necessary. The Council will not support proposals that may be detrimental to or result in the loss of community services and facilities.

Preferred Option:

Bring forward new policy in line with the thrust of PSU1 Community Needs (PSRNI) and CTY1 Non-Residential Development in the Countryside. Set out criteria based policy which supports community facilities in locations that encourage active and sustainable development and the extension of such facilities.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the SPPS paragraphs 4.6 and 6.246, which states that Councils may bring forward local policies which promote the provision of health, security, community and cultural infrastructure and other local facilities.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	++	++	+	0	+	0	+	0	0	0	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Through facilitating and enabling community infrastructure that includes health and social care facilities and safeguarding land for the delivery of a range of community facility types, where a need is identified, this option will deliver strongly for Objectives 1 and 2. Significant positive effects are delivered for Objective 4 through the direct provision of policy for education facilities, but also indirectly via enabling facilities such as libraries and community centres which can also be important centres for learning and skills development.

These elements also benefit Objective 5, along with facilitating community and cultural development that might also support the tourism industry. The overall approach to locate such development in settlements promotes the proximity principle and should ensure that infrastructure is present, according with Objective 6. The locational aspects coupled with encouraging development to be accessible by active and sustainable travel has a positive effect on environmental Sustainability Objectives 8 and 10, but the effect on Objectives 7, 9, 11, 12 and 13 is negligible. A positive effect is identified for Objective 14 as the approach safeguards existing community and cultural buildings and it will facilitate new development that might encourage people to engage in cultural activities.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable access to high quality education and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Positive effects may be enhanced through relevant operational policies under the natural environment and historic environment themes. Ecological surveys, Impact Assessments and archaeological assessment and evaluation.

3.7.5. Open Space, Sport and Outdoor Recreation

[OSS1 Protecting and Enhancing Open Space, Policy OS1 - Protection of Open Space, Policy OS2 - Public Open Space in New Residential Development & Policy OS8 - Green and Blue Infrastructure](#)

[OSS1 Protecting and Enhancing Open Space](#)

Sets out the Council's approach to the protection, enhancement and management of open space in the district.

[OS 1 Protection of Open Space](#)

Development that results in the loss of existing open space or land zoned for the provision of open

space will not be permitted. Two exceptions to the policy are set out. Firstly where is significant community benefit or secondly where the loss would have no significant detrimental impact on amenity, biodiversity and character and certain criteria are met.

OS 2 Public Open Space in New Residential Development

The provision of public open space within residential developments of 25 or more units, or 1 hectare or more is required. Normal expectation will be at least 10% of the total site area or 15% if 10 ha. Policy also requires provision of an equipped children's play area for residential development of 100 units or more. OS2 also covers management and maintenance of open space.

OS 8 Green and Blue Infrastructure

Planning permission will not be granted for development either within or adjacent to a designated or community greenway which could prejudice the retention, enhancement or further development of an identified route. Developers must ensure that green networks are considered in the preparation of future planning applications.

OSS1, OS1, OS 2 and OS8 have been appraised as a group, as they work together to implement the Open Space Strategy.

Preferred Option:

Carry forward Policy OS1 of PPS8, carry forward Policy OS2 of PPS8 with amended wording to align with the SPPS and bring forward a standalone policy which promotes both blue and green infrastructure.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for OS1. The policy is consistent with the regional policy Para 4.8 and 6.205 which relate to the importance of protecting of existing and provision of new open space.

No reasonable alternatives have been identified for OS2. The policy is consistent with regional policy approach as set out in the SPPS Para 6.206 which states policy must be brought forward to provided open space as integral part of the development for (generally) 25 or more units

No reasonable alternatives have been identified for OS8. Paragraph 6.210 recognises the importance of making adequate provision of green and blue infrastructure.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	+	+	+	+	0	++	++	++	+	++	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach to protect existing areas of open space and to promote and facilitate the establishment of new areas of open space associated with new development in settlements will work towards the achievement of all of the social and economic Sustainability Objectives. The approach encourages and enables social interaction and physical activity in spaces that are accessible and contributes positively to the character, attractiveness and vitality of our city, towns and villages, making the district a more attractive place. It also encourages and supports the redevelopment and beneficial use of derelict land.

The approach recognises that open space can be multi-functional and that it can and should provide positive environmental benefits alongside its amenity value. The approach requires wider linkages and benefits to be identified and considered from the outset in the design of a proposal. Accordingly, positive effects are also predicted for all of the environmental Sustainability Objectives, as opportunities to deliver for each Objective are more likely to be realised and are less likely to be missed.

There are significant positive effects identified for the Objectives to improve health and well-being, to strengthen society, to encourage active and sustainable travel, to improve air quality, to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Operational policy on housing in settlements, flood risk and drainage, natural heritage and the historic environment may be particularly relevant for promoting positive effects.

Policy OS3 - Outdoor Recreation in the Countryside

Development proposals for outdoor recreational use in the countryside will be permitted where they meet all the listed criteria.

Preferred Option:

Carry forward Policy OS3 of PPS8 with amended wording to align with the SPPS

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with Para 6.212 of the SPPS, which recognises the importance of the countryside for recreational uses.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	+	?	?	-	0	0	0	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach will facilitate the creation of new shared space and provide opportunities for healthy lifestyles and physical activity for all which may also benefit mental health, and takes into account the needs of people with disabilities. These elements act significantly towards the achievement of Objectives 1 and 2.

The approach will facilitate sustainable rural development which may help to support rural tourism / business diversification and may create some new jobs, with positive effects on Objective 5. The approach to facilitate development in the countryside does not accord with the proximity principle, infrastructure may not be present/fit for purpose and larger proposals such as golf courses or equestrian facilities could have a significant land take and energy requirements. The overall effect for Objectives 6 and 7 is uncertain, as it would depend on the nature and scale of proposals.

Development in the countryside will not have the same degree of access to active and sustainable travel as development in settlements. The approach does promote the use of sustainable transport modes, but this is unlikely to be feasible for many proposals and the overall effect on Objective 8 is minor negative. While sustaining reliance on cars also acts contrary to Objectives 9 and 10, the influences are more indirect and the overall effect on these Objectives is negligible. While the approach provides opportunities for development in the countryside which may be more sensitive, the policy criteria are protective and have an emphasis on avoiding adverse impact on features of importance to nature conservation, biodiversity, archaeology or built heritage. The policy acknowledges that special care is needed for assessing proposals in locations designated for their importance. This is considered to act positively for the delivery of Objectives 12, 13 and 14.

Significant positive effects identified for the Objectives to improve health and well-being and to strengthen society. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. SP1, GP1, and the other operational Open Space policies – in particular those concerning rural design, natural heritage and historic environment would be especially relevant.

[Policy OS4 - Intensive Sports Facilities, Policy OS5 - Noise Generating Sports and Outdoor Recreational Activities, Policy OS6 - Development of Facilities Ancillary to Water Sports & Policy OS7 - The Floodlighting of Sports and Outdoor Recreational Facilities.](#)

OS 4 Intensive Sports Facilities

Development of intensive sports facilities will only be permitted where there is an identified need and are located in settlements. An exception may be permitted in the case of the development of a sports stadium where all the following criteria are met.

OS 5 Noise Generating Sports and Outdoor Recreational Activities

The Development of sport or outdoor recreational activities that generate high levels of noise will only be permitted where they result in no unacceptable level of disturbance /nuisance/conflict with residential neighbours; other sensitive uses; farm livestock and wildlife; environmentally sensitive features and locations and have no adverse impact on nature conservation features of importance to local character.

OS 6 Development of Facilities ancillary to Water Sports

Development of facilities ancillary to water sports adjacent to and/or associated with inland lakes, reservoirs and waterways will be permitted where the development meets all the listed criteria. Facilities adjacent to and or associated with inland lakes, reservoirs and waterways must also accord with Policy on Protection of Main River Corridors and Open Water Bodies.

OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities

Development of floodlighting associated with sports and outdoor recreational facilities will only be permitted where there is no unacceptable impact on residential amenity; on features of importance to nature conservation, biodiversity, archaeology or the historic environment; public safety is not prejudiced and the proposal does not represent unacceptable adverse intensification.

Policies OS4-OS7 have been appraised as a group, as together they implement the policy for the development of facilities for sport or recreation.

Preferred Option:

Carry forward Policy OS4 - OS 7 of PPS8 (with minor changes, in line with SPPS).

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for OS 4. The policy is consistent with the SPPS, paragraph 6.207. No reasonable alternatives have been identified for OS5. The policy is consistent

with the SPPS, paragraph 6.208. No reasonable alternatives have been identified for OS6. The policy is consistent with the SPPS, paragraph 6.213. No reasonable alternatives have been identified for OS7. The policy is consistent with the SPPS, paragraph 6.213.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	+	++	0	0	+	?	?	+	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach recognises the strong relationship that sport and recreation has with physical and mental health and the role that sport and leisure plays within a community and in education. It also recognises that this type of development can give rise to nuisance impacts that may be detrimental and therefore seeks to minimise such effects as much as possible. It is considered to work positively towards the achievement of Objectives 1, 2 and 4 without adversely affecting Objective 3.

Positive effects are also identified for Objective 5, as the facilities that these policies will enable may directly (through the facility) or indirectly (through tourism/community spinoffs) provide employment. The settlements first / sequential approach for intensive sports facilities and requirements around walking/cycling access for the communities they serve, in combination with the more specific policies around noise, water sports and floodlighting are all considered to work positively towards achieving many of the environmental Sustainability Objectives. Positive effects are therefore predicted on the delivery of environmental Objectives 8, 11, 12, 13 and 14. However, the approach will enable some development outside of settlements and may include facilities that require considerable energy inputs. The effect on Objectives 9 and 10 are more uncertain, as they will be dependent on the incorporation of low carbon/energy efficiency measures or transport plans that, if required, would be identified and secured through other operational policies.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to enable sustainable economic growth. No significant adverse effects are identified. The option is considered to be a sustainable option

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. SP1 and operational policy for natural heritage, flood risk and drainage, transportation and the historic environment will be especially relevant.

Policy OS9 - Community Growing Spaces and Allotments

The development of community growing spaces/allotments will be permitted where they meet criteria relating to suitable growing environment; there is appropriate landscaping and long term management/ maintenance of the scheme; no unacceptable impact on residential amenity; the site accessible to the catchment population and the road network can handle the additional vehicular traffic.

Preferred Option:

Bring forward a standalone policy which supports the provision of community growing spaces and allotments.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Improving Health and Well Being is recognised as one of the Core Principles underpinning the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	0	+	+	++	+	+	0	++	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach promotes and facilitates new community growing spaces and allotments that would provide citizens with a shared, social activity as well as a source of fresh, home-grown produce. Sites may be a source of 'community pride', with people's health and well-being at the core of their function. This is reflected in the significant positive effects identified for the social Sustainability Objectives 1 and 2. The approach has a minor positive effect on Objective 6 through beneficial practices for waste management (especially food/green waste) and potential to bring derelict or disused areas into use.

The approach provides scope and opportunity to convert unproductive land into functional green space, with multiple environmental benefits such as maintaining clean air, reducing food waste/miles, adding to the district's blue/green infrastructure and local biodiversity networks, whilst also improving the 'look' of some areas. People can not only grow their own food and plants on these sites but also compost, reuse materials and harvest rainwater. Only sustainable locations are sought, so that people can easily access them without the need for a vehicle. As a low impact development, positive effects are evident across most of the environmental Sustainability Objectives (Objectives 7, 8, 9, 10, 12 & 13). This approach can deliver ecosystem services right across the district - food production, waste management, pollination, social contact, community cohesion, horticultural education.

There are significant positive effects identified for the Objectives to improve health and well-being, strengthen society, encourage active and sustainable travel, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Cumulative / strengthening effects may occur in conjunction with local plans such as Council's Local Biodiversity Action Plan, the All-Ireland Pollinator Programme and other similar programmes.

Policy OS10 - Cemeteries and Burial Space

All existing cemeteries and burial spaces will be protected from inappropriate development. A proposal for provision of new cemetery/burial space or an extension to an existing facility will be permitted where it will not have an adverse impact on the historic environment or local water environment and groundwater underlying the site; no adverse impact on features of importance to nature conservation interest.

Preferred Option:

Bring forward a specific policy for cemeteries and burial spaces.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Creating and Enhancing Shared Spaces is recognised as one of the Core Principles underpinning the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	+	0	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach supports the delivery of end-of-life services for citizens by facilitating the provision of additional lands for burial sites. The narrow focus and scope of this approach is reflected in the one positive effect identified in the appraisal, which is for Objective 6 - to manage material assets sustainably. Cemeteries are considered a material asset and the policy provides for this type of land use, with the potential to expand existing cemeteries, if required.

Any effects on all other social, economic and environmental Sustainability Objectives are considered negligible due to the scale of sites relative to other land uses within the district. If a need is identified for the requirement of additional cemetery/burial space provision, the LDP will take account of this at the Local Policies Plan stage, zoning sufficient lands where appropriate.

No significant positive or significant negative effects area identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Operational policies on economic development, flood risk and drainage, and historic environment are especially relevant. Cumulative / strengthening effects may occur in conjunction with local plans such as Council's Local Biodiversity Action Plan, the All-Ireland Pollinator Programme and other similar programmes. Potential negative effects will be avoided through liaison with NIEA Water Management Unit and adherence to best practice guidance. Further consideration may be given at the Local Policies Plan stage.

3.7.6. Economic Development in SettlementsStrategic Policy EDS2 - Protection of Economic Development Land, Policy ED1 - Economic Development in Settlements & Policy ED8 – Development Incompatible with Economic Development UsesStrategic Policy EDS2 - Protection of Economic Development Land

Development that would result in the loss of land zoned for economic development use in the LDP to other uses will not be permitted unless the zoned land has been substantially developed for alternative uses. An exception will be permitted for a sui generis use where a number of criteria are met. Development on unzoned land in settlements that would result in the loss of existing Class B2, B3 or B4 use, or on land last used for these purposes, will only be permitted where one or more of a number of listed criteria are met.

Policy ED1 - Economic Development in Settlements

Newry City centre and the district's town centres will be the focus for Class B1 business uses. These uses will also be permitted in other locations specified for such use in the LDP. Elsewhere in the City and Towns Class B1 business use will only be permitted where a number of criteria are met and a sequential approach will apply. Class B2 and B3 Industrial Uses and B4 Storage or Distribution Uses will be permitted in an area specifically allocated for such purposes in the LDP or in an existing industrial area subject to a number of criteria being met. Elsewhere in the City and Towns such proposals will be determined on their merits. In villages and small settlements, an economic development use will be permitted where it can be demonstrated the proposal is appropriate to the character of that settlement in scale, nature and design and it is compatible with nearby uses.

Policy ED8 - Development Incompatible with Economic Development Uses

A proposal for the development in the vicinity of an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation will be refused.

Policies EDS2, ED1 and ED8 have been appraised as a group, as they all work together to deliver sustainable and compatible economic development across the district.

Preferred Option:

Policy thrust in line with PED1, PED7 and PED8 of PPS4 and the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives to EDS2 have been identified. Three options were appraised in the Interim SA for the POP under Key Issue 12. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, offered flexibility to allow a limited number of compatible uses falling outside Part B of the Planning (Use Classes) Order (NI) 2015. Having considered the responses to the POP, the Council recognises the importance of protecting land and buildings for economic development to ensure a sufficient and appropriate supply. Therefore, the Council seeks to carry forward Policy PED7 of PPS6 with the wording amended to take account of paragraph 6.89 of the SPPS regarding the loss of unzoned land in settlements.

No reasonable alternatives to ED1 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.85-6.86 regarding economic development proposals in cities, towns, villages and small settlements.

No reasonable alternatives to ED8 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.90 regarding development which may be incompatible with nearby economic development enterprises either already operating or approved.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	?	++	+	+	?	?	?	-	?	?	?

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Cumulatively the approach helps to deliver sustainable economic growth (Objective 5) with provision of employment opportunities across the district's urban, rural and coastal communities.

This approach aims to ensure there is a sufficient amount of land for economic use. A range of job types can be provided near to where citizens live, with multiple positive effects for people's health and well-being. The security that employment brings to quality of life through income and personal and professional development is reflected in the positive effects identified for the social Sustainability Objectives 1 and 2. By having a policy that manages compatible land uses (ED8), any risk of nuisance pollution can also be avoided with positive effects for people's health.

The other economic Sustainability Objectives (6 and 7) are also supported by these policies through their approach to seeking appropriate locations whereby existing and future access to adequate infrastructure is key. The focus on settlements reflects the proximity principle and helps to avoid loss of greenfield land, with the opportunity to redevelop more brownfield sites.

The overall effect is uncertain for the majority of the environmental Sustainability Objectives - 8, 9, 10, 12, 13, and 14. This is because we do not know what type of proposal may come forward and its scale and (to some extent) what location. This makes it difficult to know if people will be able to walk to work, if local air quality may be affected, or greenhouse gas emissions increased, how much semi-natural habitat may be lost, and landscape or the historic environment affected. Likewise, for the social Sustainability Objective for education, there is uncertainty because while the approach provides land for employment, it does not establish business / new employment in its own right. The future availability of training or access to courses is unknown.

A minor negative effect is identified against the environmental Sustainability Objective 11 because of the potential risk to water quality that economic uses can pose. Industry can be heavy users and/or producers of significant amounts of water and wastewater. There are capacity issues in the district including Newry and some areas are at potentially significant risk of flooding. These issues may impact the suitability of employment land. Given the risk downstream to marine interests and to water quality from pollutants, as well as the additional pressure likely to be placed on water as a resource from increased economic development, there is a minor negative effect. Other policies and legislative requirements will work to identify and assess impacts and provide mitigation at the project level.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. At LPP stage, the baseline/evidence base will be reviewed and updated and relevant statutory consultees and other stakeholders will be invited to comment on relevant aspects of site suitability when existing zonings are reviewed or new zonings are being identified. Key Site Requirements may be identified or changes to boundaries. Future Local and Regional Transport Plans will identify and deliver improvements to active and sustainable transport. Positive effects could be strengthened through successful delivery of projects promoted through the City Deal and the Council's Regeneration and Economic Development Strategy 2020–2025. In the interim, general policy requirements on infrastructure and other operational policies will work to identify and, where feasible, mitigate any potential negative effects on a case-by-case basis. Policies on economic development, town centres and retail, transportation, natural heritage, flood risk and drainage and historic environment will be especially relevant.

3.7.7. Economic Development in the Countryside

Policy ED2 - Expansion of an Established Development Use in the Countryside & Policy ED3 - Redevelopment of an Established Economic Development Use in the Countryside

Policy ED2 - Expansion of an Established Development Use in the Countryside

Planning permission will be granted for the expansion of an established economic development use in the countryside where the scale and nature of the proposal does not harm the rural character and

appearance of the local area and there is no major increase in the site area of the enterprise. Proposals will normally be expected to be accommodated through the reuse or extension of existing buildings. A proposal for a major expansion of an existing industrial enterprise that would not meet the policy provisions will only be permitted in exceptional circumstances where a number of criteria are met.

Policy ED3 - Redevelopment of an Established Economic Development Use in the Countryside

Planning permission will be granted for the redevelopment of an established economic development use in the countryside for industrial or business purposes (or a sui generis employment use) where it is demonstrated that a number of criteria have been met. Redevelopment of established storage and distribution for continuing this use will be subject to the same criteria. However, storage and distribution will only be permitted on a previously established industrial or business site in exceptional circumstances. Alternative uses for tourism, outdoor sport and recreation or community facilities will be viewed sympathetically where the same criteria can be met. Retailing however will not be permitted.

Policies ED2 and ED3 have been appraised as a group, as they both concern economic development in the countryside, where the principle of development has already been established.

Preferred Option:

Carry forward Policies PED3 and PED4 of PPS4, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for ED2 or ED3. Proposed policy wordings are consistent with regional policy approach as set out in the SPPS paragraph 6.87 regarding economic development proposals in the countryside.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	++	+	+	-	?	-	0	?	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Any employment and the security that this brings to people through income and opportunity has multiple benefits for people's health and well-being. These policies can provide jobs but also help to retain them whilst ED3 can facilitate rural development that may provide a wider community benefit. These positive effects are reflected in the social Sustainability Objectives 1 and 2.

Cumulatively the policies help to sustain a rural economy, providing scope for new opportunities/ jobs in rural areas. The district is predominantly a rural one and the policies are important contributors to a sustainable rural economy. The significance of this for people living and working across the wider countryside is reflected in Objective 5. Objective 6 is also achieved through the approach to control expansion and to focus on existing sites where fit-for-purpose infrastructure/ services should already be in place, or where upgrades are more feasible.

Buildings can be reused, which helps reduce the development of greenfield land and protects soil quality across the wider countryside, delivering for Objective 7, but the difficulty accessing rural locations by any other means than a car is unavoidable. The reality of existing public transport

services and the likelihood of not being able to walk or cycle to work, is reflected in the negative score for the environmental sustainability Objective 8. Transport emissions contribute to greenhouse gases, and the effect on Objective 10 is also negative.

The approach to using established sites, reusing buildings and controlling growth can avoid new visual intrusion on local landscape character. Any new development must be proportionate and integrated, with a minor positive effect on Objective 13.

The uncertainty as to what development may come forward, the scale of it, and where it will be located, is reflected in the environmental Sustainability Objectives for air quality and natural resources. Rural locations can help disperse air emissions from operational processes including commuting, but emissions are linked to the type of economic proposal as well as the size of workforce, which is unknown. Likewise, a site may have biodiversity present if it has been left for a certain amount of time, or a proposal for expansion may pose risks to local natural heritage and biodiversity. Although the approach of the policies aims to reduce any impacts on the natural environment, much depends on the scale and location of any proposals brought forward, which cannot be predicted.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. GP1 will help to support and encourage sustainable movement patterns. Wider plans such as Regeneration and Economic Development Strategy could strengthen some of the positive effects.

Policy ED4 - Major Industrial Development in the Countryside

Planning permission will be granted for a major industrial project which makes a significant contribution to the regional economy where it is demonstrated that the proposal due to its size or site specific requirements needs a countryside location. An edge of town location will be favoured over a location elsewhere in the rural area.

Preferred Option:

Carry forward Policy PED5 of PPS4.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.88 regarding major or regionally significant economic development proposals in the countryside.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	?	?	0	0	++	-	0	?	?	?	?	?	-	-

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy ensures that if a proposal that can make a significant contribution to the regional economy comes forward within the district, that it can be considered and facilitated, so long as certain criteria are met. Any proposal must demonstrate a direct link to the region's economy and because of this, there is a significant positive effect on Objective 5.

In spite of this, it is uncertain whether the policy can deliver for some of the social Sustainability Objectives (1 and 2) and environmental Sustainability Objectives (8 - 12). This uncertainty is based upon the pros and cons of the economic uses enabled by the policy and the potential for these to positively or negatively affect people, communities, and natural heritage, depending on location. For example, there is potential to provide employment in a rural locality but there is no guarantee where the workforce will come from. Likewise, there is potential to increase greenhouse gas emissions during operation but without knowing the economic use this cannot be quantified and the operational use could well be linked to combating climate change. There is a sequential approach to the location of sites, which can reduce impacts across the environmental Sustainability Objectives, but the uncertainty as to what may come forward and exactly where is reflected in the scores.

Although the exact location of any proposal that may come forward is not known, it will be outside of a settlement and in a rural location, so it is unlikely to be supported by adequate infrastructure and most likely unable to facilitate development of brownfield sites. The reality of locating major industrial uses in the countryside is that the proximity principle is not followed. The policy promotes a sequential approach to location, but it cannot achieve the Objective for material assets.

The policy's sequential approach should favour protection of landscape but the reality of locating a major industrial use in the countryside is that local landscape is most likely to be at risk of visual intrusion from a relatively large development. Any proposal coming forward under this policy is likely to be large scale, which could also adversely impact any buildings or features of historic or cultural heritage. Effects will be managed via the implementation of other relevant operational policy (in particular General Policy, SCA, AONB, Historic Environment) but for the environmental Sustainability Objectives 13 and 14, a minor negative effect is appropriate.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. SP1, general policy and other operational policies for AONB and SCA landscapes, rural design policy, natural heritage and historic environment policies will all be especially relevant. Transport Assessments / Travel Plans may promote positive effects. Other assessments such as EIAs and HRAs may help to ensure impacts are appropriately identified and assessed and to control/reduce the scale of negative effects.

Policy ED5 - Small Rural Projects & Policy ED6 - Farm and Forestry Diversification

Policy ED5 - Small Rural Projects

A firm proposal to develop a small community enterprise park/ centre or a small industrial enterprise on land outside a village or small settlement will be permitted where it is demonstrated that a number of criteria are met. A sequential approach will apply. Where an economic development proposal is permitted under this policy any subsequent proposal should preferably be sited to cluster or visually link to this, subject to amenity and environmental considerations.

Policy ED6 - Farm and Forestry Diversification

Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm or operations on the forestry enterprise and provided a number of criteria are met. Proposals should re-

use and adapt existing buildings. Exceptionally, in certain circumstances as detailed in the policy, a new building may be permitted. In this circumstance it should be of a scale compatible with the rural area and satisfactorily integrate with an existing group of buildings.

Preferred Option:

Carry forward provisions of Policy PED6 of PPS4 and Policy CTY11 of PPS21 with amendments to wording.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for ED5. Two options were appraised in the Interim SA for the POP under Key Issue 11. Key Issue 11 sought to explore the option of providing further support to start-up businesses. It specifically suggested the possibility of providing small scale workshop-style development in the countryside which is ancillary to an existing dwelling where it is demonstrated a suitable serviced site was not available. It noted how a floorspace of 100sqm could be applied. Having considered the responses and the SPPS further, the Council acknowledges that regional planning policy seeks to restrict new building for economic proposals in the interests of rural amenity and wider Sustainability Objectives. Therefore the Council seeks to carry forward Policy PED 6 of PPS 4.

Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.88 regarding small scale new build economic development projects.

No reasonable alternatives have been identified for ED6. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.73 (non-residential development) farm diversification and paragraph 6.87 regarding farm diversification and re-use of rural buildings.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	++	+	0	0	0	0	0	0	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The provision of jobs and incomes and the security that employment brings to people delivers multiple benefits for health and well-being, but particularly so in areas that may be more deprived or lacking in opportunities, which may include some rural areas. Likewise, any increase in social contact and interaction from related employment is good for those people, but also for the wider rural community when new community focal points such as a farm shop are created. This is reflected in positive effects for the social Sustainability Objectives 1 and 2.

The approach contributes to enabling sustainable economic growth (Objective 5) across the district, with the focus on rural areas and farms/ forestry enterprises. Rural areas can lack employment opportunities, but these policies can facilitate local enterprise and diversification projects, with potential for new jobs, opportunities and revenue streams. The policies can help make farms more economically viable, as well as support marine interests and local tourism. The policies also deliver for Objective 6, because they promote diversification where there is existing development, so infrastructure is more readily available and they favour the reuse of buildings as well as clustering, which reflects the proximity principle.

This approach also delivers for the landscape Objective (13) as the reuse of buildings and clustering avoids visual intrusion, whilst any new development must demonstrate appropriate consideration of scale and integration with rural projects following a sequential approach to location.

Any reuse or adaptation of buildings can help to conserve buildings of local built or cultural heritage and bringing those buildings or features of traditional importance back into daily use can benefit delivery of Objective 14 for the historic environment and cultural heritage. The approach provides the potential for old ways and cultural traditions in rural areas to be preserved and shared, which also supports delivery of the Objective.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Proposals may require to meet other relevant legislative requirements such as discharge consents. The historic environment policies can help to promote positive effects.

Policy ED7 - Agricultural and Forestry Development

Planning permission will be granted for development on an active and established agricultural or forestry holding where a number of criteria are met. New buildings will only be permitted on an alternative site away from existing farm and forestry buildings in exceptional circumstances.

Preferred Option:

Carry forward Policy CTY12 of PPS21 with amended wording to align with the SPPS and with inclusion of criteria relating to ammonia emissions.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.73 (non-residential development) agriculture and forestry development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	++	+	-	-	+	?	?	?	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The provision of jobs and incomes and the security that employment brings to people delivers multiple benefits for their health and well-being but particularly so in rural areas where there can be inequalities concerning employment and skills training opportunities. The policy achieves the social Sustainability Objectives 1 and 2 for these reasons but also for its protective wording ensuring no adverse effects on people from nuisance pollution.

The policy is focused on supporting the rural economy through agriculture and forestry development. It can help stimulate local competitiveness and innovation, whilst facilitating provision of more jobs. Its approach makes the best use of location and by addressing several criteria upfront, the policy ensures that end uses are the most sustainable they can be. The policy achieves Objective 5 – to

enable sustainable economic growth. The focus on well-established businesses (6 years+) means that Objective 6 is also achieved, because existing infrastructure is already in place and adequate facilities / services such as waste management should be available so the proximity principle is followed.

Negative effects of the policy are likely for the environmental Objectives 7 and 8, because loss of greenfield land is likely due to the rural locality of proposals and the potential for new buildings, which could be relatively large. The rural location also makes avoidance of car use much more difficult and the reality is that there are unlikely to be connecting public transport services, or accessible walking or cycling routes to these rural locations.

The protective criteria of the policy support the environmental Sustainability Objectives 9 and 13. Protective wording ensures protection of residential amenity and human health from odour and pollution; whilst the character, scale and visual integration of proposals are also sought with design sympathetic to the locality.

However, there is uncertainty about the outcome of this policy for several of the environmental Sustainability Objectives (10 to 12) based upon what might come forward and where, and its (operational) emissions, potential risk to the water environment, and scale of impact. Although proposals will have to demonstrate no adverse impact on natural environment, it is acknowledged that there could still be an increase in greenhouse gas emissions including ammonia and degradation of local habitat or downstream.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Design policies highlighted. Reference to guidance 'Building on Tradition'. Application of natural heritage policies and Habitats Regulation Assessment where required, to identify and appropriately assess impacts and avoid or mitigate them where required.

3.7.8. All Economic Development

Policy ED8 Development Incompatible with Economic Development Uses

EDS2, ED1 & ED8 appraised as a group, see Section 3.7.6.

3.7.9. Town Centres and Retailing

Strategic Policy RS1 - Retail Hierarchy, Policy RET1 – Town Centre First, Policy RET2 – Primary Retail Core and Primary Retail Frontage, Policy RET3 – Retail Impact Assessment and Assessment of Need, Policy RET4 – Retail Development outside City and Town Centres, Policy RET5 – Local Centres, Policy RET6 – Retail Development in Villages and Small Settlements & Policy RET7 – Retail Development in the Countryside.

Strategic Policy RS1 - Retail Hierarchy

Development within designated town centres will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere will be expected to be commensurate to the position in the retail hierarchy.

Policy RET1 - Town Centre First

The Council will require proposals for new retail development to consider sites within the PRC in the first instance. A sequential approach to site selection will apply to proposals seeking to locate outside of designated city and town centre boundaries.

Policy RET2 – Primary Retail Core and Primary Retail Frontage

Proposals for non-retail uses at ground floor level within Primary Retail Core and Primary Retail Frontage will only be permitted provided they meet certain criteria.

Policy RET3 – Retail Impact Assessment and Assessment of Need

Outside city and town centres the Council will require all retail applications, including extensions, above a threshold to include a Retail Impact Assessments (RIA). Within city and town centres and for proposals below the threshold the need for a RIA will be considered on a case by case basis.

Policy RET4 Retail Development Outside City and Town Centres

Outside town centres permission may be granted for a small scale convenience shop not exceeding 200 sq. m. Proposals for convenience retailing at a roadside service facility which exceed 200 sq. m. may be permitted in certain circumstances.

Policy RET5 Local Centres

The Council will support proposals for retail development of an appropriate scale and type in accordance with the retail hierarchy and the sequential test. Proposals for convenience shopping in excess of 500 square metres will not be permitted in local centres.

Policy RET6 Retail Development in Villages and Small Settlements

The Council will support proposals which meet a local need, help to sustain local communities, and is in keeping with the scale, nature and design appropriate to the character of the settlement or centre.

Policy RET7 Retail Development in the Countryside

The Council will apply a presumption against development of retail facilities in the open countryside. As an exception small specialised forms of retail will be allowed in the countryside

The retail hierarchy is supported by spatial designations: City centre boundary, Town centre boundary, Primary retail core (within Downpatrick, Newcastle and Ballynahinch), Primary Retail Frontage (Newry), Local centre boundary, Settlement Limit.

Strategic Policy RS1 and Policies RET1 - RET7 have been appraised as a group, as they all relate to retail or other main town centre uses in settlements and, by exception, in the countryside.

Preferred Option:

Bring forward a retail hierarchy aligned with the proposed settlement hierarchy. Reorder settlements based on the extent of their retail offer. Carry forward the broad thrust and direction of the SPPS and the direction of retail policy in the SPPS which refers to the requirement for a RIA and associated threshold of 1000 sq. m. Bring forward a countryside retail policy aligned with wording of the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified to establishing a retail hierarchy (RS1) with associated spatial designations. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.277, regarding the requirement for LDPs to define a network and hierarchy of centres.

No reasonable alternatives have been identified for RET1. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.273, which requires Planning Authorities to adopt a town centre-first approach for retail and other main town centre uses.

No reasonable alternatives have been identified for RET2. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.277, which requires Planning Authorities to set out appropriate policies that make clear what uses will be permitted in the hierarchy of centres.

No reasonable alternatives have been identified for RET3. The option is required to uphold the policy approach of the SPPS paragraph 6.283 regarding the need for a Retail Impact Assessment.

No reasonable alternatives have been identified for RET4. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.277, which requires Planning Authorities to set out appropriate policies that make clear what uses will be permitted in the hierarchy of centres.

No reasonable alternatives have been identified for RET5. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.276, regarding the retention and consolidation of local centres.

No reasonable alternatives have been identified for RET6. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.278, for shops in villages and small settlements.

No reasonable alternatives have been identified for RET7. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.279, regarding the need to resist the development of inappropriate retail facilities in the countryside.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	++	0	0	++	++	+	+	?	0	0	0	0	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

These policies aim to support the sustainable provision of facilities and services, including retail, to people living across the district in both urban and rural areas. The centre-first approach of the policies supports the vibrancy and vitality of all centres across the retail hierarchy with economic benefits in terms of jobs and income spread across the district. Vibrant centres are more likely to attract people to the area for work and to visit, live and invest in. The policies try to balance protecting the vibrancy and vitality of the main larger centres with the need to also provide daily essentials (and jobs) outside of those locations without negatively affecting them. Sustainability is evident within the policies with the likes of thresholds for neighbourhood centre extensions and requirements for Retail Impact Assessments to demonstrate local need without affecting existing centres. Ultimately, the policies support local economic growth in appropriate locations, which aligns with the proximity principle in the consolidation of development to where existing facilities and services are already located, including waste management provision/ services. The approach of the policies seeks to avoid sprawl of resources and infrastructure into greenfield sites and to promote regeneration of derelict/ contaminated land and reuse of vacant buildings.

The policies obviously deliver well for economic Sustainability Objectives 5 and 6, but also for the social Sustainability Objectives 1 and 2. They not only facilitate provision of adequate facilities and services to where people live, which can include healthcare and recreation/ leisure but they also help to create focal areas where people can meet up and socially interact and engage with one another. The policies apply across the district, which helps to reduce inequalities by bringing adequate and conveniently-located facilities and services to the people, irrelevant of their income status, physical ability, or background. Cumulatively the policies create an environment that can underpin the local community.

Environmentally the policies are considered able to deliver on Objectives 7, 8 and 14. The centre-first approach minimises sprawl and means that people are more likely to be able to use public transport links to access the largest range of facilities and services which are located in the larger centres. It is more feasible for people living there to avail of active travel but the spread of adequate facilities and services across the district delivering convenient shopping to the people also enables those to walk or cycle for their daily provisions. RET1 states that locations outside of centres and boundaries must be accessible by active and sustainable travel. The centre-first approach is likely to present more opportunities to reuse older shops and buildings and to preserve local town/streetscapes through continued use with RET7 encouraging reuse and adaptation. This approach can help to conserve local distinctiveness as well as links to cultural heritage, with measures evident in the policies to ensure local character and architecture is reflected in new design.

The only other environmental Sustainability Objective considered with an effect is Objective 9. The centre-first approach could have negative impacts on local air quality, but much would depend upon existing air quality and the chosen mode of transport of people travelling to these locations. Obviously, the centre locations are more likely to align with public transport links and, for those living in the locality, active travel should be feasible. However, there is uncertainty as to how people will decide to travel and whether they will drive or use a park and ride facility, lift share or cycle, etc. The district is also a key location in cross-border shopping which is mostly car-based and how much other policies will facilitate/encourage these convenience shoppers to other modes of transport than the car is unknown. The uncertainty is reflected in the score.

There are significant positive effects identified for the Objectives to strengthen society, to enable sustainable economic growth, and to manage material assets sustainably. No significant negative effects identified. The options are considered sustainable.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Retail Impact Assessments will reduce negative effects. Transport and Historic Environment policy may be particularly relevant.

3.7.10. Advertisements

Policy AD1 - Outdoor Advertising

Planning Permission will be granted for the display of an advertisement where it respects amenity and does not prejudice public safety, including road safety.

Preferred Option:

Carry forward Policy AD1 of PPS17 with amended wording to align with the SPPS and include reference to digital signage.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the regional policy approach as set out in paragraph 6.57 of the SPPS regarding the display of outdoor advertisements..

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	0	0	+	0	0	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The specific scope, scale and opportunity afforded by this policy means that its impact on the Sustainability Objectives is limited. The regulation of signage and advertisements is an important contributor to maintaining public safety and consequently a positive effect is identified for Objective 1. Advertising supports businesses and is important for them to both sustain and gain customers. The balanced approach to protect amenity and safety will ensure that positive effects are delivered for Objective 5. The approach seeks to preserve amenity and character as well as safety. While it does not deliver directly for Objectives 13 and 14 and the overall effect is negligible, these aspects would indirectly help to prevent any deterioration of character in the district's settlements and in the wider countryside.

No significant positive or negative effects are identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Supplementary Planning Guidance and guidance on Conservation Areas. Relevant design guides. Cross over with natural and historic environment policies.

3.7.11. Tourism Development in Settlements

Policy TOU1 - Tourism Development in Settlements

The Council will grant planning permission for a proposal for tourism development within a settlement provided it is of a nature appropriate to the settlement and respects the site context in terms of scale, size and design.

Preferred Option:

Carry forward Policy TSM1 of PPS 16, without Tourism Opportunity Zones.

What reasonable alternatives have been considered?

No reasonable alternative has been identified at draft Plan Strategy stage. Two alternatives were appraised in the Interim SA for the POP, under Key Issue 13, 'Tourism Development'. The preferred option presented in the POP, which was identified as the most sustainable option in the Interim SA, was "retain existing policy led approach set out within PPS 16 and bring forward Tourist Opportunity Zones". Initially the purpose of identifying Tourist Opportunity Zones was to promote areas of potential, to provide the chance for growth and to create a greater spread of tourism development. Taking on board comments from the Council's development Management Team, it is considered that the existing tourism offer within the district is well-developed. It was therefore not considered necessary to bring forward Tourist Opportunity Zones at draft Plan Strategy stage, as a policy approach would be more balanced across the whole district. However, the designation of Tourist Opportunity Zones will be further reviewed at LPP stage and may be brought forward if it appears that the Plan Strategy policy approach alone is not sufficient.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	++	+	0	+	-	?	?	0	0	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The tourism industry provides income / employment opportunities, and the potential creation of assets/facilities that can serve a local community and support wellbeing, recreation or physical activity for residents as well as visitors. The approach to supporting tourism development in settlements helps to make the best use of location and existing infrastructure and helps to maximise the economic benefits of sustainable tourism. This acts significantly for the achievement of Objectives 1, 2 and 5, and also to a slightly lesser extent for Objectives 6 and 8.

In comparison to development in the countryside, it is more feasible for visitors to avail of active/sustainable transport, however external factors of service provision are a key influence on behaviour. At present the dominant mode of transport is the car and it is acknowledged that there are seasonal problems with traffic congestion from visitors, which contributes to a minor negative effect on Objective 9. While settlements are generally considered to be 'more sustainable' locations, there are known constraints within some of the district's settlements, including wastewater network or treatment constraints and flood risk, which creates uncertainty around the overall effect in respect of Objectives 10 and 11. Negative effects can be avoided through the application of other operational policy for individual proposals. Development within existing urban areas is unlikely to have perceptible effects on Objectives 12 or 13, though the approach recognises that there will be areas or proposals that are not suitable. Objective 14 will be strongly supported by design and context requirements, but also through provision of opportunities to enhance access to and interpretation of historic environment assets.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy; and accord with other provisions of the LDP. Other tourism policies will help to strengthen effects.

3.7.12. Tourism Development in the Countryside

[Policy TOU2 Tourist Amenities in the Countryside, Policy TOU3 Hotels, Guest Houses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside, Policy TOU5 Self-Catering Accommodation in the Countryside, Policy TOU6 New and Extended Holiday Parks in the Countryside & Policy TOU7 New and Extended Glamping Accommodation in the Countryside](#)

TOU2 - Tourist Amenities in the Countryside.

The Council will permit Proposals for a tourist amenity where it is demonstrated that the proposal requires a site at or close to a particular tourism attraction located in the countryside, or the type of activity itself requires a countryside location. Policy also considers extensions to existing tourist amenities. Directs towards use of existing or replacement buildings, where possible.

TOU3 - Hotels, Guesthouses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside.

The Council will permit proposals which meet Policy TOU2 and where they relate to the conversion and re-use or replacement of an existing rural building or a new build proposal on the periphery of the settlement.

TOU5 - Self Catering Accommodation in the Countryside.

The Council will permit proposals which meet Policy TOU2 and comply with any of the three following circumstances; one or more new units within the grounds of an approved accommodation facility, a cluster of three or more new units at or close to an approved existing amenity or restoration of an existing clachan or close through conversion or replacement.

TOU6 - New and Extended Holiday Parks in the Countryside.

The Council will permit Proposals which meet Policy TOU2 and create a high quality and sustainable form of tourist development.

TOU7 - New and Extended Glamping Accommodation in the Countryside.

The Council will permit the provision of new, small scale glamping accommodation or an extension to an existing site in the countryside where it meets all of the listed criteria and complies with TOU2.

Policies TOU2, TOU3, TOU5 TOU6 and TOU7 have been appraised as a group as they all work together to implement the Council's strategy for tourism development outside of settlements.

Preferred Option:

Bring forward directional tourism policy for the countryside and carry forward Policies TSM2, TSM3, TSM5 and TSM6 of PPS 16, with the addition of B&Bs and bunkhouses. Bring forward a new policy for Glamping accommodation in the countryside.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TOU2, TOU3 and TOU5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.260.

No reasonable alternatives have been identified for TOU6 and TOU7. Proposed policy wording is consistent with regional policy approach as set out in the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	++	?	0	-	0	?	?	+	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach supports the rural economy by providing opportunities for diversification / new income streams. Tourist amenities may provide new (or sustain existing) services, facilities or infrastructure that benefit residents as well as visitors. This approach will benefit people in the district socially and through the indirect effects on improving health and wellbeing that employment/income brings. These elements act significantly towards the achievement of Objectives 1, 2 and 5. The approach will not conflict with the delivery of new housing (Objective 4).

While the approach aligns with other operational countryside policy, which seeks to prevent proliferation and to manage development in the interest of rural amenity and longer-term sustainability, there is not the same level of connectivity and infrastructure in the countryside. The approach facilitates a wide range of development types and the overall effect on Objectives 6, 10 and 11 will depend on the nature and scale of proposals that come forward through the Plan period, which cannot be predicted, however operational NH policies and WW1 will reduce the scale of any potential negative effects. Tourism development in the countryside is less likely to be accessible by active/sustainable transport and conflicts with Objective 8. The approach and criteria mean that most proposals will be directed to within the curtilage of existing development or will involve reuse of existing buildings. There is emphasis on the requirement for new development to respect surroundings, setting and local character and therefore positive effects are identified for the achievement of Objectives 12, 13 and 14.

Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy; and accord with other provisions of the LDP including Policy NH1. SP1 plus operational policies on Landscape Assets, Natural Heritage, Development in the Countryside, Flood Risk and Drainage, Historic Environment, Transport and Water/Wastewater policies will also be relevant in identifying and mitigating adverse effects or identifying opportunities for enhancement / connectivity at the project level.

Policy TOU4 - Major Tourism Development in the Countryside – Exceptional Circumstances

The Council will permit a major tourism proposal in the countryside where it meets all of the identified exceptional circumstances. There is the requirement for a tourism benefit statement and sustainability statement to be submitted.

Preferred Option:

Carry forward Policy TSM 4 of PPS 16, which contains additional detail and criteria over that currently within the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.261

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	?	?	0	0	++	-	?	?	0	?	?	+	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Based on historic applications, the number of instances in which development might come forward under this option is likely to be limited over the lifetime of the Plan. Positive effects on Objectives 1 and 2 could occur if the development provides a facility that could be used by the community for leisure/recreation/social activities. Proposals that qualify must, by their nature, deliver sustainable benefit to the locality - therefore effects on the social Sustainability Objectives could be significant. However, as the effect would depend on the nature of proposals brought forward, which cannot be predicted, the overall effect is uncertain. No potential negative effects on the social Sustainability Objectives are identified.

A minor negative effect is identified for Objective 6, as development will be facilitated in a location that is less likely to be well supported by infrastructure and it does not accord with the proximity principle. The effect is uncertain for Objective 8, as while access to active and sustainable travel is also less likely, a proposal may provide the opportunity to create new routes/infrastructure to serve demand.

Proposals could occupy a considerable footprint and result in a large-scale change of land use, or equally development could be small in scale but attract a lot of visitors. There is uncertainty on the

impact of this approach on Objectives 7, 10 and 11, as effects are influenced by the spatial elements of location and scale, in addition to the nature of the development. Some negative effects could potentially arise however the application of other operational policy will work to minimise the scale of any negative effect. The impact of proposals on rural character, landscape and natural / built heritage will be an important consideration in their assessment. This aspect of the approach is considered to be protective and acts positively for delivery of Objectives 12, 13 and 14.

Significant positive effects are identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Via TOUT, all proposals must meet the requirements of General Policy and accord with other provisions of the LDP. For qualifying projects, an EIA will help to identify impacts and design effective mitigation to reduce the risk of negative effects on the social and environmental Sustainability Objectives. Operational policy under the themes of Enhancing Design and Place Shaping, Protecting and Enhancing the Environment and Supporting the Transport Network and other Infrastructure will also help to maximise positive effects and reduce negative effects on the environmental Sustainability Objectives.

3.7.13. All Tourism Development

Policy TOUT8 Safeguarding of Tourism Assets

TOUT8 and TS1 appraised as a group, see Section 3.4.3.

3.7.14. Minerals Development

Policy MIN1 - Minerals Development

Outside Special Countryside Areas, Areas of Constraint on Mineral Development, or where the proposal constitutes an exception, the Council will grant planning permission for minerals development where it is demonstrated it will not have an unacceptable adverse impact on identified interests.

‘Identified interests’ references [extant] key environmental designations for natural heritage and historic environment which are subject to separate legislative/policy protection as well as new designations which will replace those in the extant development plans. The designations identified by the Council through the LDP will be reviewed at the LPP stage.

Preferred Option:

Carry forward the policy direction of the SPPS and Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS.

(see also discussion of alternatives for MIN2, below).

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	0	0	++	0	++	-	-	-	+	+	-	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach recognises that there can be potential conflicts between mineral extraction and other land uses, and it acts positively for Objective 1 by seeking to avoid/mitigate adverse impacts on people living nearby. The minerals industry's links with income / job provision and construction of new housing influence all the social Sustainability Objectives in a positive way, but these effects are indirect and the overall effect on Objectives 2 and 3 is negligible.

The approach works significantly towards achieving Objectives 5 and 7, as the minerals industry contributes to a range of job types, including wide-ranging complementary businesses and industries, from the supply chain, transport, equipment manufacture and servicing and end uses in the construction industry. Adherence to the criteria will prolong the usefulness of the development site, making the overall approach more sustainable.

The nature of minerals development means that it may not be possible to achieve some of the environmental Sustainability Objectives or to avoid all potential adverse effects. The overall approach to protect residential amenity means that quarries are often in rural locations and are unlikely to be accessible by public transport. Extraction, processing and transport is energy intensive and will give rise to aerial and greenhouse gas emissions. The overall effect on Objectives 8, 9 and 10 is therefore minor negative, however incorporation of renewables and other emerging technologies which is encouraged through SP1 may help to reduce the scale of the effect. Positive effects are found for Objectives 11, 12 and 14 from the protections accorded by the criteria and the links with ACMD and SCA. Although the overall approach seeks to prevent unacceptable adverse impacts on landscape and visual amenity, it is recognised that the scale of operations can be quite large and geology may be a primary influence on location. Negative effects may still occur, however aftercare/restoration will help to reduce the scale of the effect over time.

Significant positive effects are identified for the Objectives to enable sustainable economic growth and to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. There are crossovers to the other MIN policies, strategic policy on SCAs and operational policy on AONBs and enhancing design, place shaping/rural integration and character. At the project level, policy on the Undeveloped Coast and Natural Heritage, along with assessments such as EIA, HRA and MCZ Assessment will identify likely significant impacts and any required mitigation.

Policy MIN2 – Areas of Constraint on Mineral Development

In areas of constraint there will be a presumption against the granting of planning permission for the extraction and/or processing of minerals (other than those considered to be 'valuable'). Subject to meeting MIN1, a proposal for mineral development may be granted planning permission when one or more of the identified exceptional circumstances apply.

Designation ACMD1

Area of Constraint on Mineral Development (ACMD): An ACMD has been designated to safeguard the most valuable and vulnerable countryside within the district.

Preferred Option:

Carry forward the policy direction of the SPPS and Policy MIN3 of a Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

Carry forward policy led approach on Minerals Development without ACMDs. This alternative was previously considered in the Preferred Options Paper (POP) and appraised in the Interim SA under Key Issue 14, where it was found to be the most sustainable option.

In response to representations made on the POP, the Council commissioned a Landscape Character Review in 2020 and requested that the sensitivity of the landscape to minerals development be considered as part of the review. The subsequent report highlighted that a number of LCAs were sensitive to minerals development with any development likely to appear as intrusive in the landscape. These sensitive landscapes correspond with areas currently designated as ACMDs in the ADAP 2015.

In light of the additional evidence base obtained for the draft Plan Strategy, not having ACMDs is no longer considered a reasonable alternative, as this would be contrary to the Regional Policy as set out in para 6.155 of the SPPS and the requirement for LDPs to identify areas which should be protected from minerals development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	+	0	+	0	0	0	+	+	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The protection of areas that are particularly important for their landscape value will not have any perceptible effects on the social Sustainability Objectives, however some positive influences are noted for health and wellbeing. The approach will help to sustain and grow business linked to sustainable tourism, leisure and recreation, which are important to the district's overall economic profile. Minor positive effects are identified for Objective 5, but no other effects are identified against the economic Sustainability Objectives.

The approach should not unduly restrict the sourcing of minerals or the minerals industry within the district. Expansion will be permitted by exception, as would new development for a mineral of limited occurrence that cannot be sourced outside the ACMDs. Constraining mineral extraction in the district's most sensitive landscapes will contribute positively towards the achievement of environmental Objectives 7, 11, 12, 13 and 14, as there are strong inter-relationships between sensitive / less developed landscapes, habitats and species of conservation importance and the historic environment.

Significant positive effects are identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Development qualifying under exceptional circumstances must also meet the criteria of policy MIN1 (and thus the General Policy and other provisions of the LDP).

[Policy MIN3 - Valuable Minerals & Policy MIN4 – Unconventional Hydrocarbon Extraction](#)

Policy MIN3 Valuable Minerals

There will not be a presumption against the exploitation of valuable minerals in any area, apart from within designated Special Countryside Areas, or the designated Undeveloped Coast. Where the minerals site is within a landscape designated for their landscape quality, nature conservation importance or its historic environment, due weight will be given to the reason for designation.

Policy MIN4 Unconventional Hydrocarbon Extraction

The Council will apply a presumption against unconventional extraction of hydrocarbons until there is sufficient and robust evidence on all environmental effects.

Preferred Option:

MIN3: Carry forward the policy direction of Policy MIN4 of a Planning Strategy for Rural NI and the SPPS; MIN4: Carry forward the policy direction of the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for MIN3. The proposed policy wording is consistent with the regional policy approach as set out in the SPPS para 6.157 regarding minerals that are valuable to the economy.

No reasonable alternatives have been identified for MIN4. The proposed policy wording is consistent with the regional policy approach as set out in the SPPS para 6.157 which states that a presumption against unconventional hydrocarbon extraction will apply until there is sufficient and robust evidence on all environmental impacts.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	0	0	++	?	++	-	-	-	?	?	?	?

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach recognises that the extraction of valuable minerals or hydrocarbons could generate employment/income which has an indirect relationship with improving health and wellbeing. The requirement to comply with MIN1 criteria will protect against adverse impacts on health, safety and amenity on people living or working in the vicinity of the proposal and the approach has a positive effect for Objective 1.

Positive effects are also identified for Objectives 5 and 7, as the approach would facilitate the sustainable extraction of valuable minerals/conventional hydrocarbons, should any be found in extractable quantities anywhere in the district. Exceptions are provided to ensure that resources of national or regional importance can be accessed if required, including in areas where extraction would otherwise not be permitted. Development for extraction could require provision of new and potentially quite substantial infrastructure to serve the proposal. While proposals in remote locations might not accord with Objective 6, the location nature and scale of such development cannot be reasonably predicted - there is also the possibility that adequate infrastructure could be present, and as such the overall effect on Objective 6 is uncertain.

Mineral extraction, processing and transport is energy intensive and is likely to give rise to aerial and greenhouse gas emissions. Hydrocarbon extraction is not compatible with the reduction of carbon emissions, however the current evidence base indicates that the district is unlikely to have the geology requirements necessary for a hydrocarbon target to form. The overall effect on Objectives 8, 9 and 10 is minor negative, however incorporation of renewables and other emerging technologies (which is encouraged through SP1) may help to reduce the scale of the negative effect.

Effects on the remaining environmental Sustainability Objectives, Objectives 11-14, are uncertain; they cannot be predicted as they are mainly dependent on the nature, location and extent of development. The approach does not establish a presumption against development where the mineral is in a landscape designated for its nature conservation, historic environment or landscape value. Other linked minerals policies such as MIN1 will reduce the risk of permanent negative effects, while policies arranged under the theme of 'protecting and enhancing the environment' will also deliver specific safeguards that will benefit the environmental Sustainability Objectives. This option is considered to be a sustainable option.

Significant positive effects are identified for the Objectives to enable sustainable economic growth and to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Development is subject to criteria of MIN1 (and thus the General Policy and other provisions of the LDP. At the project level, assessments such as EIA, HRA and MCZ Assessment will identify likely significant impacts and any required mitigation.

Policy MIN5 - Mineral Safeguarding Areas.

Mineral Safeguarding Areas may be defined around mineral reserves that are of economic or conservation importance.

Detailed boundaries of Mineral Safeguarding Areas and associated policy on how applications within MSAs will be treated will be brought forward at Local Policies Plan (LPP) stage if it is considered appropriate to do so following an assessment of known mineral reserves.

Preferred Option:

Carry forward the policy direction of Policy MIN5 of a Planning Strategy for Rural NI and the SPPS.

What reasonable alternatives have been considered?

No reasonable alternative has been identified at draft Plan Strategy stage. Alternatives were appraised in the Interim SA for the POP under Key Issue 14. The Option brought forward accords with the most sustainable Option identified in the Interim SA.

Consideration was given to carrying forward a policy-led approach on Minerals Development but not carrying forward a policy on Mineral Safeguarding Areas. However, this was ruled out as a reasonable alternative as it would be contrary to the Regional Policy as set out in paragraph 6.155 of the SPPS which sets out a requirement for LDPs to safeguard mineral resources.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	+	0	++	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

There are no currently identified mineral reserves in the district to which this policy would apply, but the policy will allow the opportunity for a MSA to be spatially defined, should a proven mineral resource that merits protection be identified in the future. As a consequence it is difficult to identify

and assess any potential effects in the appraisal, as neither the location nor the type of mineral is known. Furthermore, the identification of a MSA will not directly lead to development, but may enable it to occur at some point in the future. Some potential influences are identified for the social Sustainability Objectives, but none are considered to be strong enough to deliver a perceptible effect. The overall effect on Objective 5 is positive, as by definition any MSA must have economic importance. As any MSA is likely to be highly localised, the approach should not perceptibly constrain other economic development. The approach will support Objective 7 by enabling the minerals industry to operate sustainably and secure the future use of a resource.

No perceptible effects are identified for the environmental Sustainability Objectives, as the approach is to restrict surface development. Any development associated with the extraction of the mineral would occur under MIN1 or MIN3 policies, the effects of which are considered separately.

Significant positive effects are identified for the Objective to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Council will engage with Department for Economy and the minerals industry to inform on the designation of any MSAs, as there is currently a lack of a robust evidence base on supply and demand to identify new mineral safeguarding areas in the district. No additional measures are identified.

Policy MIN6 - Peat Extraction

There will be a presumption against commercial peat extraction. Exceptions may be allowed where the peatland is already degraded and not reasonably capable of restoration or where it can be demonstrated that peat extraction is linked to a management and restoration plan.

Preferred Option:

New standalone policy for peat extraction, in line with the policy direction of Policy MIN1 of a Planning Strategy for Rural NI and the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS para 6.192 to prevent development likely to result in unacceptable adverse impact on or damage to active peatland and para 6.154 regarding the peat extraction.

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	+	0	0	++	++	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

This policy has negligible or no impact on all of the social and economic Sustainability Objectives. The approach will permit continued commercial operations where the peatland is not reasonably capable of restoration and constraints affecting individual operators should not negatively impact the overall achievement of Objective 5. The protection of peatland from commercial extraction contributes towards the achievement of almost all the environmental Sustainability Objectives. This reflects the

enormous importance of peatland to the stability and general wellbeing of our environment, conserving biodiversity, affecting river catchment hydrology and creating our distinctive upland and lowland landscapes. The approach would not preclude the cultural activity of hand-cutting for personal use.

Significant positive effects are identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Approach will work towards Objectives of Northern Ireland Peatland Strategy 2022-2040 (DAERA, draft) to protect and restore peatlands across the wider region.

Policy MIN7 - Restoration and Aftercare

Subject to meeting Policy MIN1, all applications for mineral development must be accompanied by restoration proposals to ensure the appropriate future land use following cessation of minerals extraction and/or processing operations.

Preferred Option:

Carry forward the policy direction of Policy MIN8 of Planning Strategy for Rural NI and the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.161 regarding restoration and appropriate re-use of minerals sites.

Consideration was given to introduce a requirement for all minerals workings to provide a site restoration bond. This was not pursued, as Department for Communities & Local Government publication 'Technical Guidance to the National Planning Policy Framework' (NPPF) (March 2012) states that Planning Authorities should seek financial guarantees only in exceptional guidance. In the absence of regional guidance from DfI on this issue, it is considered appropriate to follow this best practice guidance.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	?	+	+	0	0	0	+	++	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

It should be noted that this policy will only apply to new minerals development and is only likely to apply to a limited number of quarries. The appraisal has been conducted in the context of the best-case scenario and is looking over the long term, which may be longer than the life of the Plan. The approach contributes positively towards Objectives 1 and 2 as it gives more certainty that sites will be restored to be more attractive in their appearance and encourages consideration to be given to needs of the local community. Dependent on location, it may encourage the identification and realisation of opportunities for future use as a new asset with amenity value.

The approach may help to develop new assets that provide employment and generate income, directly or indirectly. However, as mineral extraction typically occurs in rural areas, opportunities may be limited and the effect on Objective 5 is uncertain. It is considered to make the minerals industry more sustainable, contributing toward Objectives 6 and 7 by providing more certainty that restoration and reinstatement will be delivered, including phased restoration commencing earlier in the lifespan of the mineral development, where appropriate to do so. As the policy encourages phased / progressive restoration and consideration of proposals/measures from the outset, benefits to some of the environmental Sustainability Objectives, in particular Objective 11, can be delivered from the short-term timescale. Minor positive effects are identified for Objectives 12, 13 and 14 as the main aim of the approach is to re-establish a more natural environment, where possible, once extraction operations have ceased.

No significant positive or significant effects are identified for the preferred option. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

For qualifying proposals, assessments such as EIA or HRA may inform on likely significant impacts and any required mitigation in respect of decommissioning and site restoration/reinstatement, where relevant.

3.7.15. Transportation

[Strategic Policy TRS1 - Sustainable Transport, Policy TRA1 - Creating an Accessible Environment, Policy TRA6 - Transport Assessment & Policy TRA8 - Active Travel](#)

[Strategic Policy TRS1 Sustainable Transport](#)

The Council's Transport Strategy sets out Objectives and measures contained within the Local Transport Study which aim to secure improved integration between transportation and land use planning and to facilitate safe and efficient access, movement and parking in line with regional planning policy.

The Plan will support development proposals that improve connectivity through promoting the integration of sustainable transport and land use which supports a modal shift (such as walking, cycling, and public transport) in accordance with the Local Transport Study and Local Transport Plan.

[Policy TRA1 - Creating an Accessible Environment:](#)

The Council aims to promote inclusive and sustainable transport methods throughout the district. The policy seeks to provide sustainable transport methods for those with disabilities, enable them to have increased connectivity throughout the district, and enable transport options to employment or education opportunities.

[Policy TRA6 - Transport Assessment](#)

The aim of this policy is to require, where appropriate, that a Transport Assessment is submitted with proposals, which generate a significant volume of travel. This may also require a Travel Plan.

[Policy TRA8 - Active Travel](#)

This policy aims to ensure that walking, cycling and linkages with public transport are taking into account and form part of the development proposal.

Policies TRA1, TRA6 and TRA8 have been appraised as a group, as they all work together to implement the Council's Transport Strategy and Strategic Policy TRS1 Sustainable Transport.

Preferred Option:

Carry forward Policies AMP1, AMP6 and AMP8 of PPS3, with amended wording to align with the SPPS and DfI's best practice guidance.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TRA1. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.302 regarding accessibility.

No reasonable alternatives have been identified for TRA6. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.303 regarding Transport Assessment.

No reasonable alternatives have been identified for TRA8. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.297, 6.300 & 6.301 regarding active travel and cycle provision and walking and cycling infrastructure.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	+	+	+	++	0	0	++	++	++	0	0	0	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

These policies deliver positive effects across the Social (1, 2 and 3), Economic (4, 5) and Environmental Sustainability Objectives (8 to 10 and 14). No negative effects are identified.

They are focused on improving people's lives both physically and mentally by enabling ease of safe, access to buildings including leisure centres, libraries and schools, as well as improving connectivity within communities to shared space and community facilities. The policies try to enable the free movement of all people within society from place to place and support not just those with a disability, or those less mobile but also people without access to a vehicle.

This approach to improving accessibility to local facilities and services for all people throughout the year can maintain and improve the vitality and vibrancy of centres as it enables as many people as possible to go to the centres and to spend their time and money there. Likewise, it may facilitate access to jobs for those who do not have access to a vehicle and deliver multiple opportunities for those people. In support of this, major sources of employment are expected to provide shower facilities so that people can walk, run, skate, or cycle to work. This drive for active travel aligns with delivery of sustainable tourism across the district because it is accessible all year and free. Its integration can make an area more attractive not just to visitors but to people and investors because of the reduction in vehicular traffic and pollution. It is complementary to the historic environment particularly in settlements because of it enables access without pollution or cost with positives for tourism and the local economy but also for environmental Objective 14. Historic and listed buildings are referred to in TRA1 to help ensure any access improvements do not reduce built heritage value.

Some of the environmental benefits from the policies include cleaner air and reduced greenhouse gas emissions, both derived from the active travel aspects of the policies and the policy focused on delivery of active travel (TRA8). The policies support a modal shift in behaviour in how people will choose to get to work, school, the shops, or to an appointment. Any reduction in car use will help improve local air quality – particularly where there is congestion, whilst also helping to reduce transport related emissions responsible for climate change. There is an element of futureproofing within the policies by ensuring accessible infrastructure is in place that people can easily take advantage of to reduce their own carbon footprints in the future.

When active travel is discussed, it is normal to also recognise that behavioural change is required for any benefits to be delivered. These policies cannot ‘make’ people cycle, walk, run, skate, or opt for any other mode of travel to the car but they can help facilitate that modal shift in behaviour. The strength of these policies lies in their ability to have public transport routes/ connections and active travel appropriately considered and accounted for. The feasibility to include sustainable and active travel to any proposal is clear within the policies, as too is the potential to connect to a much wider network – futureproofing the district. TRA6 refers to the need for Travel Assessments and Plans, which are applicable even to small developments thus helping to maximise delivery of sustainable development.

There are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth, and to encourage active and sustainable travel across all timescales. Significant positive effects are also identified for the Objectives to improve air quality and to reduce causes of and adapt to climate change in the medium and long term.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Housing, natural environment, and open space policies will be especially relevant. Legislative requirements - WANE Act with its biodiversity duty on Councils. Transport Assessments and Travel Plans. Engagement with DfI Roads around Regional and Local Transport Plans.

Policy TRA2 - Access to Public Roads & Policy TRA3 - Access to Protected Routes

TRA2 Access to Public Roads

The policy aims to promote and to protect existing road infrastructure and access routes. New development should not compromise existing accesses and traffic management plans.

Policy TRA3 Access to Protected Routes

The Council will restrict access onto the main roads that facilitate the efficient movement of traffic across our district and over long distances in Northern Ireland. These roads contribute significantly to economic prosperity by providing efficient links between all the main towns, airports and seaports, and the Republic of Ireland.

Policies TRA2 and TRA3 have been appraised as a group as they work to the same aim: safety and maintaining traffic flow.

Preferred Option:

Carry forward Policy AMP2 of PPS3 and Policy AMP3 of PPS3 and IC15 of PSRNI with amended wording to align with the SPPS and DfI's best practice guidance.

What reasonable alternatives have been considered?

Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	0	+	0	++	0	0	+	?	?	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Ensuring that new development proposals are safe and that their access arrangements will not unduly interfere with the movement of people and goods will help reduce the risk of accidents and preserve amenity, acting positively for Objectives 1 and 3. Positive influences on Objective 2 are also noted, as routes provide connectivity between settlements and from the rural area into settlements, but the overall impact is negligible.

Good quality, efficient road infrastructure is vitally important for freight and deliveries, which all contribute to businesses and industry throughout the district and act significantly toward the delivery of Objective 5. The approach will enable the most efficient use of public road network and will work to minimise congestion where possible. It supports Objective 8 by helping to maintain efficiency of some sustainable transport modes. However, although it may reduce congestion and transport emissions associated with it, access to free-flowing roads can also incentivise their increased use by car drivers, as journey times are shorter, which could increase vehicle emissions. The effect on Objectives 9 and 10 is uncertain. Safety requirements for access may necessitate the removal of natural or built features, which has an influence on Objectives 12-14. However, the overall effect on these Objectives is negligible as the scale of loss will be minor and other operational policy will require losses to be mitigated/compensated.

Significant positive effects identified for the Objectives to improve health and well-being and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Policy on design and historic environment will ensure that unavoidable losses are compensated/mitigated. Key Site Requirements may be identified for zonings at LPP.

Policy TRA4 - Protection of New Transport Schemes & Policy TRA5 - Disused Transport Routes

Policy TRA4 - Protection of New Transport Schemes

The Council will promote and enable development of existing identified key transport strategies and corridors so as not to adversely affect their implementation potential.

Policy TRA5 - Disused Transport Routes

The aim of the policy is to restrict development which would prejudice the future re-use of a disused transport route.

Policies TRA4 and TRA5 have been appraised as a group as they both seek to facilitate the delivery of identified transport schemes.

Preferred Option:

Carry forward Policy AMP4 and Policy AMP5 of PPS3, with amended wording to align with the SPPS and DfI's best practice guidance.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TRA4 at draft Plan Strategy stage. Three options related to TRA4 were appraised in the Interim SA for the POP, under Key Issue 15: Proposed Transportation Schemes. Two options related to TRA4 were appraised in the Interim SA for the POP, under Key Issue 16: Provision of Park and Ride/Share Schemes.

The option taken forward accords with the most sustainable options identified in the Interim SA. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.300 regarding New Transport Schemes, Walking & Cycling.

No reasonable alternatives have been identified for TRA5 at draft Plan Strategy stage. Two options related to TRA5 were appraised in the Interim SA for the POP, under Key Issue 17: Sustainable/Active Travel and Identification of Greenways. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.302 regarding Disused Transport Routes.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	?	?	?	0	+	0	?	+	+	?	0	-	-	?

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policies could deliver for the Social Sustainability Objectives, Objectives 1, 2 and 3, but much would depend upon what type of proposal may come forward and where - i.e. its end use and whether active/ sustainable travel would be feasible, and its ability to improve local connectivity. The overall effect is uncertain.

The district is an important gateway for transport moving north to south and south to north. These policies aim to protect land for delivery of transport routes that will provide improved connectivity for both locals and visitors with multiple positive spin-offs for the local economy. They can help deliver goods and people, into and out of the district. The policies can also deliver end uses with direct links to sustainable tourism - active travel routes and greenways. Overall, the policies can make the district a more attractive place for people to live, work, visit and invest in; and they help to safeguard this, thus achieving economic Objective 5.

Delivery of Objective 7 is also uncertain in respect of the potential scale of land use. Again, much depends on what schemes may come forward, where, and when, plus whether the minerals industry could benefit if locally-sourced materials were used. Likewise, the outcome is uncertain for Objectives 10 and 14 because the end use is unknown. Transport-related greenhouse gas emissions could be reduced if public transport use is increased, park and ride/ share schemes integrated, and active travel facilitated, but these measures may not be achieved. Disused transport routes are remnant features of our industrial/ transport heritage and any proposal to reuse for active travel purposes will help with their conservation, but there is still uncertainty as to what, where and when a proposal might come forward.

The policies are also able to deliver positive outcomes for environmental Objectives 8 and 9, based mostly upon the feasibility that active and sustainable travel will be integrated in some way to proposals. Cycling, walking, park and ride/ share schemes, public transport provision and rail are all supported. Under TRA5, any development must not prejudice alternative modes of travel including active travel. Alternative modes can help reduce the total number of cars on the road as well as associated emissions and any air quality issues. There are AQMAs in the district and any schemes coming forward to help reduce congestion could help revoke these as well as improve the general flow and movement of traffic across the district.

Although there is some uncertainty when considering future effects, negative outcomes are considered applicable against environmental Objectives 12 and 13. These outcomes are based upon the reality of potential impacts from large-scale schemes (i.e. major proposals) on natural heritage and local biodiversity, as development of disused transport routes may adversely affect local

biodiversity. Likewise, the reality of potential impacts on local landscape character, particularly from larger scale schemes is considered negative. In the long term, development under these policies is meant to happen and so the potential negative impact on landscape, even at a local level is reflected in the appraisal.

There are no significant positive or significant negative effects identified for the preferred option. The options are considered to be sustainable.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Natural heritage and historic environment policies will be especially relevant. Legislation - WANE Act 2011. Environmental Impact Assessments. Landscape Impact Assessments. Engagement with DfI Roads around Regional and Local Transport Plans.

[Policy TRA7 – Car Parking and Servicing Arrangements, Policy TRA9 - Design of Car Parking, Policy TRA10 - Provision of Public and Private Car Parks & Policy TRA11 - Temporary Car Parks](#)

TRA7 - Car Parking and Servicing Arrangements

The aim of this policy is to ensure an adequate level of suitable parking is provided for developments having regard to DfI's Published Guidance.

TRA9 - Design of Car Parking

The aim of this policy is to ensure that car parking meets a high standard of design, layout and landscaping and sets out the criteria for car parking in new developments.

TRA10 - Provision of Public and Private Car Parks

This policy sets out the circumstances where a temporary car park will be acceptable.

TRA11 Temporary Car Parks

This policy sets out the circumstances where a temporary car park will be acceptable.

Policies TRA7, TRA9, TRA10 and TRA11 have been appraised as a group as they all concern car parking.

Preferred Option:

Carry forward Policies AMP7 and AMP10 of PPS3 with wording to align with the SPPS and DfI's best practice guidance, carry forward policies AMP9 and AMP11 of PPS3 with wording to align with DfI's best practice guidance.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TRA7. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.302 and 6.304 regarding Car Parking.

No reasonable alternatives have been identified for TRA9. Proposed policy wording is consistent with regional policy approach, as set out in PPS3 and Best Practice Guidance.

No reasonable alternatives have been identified for TRA10. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.301 and 6.305 regarding Car Parking and Public and Private Car Parks.

No reasonable alternatives have been identified for TRA11. Proposed policy wording is consistent with regional policy approach, as set out in the PPS3 AMP11 regarding temporary car parks.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	+	0	?	0	0	+	+	+	0	-	-	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policies ensure that safe, secure and accessible parking is available for those who are less mobile as well as other road users like cyclists and pedestrians. Although these policies are linked to vehicular travel, they seek to encourage less reliance on the car and therefore healthier lifestyles, with an emphasis on safety. Where housing is connected to good public transport links, reduced parking can be provided. This is also an aspect of affordable housing which ultimately encourages people to use public transport or to walk or cycle. Travel Plans can be submitted to detail a more sustainable approach to travel. The policies are considered supportive of the social Sustainability Objectives 1 and 3.

The provision of safe, accessible and adequate parking would seem to support delivery of the economic Objective 5, but the appraisal considers the overall effect to be uncertain. This is based upon the policies trying to reduce reliance on car travel into centres and the negative impact this could have on commuters and people who for whatever reason require a longer stay. The district is a rurally dominant one and many workers travelling into the centres may not be able to do anything else other than rely on the car. The push toward park and rides, short-term stays, and an overall reduction in parking could negatively affect a large proportion of the workforce if not adequately considered. As discussed under TRA4 and 5, large numbers of people are attracted into the district from the south for shopping and this economic stream could also become affected if there is inadequate parking provision.

The approach of the policies to reduce parking provision whilst also facilitating access to alternative modes of transport to the car, be it via park and ride schemes or convenient access to active travel routes, helps encourage people make that modal shift to more sustainable travel choices. By considering the safety of other road users, this modal shift is supported. Ultimately any form of travel that does not involve a vehicle and particularly a car will help reduce transport related emissions with positives for both local air quality and greenhouse gas emission linked to climate change. This will be of most benefit where there are congestion issues and air pollution. The policies will help to ensure that future infrastructure will support the modal shift from the car to more sustainable modes of travel. Positive effects are identified for the environmental Sustainability Objectives 8 to 10.

Negative outcomes are considered for the environmental Objectives 12 and 13 because of the very nature of parking and its end use. The likely impact on natural heritage and local biodiversity from this land use is acknowledged. Although landscaping is referred to in the policy, the potential for greenfield sites to be used and biodiversity affected is reflected in the negative outcome. Likewise, with Objective 13, the likely negative impact on landscape character and visual amenity is recognised. Greenfield sites and rurally located parking are possibilities with the potential for significant impacts on landscape as referred to in TRA9. Measures will be required to minimise impacts and to try to protect visual amenity.

There are no significant positive or significant negative effects identified. The options are considered to be sustainable.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Housing and other transport policies will be especially relevant. DfI Guidance and Local Transport Plan (district-level) as well as Regional Transport Planning. Transport Assessments and Travel Plans. Council-led transport initiatives, including the Council's Active Travel Masterplan.

3.7.16. Telecommunications and Other Utilities

Policy TCU1 - Control of Telecommunications Development & Policy TCU2 - Future Proofing of New Developments for Telecommunications Infrastructure

Strategic Policy TUS1 Telecommunications and Other Utilities

Seeks to facilitate the development of telecommunications and other utilities, in a manner that balances the need for the facility against the Objective of conserving the environment and protecting amenity, and that development is designed in consideration of potential future connections.

Policy TCU1 - Control of Telecommunications Development

Proposals for telecommunications development and associated enabling works will be permitted where they meet the requirements of general policy and other provisions of the LDP and will not result in unacceptable damage to visual amenity or harm environmentally sensitive features or locations.

Policy TCU2 - Future Proofing of New Developments for Telecommunications Infrastructure

Applicants to demonstrate that new development has fully considered (and, where necessary, provided for) the need for telecommunications infrastructure at the design stage. Where appropriate, suitable service ducting must be provided to enable future connection to digital services.

Strategic Policy TUS1 and Policies TCU1 and TCU 2 have been appraised as a group as the as they work together to implement the Council's Telecommunications and Other Utilities Strategy.

Preferred Option:

Carry forward Policy TEL1 of PPS10 with amended wording to align with the SPPS. Introduce a new policy TCU2 which seeks to future proof new developments for telecommunication infrastructure.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for TCU1. Proposed policy wording is consistent with regional policy approach as set out in policy TEL1 of PPS10 and the SPPS para 6.243- 6.245.

No reasonable alternatives have been identified for TCU2. Proposed policy wording is consistent with regional policy approach as set out in policy TEL1 of PPS10 and the SPPS para 6.245 which states planning authorities should encourage applicants to consider provision for telecommunications infrastructure as early as possible in the design of proposals.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	++	++	++	0	0	0	0	0	0	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Telecommunications are now essential to everyday life in urban and rural areas. Their importance to the quality of life of people living, working or visiting the district cannot be underestimated. This approach ensures the provision of adequate infrastructure so that people can digitally connect and engage with family, friends, neighbours and colleagues as well as improving their own sense of security. Connectivity enables work or study from home, from a local library or café, or even on the bus or train. Telecommunications are increasingly important for accessing and receiving healthcare services and the ability to study and access resources online increases opportunities in education. Overall, such technology is an integral part of today's society with multiple positive benefits for people and communities. The policies deliver significant positive benefits for the social Sustainability Objectives 1 and 2.

The policies also deliver significant positive effects for all the economic Sustainability Objectives (Objectives 4, 5 and 6). Reliable telecommunications is an integral part of most businesses – payments, orders, bookings, advertising, etc. Access/coverage undoubtedly supports businesses and will promote innovation, diversification and competitiveness in both urban and rural areas. Provision is linked to where people and existing infrastructure are already located, which aligns to the proximity principle. The policies allow future-proofing in that provision of upgrades and maintenance is planned for. While mast sharing is preferred, and controls are greater in the most exceptional landscapes, exceptions are provided.

Positive outcomes are identified for the environmental Objectives 13 and 14. The approach aims to avoid visual impact by using design and siting techniques. As referred to, mast sharing can also reduce the number of masts required and therefore risk of visual impact on landscape character can be greatly reduced. Appropriate site restoration to the locality is also required whilst the most valued landscapes remain further protected by additional policy (LA1). It is recognised that telecommunications have potential to affect urban/ townscapes and buildings of historic interest because they are provided where people are located. Masts and other infrastructure can impact on the settings of historic assets including listed building and conservation areas. Likewise, archaeological remains, historic monuments, areas of townscape character, LLPAs, are included in the scope of 'environmentally sensitive features or locations' and therefore will be considered in the design and siting of proposals.

There are significant positive effects identified for the Objectives to improve health and well-being, strengthen society, enable access to high quality education, enable sustainable economic growth, manage material assets sustainably, and to maintain and enhance landscape character. No significant negative effects are identified. The options are sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Policies on landscape assets (SCAs, AONBs, AOHSV, LLPAs), rural design, natural heritage and historic environment will be especially relevant. Building control guidelines / measures may be applicable. Adherence to ICNIRP guidelines will manage any potential risks from ionising radiation and electromagnetic fields.

Policy TCU3 - Public Services and Utilities

Proposals for the installation of new, or the upgrading/replacement of existing infrastructure for the supply of water, gas or electricity will be granted planning permission where it is demonstrated that the proposals comply with 5 criteria. In addition, the policy seeks to ensure that within SCAs and AONBs the Council will favour the provision of underground electricity lines, where feasible.

Preferred Option:

Carry forward provision set out within retained policies PSU2, PSU8, and PSU11 (PSRNI) with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out within the PSRNI and the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	+	+	0	++	++	?	0	0	?	+	+	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy facilitates delivery of fit-for-purpose infrastructure for everyday living - water, gas, electricity. We depend upon these services for our quality of life and our health and well-being and this policy helps to ensure that any related proposals will not adversely affect residential amenity or public safety. Where there is 'an identified regional or local need', this policy can help facilitate delivery of that utility to those communities/ people. This policy delivers positive benefits for all of the social Sustainability Objectives, Objectives 1 to 3.

Utilities support everyday living and the approach enables the local economy to function whilst the installation and maintenance of the infrastructure is an industry in itself, with jobs and skills and multiple spin-offs when surveys and consultations are also considered. The delivery and upkeep of these services makes the district a viable location for investment and a more attractive location to live and work. The approach protects the 'look' of urban areas with positive spin-offs for local businesses and tourism-related ventures. The policy enables access to renewable energy and supports its development in the future, the potential for offshore wind can be accommodated. There is also protective wording to ensure existing utilities infrastructure are not prejudiced by proposals. Positive effects are identified for the economic sustainability Objectives 5 and 6.

Without locational information or information on the type or scale of proposal, the long-term effects on minerals and earth science features cannot be predicted and the score against Objective 7 is uncertain. There is some potential for negative effects linked to larger scale proposals. Likewise, the uncertain score against Objective 10 is for similar reasons, but effects are related to whether access to cleaner energy sources will result.

Positive outcomes for Objective 11 are based upon the policy facilitating supply of water to where it is needed with the ability to improve infrastructure thus supporting a more efficient use of water and possibly maintaining/ improving water quality. The Mourne are a significant land area located in the district and linked to delivering water across the district as well as other regions. As referred to there must be no prejudice to existing utilities infrastructure and no adverse effects to natural heritage. Proposals can be large-scale and require EIAs, which the policy refers to. It is recognised that there needs to be a balance between natural assets and sustainable development and the policy aims to integrate infrastructure with minimal visual intrusion to both urban and rural areas. In our most sensitive landscapes (SCAs and AONBs) a higher level of consideration is required, with likely benefits for natural heritage and local biodiversity. When feasible, overhead structures can be located underground to protect landscape. By seeking to protect residential amenity, any visual intrusion should be minimised and the effect on Objective 13 is positive.

There are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth and to manage material assets sustainably. No significant negative effects are identified. The option is a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Policies for landscape assets (SCA and AONB) will be especially relevant. Adherence to ICNIRP guidelines will ensure proposals are safe in respect of ionising radiation and electro-magnetic fields. Environmental Impact Assessment Regulations. Habitats Regulations Assessments. Environmental Health consultations.

3.7.17. Waste

Policy WM1 - Waste Management Development, Policy WM2 - Waste Collection and Treatment Facilities & Policy WM3 Waste Disposal

WM1 - Waste Management Development

Proposals for the development of a waste management facility will be permitted where it meets the requirements of the General Policy and other provisions of the LDP and it can be demonstrated it meets all the criteria covering environmental impact.

WM2 - Waste Collection and Treatment Facilities

Sites and proposals for waste collection and treatment facilities will be permitted where they comply with policy WM1; there is a need for the facility as established through the NI Waste Management Strategy and the Council's Waste Management Plan (arc21) except for WWTW; the proposed facility meets one or more of the locational criteria and also the additional criteria covering sorting and processing, provision of appropriate buildings and thermal processes.

WM3 - Waste Disposal

Proposals for the development of landfill or land raising facilities for the disposal of waste will only be permitted where all the identified criteria are met.

Policies WM1 - WM3 have been appraised as a group, as they all relate to facilities to manage or dispose of waste.

Preferred Option:

Carry forward Policy WM1, WM2 and WM3 of PPS11 with amended wording to align with the SPPS. Reference to flooding has been removed from WM1, as all development will be subject to General Development policy and subject flood policy.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for WM1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.321-6.322 regarding considerations in assessing waste management facilities.

No reasonable alternatives have been identified for WM2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.313 regarding sites and proposals for waste collection and treatment facilities and locational criteria that must be applied.

No reasonable alternatives have been identified for WM3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.316 regarding the need for a waste disposal facility identified through the Waste Management Strategy and Waste Management Plan.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	0	0	0	+	++	+	-	-	+	+	+	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policies ultimately protect human health and well-being and not just through the service provision of adequate waste management but also through its management in respect of nuisance pollution. Without waste management in place, there could be significant impacts on people and their local environment but by recognising its need in society and considering things like compatible land uses, it can be provided as close to source as possible with residential amenity protected. The social Sustainability Objective 1 is achieved, but there is no effect on Objectives 2 or 3.

The waste management sector is an industry with multiple jobs and opportunities available. It is a growing industry and one that is likely to develop much further within the private sector and so the policies can accommodate growth and development. Without adequate waste management provision in place, the economy may not function at all and the district would undoubtedly be a much less attractive location for people and business to be located. A positive effect on Objective 5 is identified. These policies are focused on provision of adequate waste management facilities and services. The policies quite clearly deliver for Objective 6 because they facilitate waste management provision across the district and enable the waste management hierarchy to be achieved by people. The proximity principle is reflected through the proportionate approach required to deliver adequate waste management provision across the district, as well as WM2 aiming to locate sites that can provide convenient access to local people. There are policy references to reusing land and sites for waste related activities and an overall drive to avoid use of greenfield sites when there are so many potential brownfield sites available including industrial sites, harbours/ ports, contaminated land and old quarries. This also benefits delivery of Objective 7.

Environmental Objectives 10 to 13 are also deliverable under these policies. Together they provide a means for people to increase their recycling and composting rates whilst reducing waste disposal at the bottom of the waste management hierarchy. There is potential for energy recovery and the policies help to futureproof the district for changes in energy generation, which all helps to reduce greenhouse gas emissions, and resource consumption. Policy WM1 refers to limiting serious risks to water with both surface and groundwater highlighted and that no adverse impact should result on the quantity or quality of these waters. Likewise, proposals must not have 'an unacceptable adverse impact on the environment'. It is recognised that damage to natural heritage can occur but no proposals will be allowed where an unacceptable adverse impact may occur on a designated site for nature conservation. Under WM1, sites must be restored with WM3 making reference to supporting local biodiversity with details on aspects such as planting. Applying landscaping can reduce visual intrusion and help integrate sites into the local landscape, comprehensive landscaping plans must be submitted for all facilities. There must not be an unacceptable visual impact on areas designated for their landscape value. The overall approach of the policies is to avoid any environmental impacts through locational criteria.

Negative effects are identified against two of the environmental Objectives, Objectives 8 and 9. These outcomes are based upon the reality that these facilities are not always accessible to workers or

customers/ users by other means than a vehicle. The very nature of the industry requires heavy goods vehicles for transfer of waste from place to place and the majority of trips by people to civic amenity sites and the like are likely to require a vehicle. Waste can be heavy and dangerous, and not suitable for transfer other than in a suitable vehicle. There can be a substantial volume of traffic associated with these facilities and associated emissions along the transport routes and at the sites themselves. It is noted that sorting facilities are closed buildings and that the district does not have any operational landfill sites and that waste management benefits from environmental regulation but there are potential risks to air quality. The policies refer to potentially cleaner modes of transport – port and rail but the current reliance on vehicles within the industry by most players is reflected in the scores.

There are significant positive effects identified for the Objectives to improve health and well-being, and to manage material assets sustainably. No significant negative effects are identified. The options are considered sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Traffic Impact Assessment/ Transport Assessment, Environmental Impact Assessments may be especially relevant. NIEA's regulatory role - Waste Management Licences and permissions and Discharge Consents will also be relevant. There are strong relationships with Council's Waste Management Plan (linked to ARC21) and wider regional policy – also potential interactions with sectoral plans emerging from the Climate Change Act.

Policy WM4 - Land Improvement

Proposals for the disposal of inert waste by its deposition on land will only be permitted where it is demonstrated that it will result in land improvement and all the identified criteria have been met.

Preferred Option:

Carry forward Policy WM4 of PPS11 with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in PPS11.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	+	0	0	0	?	?	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy approach is focused on improving land to make it more viable for a specific end use, usually for agricultural purposes. Only inert waste can be used to reduce gradients and improve surface layers. Improvement can help to reduce soil erosion as well as create greenfield land, which benefits Objective 7.

Although greenfield sites can be created, very often pockets of more biodiverse land such as wet grassland is lost. Much depends on the ecological value of the ground before any improvement takes place as well as the scale of improvement. Only inert waste can be used but there could be impacts

on ground and surface water because improvement often occurs in areas vulnerable to flooding or where there is naturally a higher water table. Again, much depends on location and scale of the improvement and its potential effect on drainage. Policy wording refers to how proposals must not result in unacceptable adverse environmental impacts and only a minimum amount of infill should be used, but the overall effect on Objectives 11 and 12 is uncertain.

There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be sustainable. While the policy does not result in any positive impacts, it does help to provide a mechanism for safeguarding against significant negative impacts from unauthorised infill and therefore enables Council to have control over any remedial development.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP.

Policy WM5 - Development in the vicinity of Waste Management Facilities

Proposals involving the development of land in the vicinity of existing or approved waste management facilities and waste water treatment works will only be permitted where it will not prejudice or restrict activities permitted to be carried out within the waste management facility and it will not give rise to adverse impacts on people, transportation or the environment.

Preferred Option:

Carry forward Policy WM5 of PPS11 with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.318 regarding development in the vicinity of waste management facilities.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	0	0	0	++	+	0	0	0	0	0	0	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach focuses on managing land uses near waste management facilities to ensure incompatibility does not occur where there could be adverse impacts on human health and well-being. Waste management facilities can be noisy, smelly, attract vermin, etc. and finding appropriate locations is key to ensure their efficient operation without adverse impacts on people. The policy delivers a significant positive effect for Objective 1, but there are no effects on the other social Objectives.

Positive effects are identified for Objectives 5 and 6 because the policy ensures waste management facilities (existing or approved) are able to operate without prejudice or restriction and are future proofed – optimising the use of existing locations. The waste management facilities are often businesses/employers and safeguarding of these facilities also supports other businesses, because their waste can be treated/disposed of. With sustainability becoming increasingly important in day-to-day life, the sector is likely to continue to rise as an important contributor to the local and wider economy.

There are significant positive effects identified for the Objectives to improve health and well-being, and to enable sustainable economic growth. No significant negative effects are identified. The option is a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Consultations with Council's Environmental Health and with other relevant Departments and stakeholders will be especially relevant.

3.7.18. Renewable and Low Carbon Energy

Policy RE1 - Renewable Energy & Policy RE2 - Renewable Energy Technology and Energy Efficiency Measures in New Development

RE1 - Renewable Energy

The policy sets out general criteria which development that generates energy from renewable resources will be assessed against. Additional criteria are provided for several renewable energy technologies including wind energy, solar energy and anaerobic digestion.

RE2 Renewable Energy and Energy Efficiency Measures in New Development

Planning permission will be granted where it is demonstrated that the proposal has fully considered and where possible, incorporated renewable energy technology and energy efficiency measures including micro generation and passive solar design into its design, siting and layout.

Preferred Option:

Carry forward policy RE1 and policy RE2 of PPS18. Expand policy wording beyond wind energy to take account of those technologies likely to become common in the district. Development to include all renewable energy technologies, including solar energy and anaerobic digestion, and associated criteria that must be met. Introduce the requirement that all development demonstrates how it has fully considered, and where possible, employed renewable energy technology and energy efficiency measures.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for RE1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.221-6.227 regarding renewable energy development.

No reasonable alternatives have been identified for RE2. Proposed policy wording is consistent with regional strategic Objective as set out in the SPPS paragraph 6.219 regarding integration of renewable energy technology into the design, siting and layout of new development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	+	++	?	0	++	++	+	+	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach focuses on facilitating delivery of renewable energy into the district's infrastructure as a cleaner energy source than fossil fuels. It helps futureproof the district for any new technologies

coming forward as we move away from carbon-heavy sources linked to climate change. It will also help to promote and encourage energy efficiency in all new development and, where possible, renewable energy technologies. While some positive influences are noted for the social Sustainability Objectives (Objectives 1, 2 and 3), the overall effect is negligible.

Ultimately, this approach supports and facilitates delivery of a range of renewable energy technologies to operate across the district and to deliver renewable energy as part of everybody's daily energy mix. There are potential spin-offs for employment through manufacturing, installation and maintenance of these technologies. These policies help to make the district an attractive location for such investment and should help stimulate future innovation and competitiveness in the industry. Tourism is a key contributor to the local economy and a cautious approach to renewable energy development has been taken to safeguard designated landscapes which are of significant value. Positive effects are identified for the delivery of Objectives 5 and 6.

The effect on Objective 7 is uncertain because the nature, scale and location of renewable energy development cannot be predicted. Some technologies can facilitate dual use of the land. The reuse of former quarries or brownfield sites may be feasible. Opportunities to upgrade/repower existing assets could also help reduce greenfield land take. Importantly the policies can facilitate proposals for geothermal energy, if they come forward.

Positive effects are identified for almost all of the environmental Objectives (Objectives 9 to 14). The focus on energy efficiency and reducing consumption coupled with increased renewable and low-carbon generation should help to ensure that new development is less dependent on fossil fuels and reduce its greenhouse gas emissions. Incorporation of these measures into all new development should also help reduce aerial emissions in general, with positive effects on local air quality. The approach aims to co-locate resources with consumers and increase efficiency across the entire production/distribution chain. For larger energy proposals, there is greater potential for environmental impacts, particularly on natural heritage and landscape. The cautious approach would ensure that impacts are controlled and unacceptable effects avoided. Wind energy is most likely to be located in upland areas and may pose the biggest risk to landscape, and stricter restrictions will apply in the more sensitive landscapes. However, the approach to support small-scale renewable energy technologies ('micro-generation') will also provide a contribution to increased diversity in energy supply. Design measures and siting can be used to help reduce any visual intrusion and to sensitively integrate technologies to their locality. This approach will also benefit Objective 14 in that local distinctiveness and character can be conserved thus protecting local cultural heritage.

There are significant positive effects identified for the Objectives to manage material assets sustainably, to improve air quality, reduce causes of and adapt to climate change, and to maintain and enhance landscape character. No significant adverse effects are identified. The options are sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Environmental Impact Assessments. Habitats Regulations Assessments. Ecological surveys. AONB policy. SCA policy. Landscape Visual Impact Assessments. Relevant surveys linked to health and well-being. Archaeological surveys. Sectoral Plans emerging from the Climate Change Act.

3.7.19. Water and Wastewater Infrastructure

Policy WW1 - Development Relying on Non-Mains Sewerage

This policy seeks to ensure that development which requires non-mains sewage will not create or add to a pollution problem. The policy seeks to protect water bodies from pollution and requires applicants to submit sufficient information on the means of sewage treatment to allow a proper assessment of the proposal.

Preferred Option:

Carry forward policy CTY16 of PPS21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach set out within PPS21 and the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	+	+	0	+	0	0	0	0	0	++	++	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy recognises the importance of water as a resource and by ensuring related infrastructure is fit for purpose. It is an essential part of delivering sustainable housing for people as well as good health and well-being. Rural and coastal areas in the district can lack NIW infrastructure and are likely to benefit from this policy. While there are on-going NIW capacity issues, the policy may enable short-term resolution until NIW upgrade work is completed. This policy aims to deliver clean water and to avoid pollution risk when non-mains infrastructure is not available. Water quality can affect people's health as well as the local environment and this policy benefits the social Sustainability Objectives 1 to 3.

The protectionist approach of this policy supports aquatic/ marine industries and users including tourism and recreation related businesses. It enables sustainable development where otherwise it may not be feasible. It is also applicable across the entire district and by all sectors of the local economy. As such, it helps achieve Objective 5 - sustainable economic growth.

Ultimately, the policy works to avoid pollution risk, which helps to maintain water quality with positives for all waters – surface, ground, coastal, transitional, and marine; and aquaculture/ fisheries located downstream. The natural environment plays such a fundamental role in the local economy – fishing, aquaculture, recreation/ leisure, tourism, etc. and this policy supports those industries by enabling more sustainable development. The aim to avoid pollution is a positive for the natural environment and local biodiversity. In the district waters downstream connect into a much wider aquatic environment with coastal and marine designated sites delivering benefits for those sites and buffers and marine ecosystems. Positive effects are therefore identified for Objectives 11 and 12, but there is no effect on the other environmental Sustainability Objectives.

There are significant positive effects identified for the Objectives to improve health and wellbeing, to protect, manage and use water resources sustainably, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP.

3.7.20. Flood Risk and Drainage

Policy FRD1 - Development in Flood Plains & Policy FRD5 - Development in Proximity to Reservoirs

Policy FRD1 - Development in Flood Plains

Development will not be permitted within the 1 in 100 year fluvial flood plain unless the applicant can demonstrate that the proposal constitutes an exception to the policy.

Policy FRD5 - Development in Proximity to Reservoirs

New development will only be permitted in certain circumstances within the potential flood inundation area of a "controlled reservoir" as shown on Flood Maps NI.

Policies FRD1 and FRD5 have been appraised as a group as both concern the management of development in areas of identified flood risk.

Preferred Option:

Carry forward policies FLD1 and FLD5 of PPS 15, with amended wording to align with the SPPS and updated DfI Rivers guidance.

What reasonable alternatives have been considered?

No reasonable alternatives to FRD1 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.106-6.118, to allow development in floodplains in exceptionally circumstances only.

No reasonable alternatives to FRD5 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.119-6.122, regarding development in proximity to reservoirs.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	0	++	0	++	+	0	0	0	++	++	++	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

These policies are to manage risk to human life and health from flooding events. By considering flood risk within planning, appropriate locations for people to live, work and go about their daily lives can be sought with the security that people will not be put at undue risk. The approach is to safeguard people and protect life, but land that is kept free of development can be enjoyed for its amenity and leisure value. Positive effects are identified against the social Sustainability Objectives 1, 2 and 3.

The approach of the policies not only helps to bring an element of sustainability to the local economy and infrastructure, but also futureproofs it by acknowledging that such events can happen, raising awareness that people should be prepared. Flooding is likely to be exacerbated by climate change and the importance of the natural environment in natural and climate resilience is recognised within the policies. Benefits are provided to the local economy and infrastructure, Objectives 5 and 6, because sustainable locations are sought where risks are avoided / greatly reduced which will avoid future associated financial costs. Exceptions are provided for essential infrastructure or development that would provide a regionally significant economic benefit.

The benefits to the environmental Sustainability Objectives 10, 11 and 12 are quite obvious because of the landscape scale approach to working with nature and the district's blue/ green infrastructure which includes coastal areas but Objective 13 – landscape is also achieved. Landscape quality can be protected because of the constraints on development across much wider settings including full river lengths and floodplains.

There are significant positive effects identified for the Objectives to improve health and well-being, to provide good quality, sustainable housing, to enable sustainable economic growth, to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity. There are no significant negative effects identified. These options are sustainable.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other flood risk and drainage policies are especially relevant.

Policy FRD2 - Protection of Flood Defence and Drainage Infrastructure

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure, or hinders access for maintenance.

Preferred Option:

Carry forward Policy FLD2 of PPS 15, with amended wording to align with the SPPS and updated DfI Rivers guidance.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.123 to protect flood defence and drainage infrastructure.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	0	+	0	+	0	0	0	0	+	++	+	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy is focused on the safety of people and is about reducing risk to people that may otherwise occur if adequate maintenance of flood defences or drainage infrastructure is not planned for. There are obvious benefits of the policy for people's health and well-being – Objective 1, but also in delivering sustainable housing – Objective 3, in that it will be safer and less likely to be affected during adverse weather conditions or by blockages.

Likewise, the policy benefits the local economy and achieves Objective 5. The policy helps to ensure sustainability within the built environment, which supports the smooth running of the local economy, by avoiding flooding and related pollution incidents, which may otherwise badly affect local businesses, supply chains and customers.

The policy enables flood defences and drainage infrastructure to be considered in planning new development and it recognises that climate change is likely to exacerbate flooding events in the

future. The importance of the natural environment in combating the effects of climate change cannot be overestimated and the policy facilitates this by preserving riparian strips and other natural assets important for natural resilience. Objective 10 is achieved and so too are the environmental Sustainability Objectives 11 and 12. The protection afforded to wetlands and the positives this delivers for the ecological quality of water and associated habitats/ species is evident but the maintenance aspect also ensures adequate water flows and reduces risk of pollution incidents. The policy approach tends to work with nature and protects the district's wider blue/green infrastructure network and local biodiversity levels. There are a significant number of watercourses in the district that end up in the marine environment so the policy delivers too for designated sites located in coastal/ marine areas by reducing polluted run-off from upstream, thus protecting ecosystems located downstream.

There are significant positive effects identified for the Objective to protect, manage and use water resources sustainably. There are no significant negative effects identified. This option is a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other flood risk and drainage policies are especially relevant.

Policy FRD3 - Development at Surface Water (Pluvial) Flood Risk outside Flood Plains & Policy FRD6 - Sustainable Drainage Systems

FRD3 Development at Surface Water (Pluvial) Flood Risk Outside Flood Plains.

A Drainage Assessment will be required for development proposals that exceed any of the thresholds.

FRD6 Sustainable Drainage Systems.

A sustainable drainage solution (hard or soft SuDS) for the management of surface water run-off will be required for any development proposal that triggers the requirement for a Drainage Assessment under Policy FRD3 Development at Surface Water (Pluvial) Flood Risk Outside Flood Plains. Policies FRD3 and FRD6 have been appraised as a group, as they concern the management of surface water.

Preferred Option:

Carry forward Policy FLD3 of PPS 15, with amended wording to align with the SPPS and updated guidance, and bring forward a new policy on Sustainable Drainage Systems which makes them a requirement.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for FRD3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.112 - 6.118 which requires submission of a Drainage Assessment for developments that exceed certain thresholds or where there is a history of surface water flooding.

Two options related to FRD4 were appraised in the Interim SA for the POP under Key Issue 24: Flood Risk Management. The preferred option, which the Interim SA found to be the most sustainable option, was "[precautionary approach and carrying forward PPS15 policies, and...] address the issue of surface water flooding with SuDS being required on zoned sites through the use of key site requirements or alternatively incorporated into a new policy covering SuDS for all new development." It is considered that the provision of SuDS as the required drainage method for those applications which require a Drainage Assessment is a more comprehensive and robust approach than the delivery through zoned site KSRs, as set out in the POP.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	+	+	0	+	0	0	0	0	++	++	++	0	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

In the context of changing climate and rainfall patterns, managing surface water using sustainable drainage systems will help to make new housing more sustainable and will safeguard/enhance amenity across the district. Health and safety is primarily influenced by FRD1 and FRD5, however benefits for communities from this approach will strengthen over time. In respect of economic development, there may be perceived disadvantages in the approach to encourage implementation of 'soft' SuDS in preference to 'hard' SuDS, however supplementary planning guidance may help to inform cost/benefit and overall the approach should result in economic growth that is more sustainably designed and built.

The policy will help to futureproof new development against the effects of climate change and ensure that drainage is designed to cope with increased intensity rainfall episodes. This will provide resilience and will reduce the risk of pollutants being mobilised into the aquatic, marine and natural environments from pluvial flooding. 'Soft' SuDS can deliver multiple benefits for Objectives 10-12 but the benefits of sustainable drainage will be strengthened over time as the predicted changes in climate are realised. The requirement for a drainage assessment to consider effects on features of importance to the historic environment will also benefit this Objective.

There are significant positive effects identified for the Objectives to protect, manage and use water resources sustainably for all timescales, and to reduce causes of and adapt to climate change and to protect natural resources and enhance biodiversity in the medium and long term. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. The policy has relationships with SP1 and operational policies for open space and housing in settlements, which may be especially relevant for helping to increase opportunities for 'soft' SuDS to be delivered rather than 'hard' SuDS. Supplementary Planning Guidance may assist in informing on cost/benefit and establishing standards for successful design, implementation and ongoing management of a wider range of SuDS. Cumulative effects may occur in combination with implementation of actions identified through River Basin Management Plans and Flood Risk Management Plans.

Policy FRD4 - Artificial Modification of Watercourses

Artificial modification of a watercourse, including culverting or canalisation, will only be permitted in certain circumstances.

Preferred Option:

Carry forward Policy FLD4 of PPS 15 with amended wording to align with the SPPS and updated guidance.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.124-6.125 regarding the artificial modification of a watercourse.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	0	0	0	+	++	+	0	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

This option has a narrow scope and although the safeguarding and retention of natural water features has some positive influences on the social and economic Sustainability Objectives, the approach has negligible or no impact on their delivery. Exceptions to allow access will ensure that best use of location can be made. Positive effects are identified for Objectives 10-12 through the retention of areas of semi-natural land within development and protecting natural habitats that capture water and attenuate flows. It encourages open watercourses to be integrated into the design of a development and for developers to work with nature to incorporate them as blue infrastructure and/or an ecosystem service.

A significant positive effect is identified for the Objective to protect, manage and use water resources sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. This option aligns with and will help to support the aims and Objectives of the current RBMP and FRMP.

3.8 Environmental: Protecting And Enhancing the Historic Environment and Natural Heritage

3.8.1. Historic Environment

Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings, Policy HE2 - The Protection of Archaeological Remains of Local Importance and their Settings, Policy HE3 Archaeological Assessment and Evaluation & Policy HE4 - Archaeological Mitigation

Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings.

The Council will seek to protect the district's regional important archaeological remains from development which would adversely affect them or the integrity of their setting.

Policy HE2 - The Preservation of Archaeological Remains of Local Importance and their Settings.

The Council will seek to protect the district's archaeological remains from development which would adversely affect them or the integrity of their setting.

Policy HE3 - Archaeological Assessment & Evaluation

Where the impact of a development proposal on important archaeological remains is unclear, or the

relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or archaeological evaluation.

Policy HE4 - Archaeological Mitigation.

Where it is decided to grant planning permission for development which will affect sites known or likely to contain archaeological remains, the Council will impose conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development.

Policies HE1 to HE4 have been appraised as a group, as they all work to the same purpose - the protection and conservation of archaeological remains.

Preferred Option:

Carry forward policies BH1 to BH4 of PPS6, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified for policies HE1, HE2, HE3 or HE4. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.8 - 6.11 regarding development, archaeological assessment and evaluation and mitigation.

For HE1 and HE2, consideration was given to carry forward existing policy with the addition of Areas of Constraint within designated Areas of Special Archaeological Interest (ASAs) and Areas of Archaeological Potential (AAP). However, whilst the addition of Areas of Constraint within ASAs would conserve and protect regionally important archaeological sites and monuments, and in AAPs would conserve and protect locally important archaeological sites and monuments, ASAs and AAPs are already protected by legislation and existing planning policy. AoCs are therefore not considered to be a reasonable alternative.

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment.
Option 1	0	+	0	0	+	-	0	0	0	0	0	+	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Because the historic environment is so evident within the district and sites are spread throughout, it is considered that the policies can support Objective 2. This is due to the proactive approach of the policies to preserve the historic environment as a resource, which in itself helps to strengthen society. At these sites, people can connect with their cultural heritage but also with each other.

These locations not only make a locality more pleasant to be in but also more attractive to visitors all year round. They can positively contribute to the local economy as focal points for people to visit, with multiple economic spin-offs feasible. Tourism is a strong driver of the local economy and these policies fully support the tourism industry by ensuring visitors are attracted in to the district to spend their time and money there. This is reflected in Objective 5.

It is acknowledged that because of the protection awarded to these sites and the sensitivities around their wider settings, that there may be constraints on other types of development. This could affect delivery of certain material assets, such as telecommunications, grid infrastructure, or even

renewables. This potential risk is reflected in Objective 6 due to the number of areas (ASAls) where there could be constraints - Downpatrick, Dundrum, Dorsey, Greencastle and Slieve Gullion.

There is a close correlation between historic sites and their settings, and conservation of natural heritage because the sites are usually relatively untouched. The settings can be relatively large areas of semi-natural habitat that contribute to not just local biodiversity but also the wider blue/ green infrastructure network of the district. This contributes to a positive effect on environmental Sustainability Objective 12. Sites and their settings are often very distinct to a locality and add to its sense of place. They can become integral features of the local landscape where visual intrusion is minimised. Collectively across the district these sites are also able to positively deliver for Objective 13. The policies focus on protecting and conserving archaeology, which has a strong tradition within the district. The policies help to deliver Objective 14 because of the protection and conservation awarded to historic sites and their settings. These areas are usually maintained as relatively untouched and they can be enhanced through their preservation. They provide a place where people can learn but also connect with the past and experience cultural heritage.

There are significant positive effects identified for the Objectives to maintain and enhance landscape character; and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.

Policy HE5 - Historic Parks, Gardens and Demesnes

The Council will not permit development which would lead to the loss of or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes of special historic interest.

Preferred Option:

Carry forward Policy BH6 of PPS6, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives are identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.16-6.17 regarding Historic Parks, Gardens and Demesnes.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	++	0	0	0	0	0	0	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

There is potential to provide people with positive, social experiences at these locations because they can meet and mix with others. There are likely physical health benefits too because people have to walk around the locations to investigate where they are. Being in the outdoors is a proven positive

experience for people's mental health and the benefits to people from having access to a shared, open space cannot be overestimated. Objectives 1 and 2 are both supported via the approach.

The focus of the policy is protection and conservation of historic parks, gardens and demesnes, with public access to them. These locations undoubtedly make the district a more attractive place to be and to visit. They provide focal points for people to use and enjoy all year round and can become destinations in themselves, such as Killeavy Castle Estate and Mourne Park House. There are obvious links to local tourism and potential for multiple economic spin-offs within the local economy, so a variety of jobs can be provided. The tourism industry is a significant driver of the district's local economy and this policy fully supports by attracting people in and retaining them to spend money. This contributes strongly to the achievement of Objective 5.

Significant effects are also considered likely for environmental Sustainability Objectives 12 to 14. The policy is able to protect areas right across the district where natural heritage and biodiversity are present. These add to the district's wider blue/ green infrastructure network and its natural resilience to events like flooding and coastal erosion. The provision of these parks, gardens and demesnes where visual intrusion is minimised and settings are protected and enhanced, also delivers for landscape character. Many of the sites are linked to an historic or culturally important building and the approach seeks to conserve the settings of these areas of historic interest, where cultural activities may also take place.

There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is a sustainable one.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.

[Policy HE6 Change of Use of a Listed Building, Policy HE7 Extension or Alteration of a Listed Building, Policy HE8 Advertisements on a Listed Building, Policy HE9 Demolition of a Listed Building & Policy HE10 Development affecting the Setting of a Listed Building](#)

Policy HE6 - Change of Use of a Listed Building

The Council may permit a change of use of a listed building where this secures its ongoing viability and upkeep, respects the essential character and special architectural or historic interest of the building and ensures that its setting remains intact and unimpaired.

Policy HE7 - Extension or Alteration of a Listed Building

The Council will normally only grant consent to proposals for the extension or alteration of a listed building where this respects the character and architectural/historic interest; special interest features remain intact/unimpaired; traditional /sympathetic quality building materials and techniques are used and architectural details are in keeping with the building

Policy HE8 - Advertisements on Listed Buildings

The Council will only grant consent for advertisements or signs on a listed building where these are carefully designed and located to respect the architectural form and detailing of the building.

Policy HE9 - Demolition of a Listed Building

There will be a presumption in favour of retaining listed buildings. The Council will not permit the total demolition or any significant part of it unless there are exceptional reasons

Policy HE10 Development affecting the Setting of a Listed Building

Proposals which would adversely affect the setting of a listed building will not normally be permitted. Development proposals will normally only be considered appropriate where all indicated criteria have been met.

Policies HE6 - HE10 have been appraised as a group as they all work together to protect and conserve Listed Buildings.

Preferred Option:

Carry forward policies BH7, BH8, BH10 and BH11 of PPS6, with amended wording to align with and reflect the wording of the SPPS.

What reasonable alternatives have been considered?

No reasonable alternative has been identified for HE6 Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.13 regarding development proposals involving change of use of a listed building.

No reasonable alternative has been identified for HE7. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.13 regarding extension or alteration of a listed building.

No reasonable alternative has been identified for HE8. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.14 regarding development proposals involving consent for the display of advertisements or signs on a listed building.

No reasonable alternative has been identified for HE9. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.15 regarding development proposals involving demolition of a listed building.

No reasonable alternative has been identified for HE10. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.12 & 6.13 regarding development proposals impacting on setting of a listed building.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	+	0	0	+	+	0	0	0	+	0	0	+	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach focuses on listed buildings and ensures their conservation by enabling appropriate use and management whilst also aiming to avoid adverse impacts or loss. Any improvement to the local area under these policies is likely to make the locality more attractive and to potentially add to public realm and focal points in central locations. Where this contributes to a sense of place for people and even a sense of pride, positive social benefits are achievable, Objective 2.

Any reuse is likely to be a positive for that locality and can make it a more attractive place. The very nature of these buildings means they are usually a focal point and able to attract people. There can be links to local heritage tourism. It is recognised that listed buildings can present upgrading/design issues but they also provide opportunities for related jobs and specialised skills, which in itself are a contributor to the local economy. They also provide an opportunity to reuse resources (buildings and land) and to locate uses near to existing infrastructure. This supports the economic Sustainability Objectives 5 and 6. Likewise the ability to reduce energy and resource consumption via reuse or extensions/ alterations, delivers a lower carbon footprint. The opportunity to upgrade listed buildings

to be more energy efficient will also help reduce energy consumption, with a positive effect on Objective 10.

The approach to protect listed buildings and their settings, with potential to bring buildings back into daily use, will add to this historic resource. Any new building must be sensitively integrated to the existing character and local distinctiveness maintained which supports delivery of Objective 13. There are a substantial number of listed buildings within the district, including around the coast, so the policies could be considered supportive of conserving maritime heritage. The policies are able to achieve a significant positive outcome for the achievement of Objective 14.

There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.

Policy HE11 - New Development in a Conservation Area or Area of Townscape Character, Policy HE12 - Advertisements in a Conservation Area or Area of Townscape Character & Policy HE13 - Demolition in a Conservation Area or Area of Townscape Character

Policy HE11 - New Development in a Conservation Area or Area of Townscape Character

The Council will only permit development proposals for new buildings, alterations, extensions and change of use, or which impact on the setting of a Conservation Area or ATC where all the indicated criteria have been met.

Policy HE12 - Advertisements in a Conservation Area or Area of Townscape Character

The Council will only grant consent for the display of advertisements in, or close to a Conservation Area or in an ATC where it will not adversely affect the overall character and appearance of the area.

Policy HE13 - Demolition in a Conservation Area or Area of Townscape Character

The Council will only consider the demolition of an unlisted building in a Conservation Area or ATC where the building makes no material contribution to the character or appearance of the area.

Policies HE11 - HE13 have been appraised as a group as they all work together to protect and conserve Conservation Areas and Areas of Townscape Character.

Preferred Option:

Carry forward existing policy within PPS6. Amalgamate policies BH12 & ATC2 into a single policy, which would address new development in a Conservation Area or Area of Townscape Character with wording amended to reflect wording of the SPPS. A review of CAs and ATCs will form a separate exercise outside the LDP process but running in parallel with it.

Carry forward existing policy within PPS6. Amalgamate Policy BH13 with Policy ATC3 of PPS6 addendum into a single policy, which would cover the assessment of advertisement consent applications in relation to a Conservation Area or Area of Townscape Character, with wording amended to reflect wording of the SPPS.

Carry forward existing policy within PPS6. Amalgamate Policy BH14 with Policy ATC1 of PPS6 addendum into a single policy, which would cover demolition in a Conservation Area and Area of Townscape Character.

What reasonable alternatives have been considered?

Two options were appraised in the Interim SA for the POP under Key Issue 20. The preferred, and most sustainable, option was: 'review existing Conservation Area and Area of Townscape Character designations to consider whether they should be extended, reduced, removed or re-graded'.

The Designation of a Conservation Area is a discretionary power available to the Council under Section 104 of the Planning Act (Northern Ireland) 2011 and can be initiated at any time. As this process is separate from that of the LDP, it is not considered appropriate to propose as a reasonable alternative. However, a full review of Areas of Townscape Character will be carried out at the LPP stage of the LDP.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	+	0	0	+	+	0	0	0	0	0	0	+	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

These policies are focused on the protection of conservation areas and areas of townscape character from inappropriate development, mismanagement, or loss.

The policies can achieve positive effects for the social Sustainability Objective 2, the economic Objectives 5 and 6, and the environmental Sustainability Objectives 13 and 14. These positive are based upon the policies providing places that are a source of civic pride, with higher levels of design and amenity value that create a distinct sense of place. By their very nature these areas are more attractive for people to spend time in be it for work or leisure because of their local character. They can be focal points that retain people to spend time and money there. There are links to local heritage through the preservation of buildings, settings and local character/ design. The policies protect and conserve local character and townscape through integration of any new development and retention of landscape features. The policies retain local distinctiveness which supports local tourism by providing local heritage destinations. These historic cores are the perfect setting for access to and experience of associated cultural experiences. With a presumption against demolition, which indirectly encourages conservation and reuse, dereliction and vacancy may also be avoided in these locations.

There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Infrastructure / public utilities policies, Conservation Area guidance and Design Guides and natural heritage policy will be especially relevant.

Policy HE14 - The Conversion & Re-Use of Non-Listed Vernacular Buildings and Locally Important Buildings.

Planning Permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a vernacular or suitable locally important building for a variety of alternative uses, where this would secure its upkeep and retention.

Preferred Option:

Tailor-made policy which incorporates the SPPS, PPS 6 Policy BH15 and PPS 21 Policy CTY4. There are areas of overlap between Policy BH15 and CTY4 and thus there is an opportunity to amalgamate elements of the two policies.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS. Engagement with DfC HED has been undertaken in developing a revised policy approach.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	+	0	0	0	0	0	0	0	0	0	+	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy has a narrow focus and is solely for the conversion and reuse of non-listed vernacular buildings, or locally important buildings within the district. In spite of these buildings not having a listed status, they are still recognised as potentially important to the local distinctiveness and character of an area. Where they may otherwise be lost, the policy can facilitate reuse and any conservation of such buildings particularly in rural parts is likely to help maintain a sense of place and a link to the past. End uses linked to cultural activities are encouraged.

The policy can be used to deliver new housing through conversion and reuse of suitable vacant dwellings and buildings. The policy is able to help reduce unfit homes within the district and any proposals must be a high quality design that respects local character and amenity. The key word for any proposal is 'appropriate' in that landscape quality must not be affected. Positive effects are achieved for Objectives 3, 13 and 14.

There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is a sustainable one.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Rural design policies and natural heritage **policies** will be especially relevant.

Policy HE15 - Enabling Development

Proposals involving enabling development relating to the re-use, restoration or refurbishment of significant places will only be permitted where it can be demonstrated by the applicant through the submission of a Statement of Justification to accompany an application for planning permission that all identified criteria have been met.

Preferred Option:

Carry forward Policy ED1 of PPS23 with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.25 regarding enabling development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	0	0	0	0	0	0	?	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The policy can enable development where it otherwise may not occur. On the basis of past use, the amount of proposals expected to come forward under this policy is low. It is acknowledged that enabling development could occur in an area important for landscape and that there could be risk of visual intrusion in spite of cross over with other policies. Scale and location are referred to in the policy wording (criterion a) but not directly linked to landscape and so an uncertain effect is recognised against Objective 13. Much depends on scale of proposal and its location, which are unknown.

The purpose of the policy is to deliver for Objective 14 (which it achieves) by enabling development of 'any part of the historic environment that has heritage value'. The policy allows development but it also helps avoid potential loss and can ensure conservation and retention of such features/ buildings/ value. There must be 'significant long-term benefits', and 'public benefit' to any proposal, which 'will not materially harm the heritage values of the significant place or its setting'. Any proposal delivered under the policy could lend itself to cultural opportunities/ activities and possibly educational, with 'long-term future of the significant place and, where applicable, its continued use for a sympathetic purpose' stated in the policy wording.

There are no significant positive or negative effects identified for the preferred option. The option is a sustainable one.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Natural Heritage policies will be especially relevant.

3.8.2. Natural Heritage

[Policy NH 1 - European and Ramsar Sites - International, Policy NH 2 - Species Protected by Law, Policy NH 3 - Sites of Nature Conservation Importance - National, Policy NH 4 - Sites of Nature Conservation Importance – Local, Policy NH 5 - Habitats, Species or Features of Natural Heritage Importance & Policy NH7 Sites of Local Nature Conservation Interest \(SLNCIs\).](#)

NH1 - European and Ramsar Sites- International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on: a European Site (SPAs, including proposed SPAs, SACs, including candidate SACs and Sites of Community Importance); or a listed or proposed Ramsar site.

NH2 - Species Protected by Law

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

NH3 - Sites of Nature Conservation Importance - National

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of: - an Area of Special Scientific Interest; a National Nature Reserve; or- a Nature Reserve.

NH4 - Sites of Nature Conservation Importance - Local

Planning Permission will only be granted for a development that is not likely to have a significant adverse impact on: a local wildlife Reserve; or a Wildlife Refuge.

NH5 - Habitats, Species or Features of Natural Heritage Importance

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to features of natural heritage or biodiversity value.

NH7 - Sites of Local Nature Conservation Interest (SLNCIs)

Planning permission will not be granted to development that would be liable to have an adverse effect on the nature conservation interests of a designated Site of Local Nature Conservation Importance (SLNCIs). Existing SLNCI designations and potential new SLNCI designations will be reviewed and identified at the Local Policies Plan Stage.

Policies NH1 to NH5 and NH7 have been appraised as a group as they all seek to achieve the same aim, the protection of sites, species and habitats of conservation importance. Spatial designations are provided by DAERA for Ramsar sites, European sites and national sites.

Preferred Option:

Carry forward Policy NH1, NH2, NH3 and NH4 of PPS2, with amended wording to align with the SPPS, and carry forward Policy NH5 of PPS2 with amended wording to align with the SPPS, to include a presumption in favour of retaining trees where they make a valuable contribution to the wider environment and local amenity.

What reasonable alternatives have been considered?

No reasonable alternatives were identified for NH1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.175-6.178 regarding International Designations and aligns with current environmental legislation.

No reasonable alternatives were identified for NH2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.179-6.182 regarding protected species and aligns with current environmental legislation.

No reasonable alternatives were identified for NH3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.183-6.188 regarding National Designations and aligns with current environmental legislation.

No reasonable alternatives were identified for NH4. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.189-6.190 and aligns with current environmental legislation.

No reasonable alternatives were identified for NH5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.191-6.193 regarding habitats, species, features and of natural heritage importance and aligns with current environmental legislation.

No reasonable alternatives were identified for NH7. The Wildlife and Natural Environment Act (Northern Ireland) 2011 (the WANE Act) places a statutory duty on public bodies to conserve biodiversity.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	+	-	+	0	+	++	++	++	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach will carefully manage the natural environments of the district that function as an important resource for people as well as nature conservation. The natural assets of the district are influential in why people come to visit or live here, and many businesses have emerged from and rely on tourism/recreation/leisure in the settlements and the wider rural area. Communities recognise the value in having these assets and positive effects are identified for Objectives 1, 2 and 5. The approach may influence the delivery of new housing and economic development, however, through its housing and economic development strategies Council will ensure that there is sufficient land for new dwellings and employment in appropriate places and the approach should not adversely affect Objectives 3 or 5.

The approach may constrain the delivery of renewable and energy infrastructure projects. While exceptions are provided and such development will not be precluded, it may make proposals more challenging and complex to deliver and a minor negative effect is found against Objective 6.

The approach provides protection of areas of natural and semi-natural land cover, watercourses, intertidal and marine habitats and the species living within them. This not only maintains local biodiversity levels, but also safeguards areas that act as carbon/ water stores and provide natural resilience to flooding and [coastal] erosion. It maintains the local distinctiveness of the landscape and seascape through the retention and conservation of semi-natural areas and natural features that are intrinsic to local landscape character, which also protects and conserves the setting of features of the historic environment. These elements act separately and cumulatively in a positive manner towards the delivery of Objectives 7, 9, 10, 11, 12, 13 and 14.

There are significant positive effects identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Use of DAERA's biodiversity checklist will help to identify species or habitats of conservation importance, which may require protection or mitigation. Impact assessments such as Ecological Impact Assessment (EcIA), Environmental Impact assessment (EIA) or Habitats Regulations Assessment (HRA) will identify potential likely significant adverse effects and any appropriate mitigation or compensation to avoid or reduce the significance of the adverse effects, where relevant. Constraints will be taken into account when identifying zonings.

Policy NH6 - Protection of Main River Corridors and Open Water Bodies

Planning permission will only be granted for a development proposal adjacent to a designated main river corridor and open water body where it can be demonstrated that the proposal meets the set out criteria.

Preferred Option:

A new policy option that applies to the district's main rivers and open water bodies and seeks to protect, conserve and enhance river corridors and water bodies as significant landscape and environmental assets.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.192 with regard to river corridors.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	0	+	+	0	+	++	++	++	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach to protect main river corridors will have negligible or no effect on Objectives 1-6, although some positive influences are identified through maintaining / improving public access and linkages.

The approach will protect and promote the enhancement of natural riparian habitat that not only maintains local biodiversity levels, but also helps to safeguard habitat that provides natural resilience to flooding and storm damage, including habitat adjacent to tidal reaches of the district's rivers by providing space for natural morphological processes to take place. River corridors are key landscape features and may be associated with industrial heritage. The approach will protect and enhance 'sense of place' in townscapes and in the rural setting. This approach is considered to have a positive effect on the delivery of almost all of the environmental Sustainability Objectives, with the exception of Objective 9, where the effect is negligible.

Significant positive effects are identified for the Objectives to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Coastal policies CO1 - 2 are especially relevant. Positive effects will be enhanced through implementation of Programme of Measures in DAERA's River Basin Management Plan and measures identified within DfI's Flood Risk Management Plan.

3.8.3. Landscape Assets

Policy LA1 - Special Countryside Areas

The aim of this policy is to protect those exceptional landscapes where the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances.

Designation SCA.

Three Special Countryside Areas (SCAs) are designated, these being the High Mournes, Slieve Croob and Ring of Gullion.

Preferred Option:

Bring forward Policy for SCAs, carry forward existing SCA designations, and extend existing SCA designations for the High Mournes and Slieve Croob.

What reasonable alternatives have been considered?

No reasonable alternatives to LA1 are identified for the draft Plan Strategy. Three options were appraised in the Interim SA for the POP, under Key Issue 22. The Option brought forward accords with the most sustainable Option identified in the Interim SA and the SCA Designation has been informed by an up-to-date Landscape Character Assessment commissioned by Council, as recommended by NIEA NED in their representation on the POP. The proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.75 regarding the designation of Special Countryside Areas and associated policies to ensure protection from unnecessary and inappropriate development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10 ... reduce causes of and adapt to climate change.	11 protect, manage and use water resources sustainably.	12 protect natural resources and enhance biodiversity.	13 maintain and enhance landscape character.	14 protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	++	0	++	0	0	+	+	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The approach seeks to protect the areas of the district where the quality of the landscape and amenity value are exceptional and, as such, are particularly sensitive to change. These landscapes are considered to provide multiple benefits to residents and communities, through their role in attracting people to the district for tourism / leisure and the businesses and facilities that are indirectly sustained by visitors. Positive effects are identified for the social/economic Sustainability Objectives 1, 2 and 5. The exceptions provided and opportunities available outside the SCAs mean that there should be no perceptible adverse effect on the delivery of housing (Objective 3) or infrastructure (Objective 6). Renewable energy targets established under the Climate Change Act are focused on consumption and not just generation - this approach would not influence energy efficiency nor the incorporation of low-carbon technologies into the design of most new development.

As SCAs are identified for their landscape character, amenity value and natural and historic environments, the approach acts positively for the achievement of almost all of the environmental Sustainability Objectives (Objectives 7, 10, 11, 12, 13 and 14). While positive influences are noted on air quality (Objective 9) the overall effect is negligible.

Significant positive effects are identified for the Objectives to enable sustainable economic growth, to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Council's Landscape Character Assessment has informed the approach. There are relationships with other operational policies, in particular those concerning telecommunications and public utilities, minerals, tourism and renewable energy development which will introduce potential positive and potential negative effects. SP1 and RE2 will help to promote positive effects for material assets and climate change objectives.

Policy LA2 - Areas of Outstanding Natural Beauty

Planning permission will only be granted where it is of an appropriate design, size and scale for the locality, it is sympathetic to the special character of the AONB, respects and respects local architectural styles, patterns and styles, materials, design and colour and traditional boundary details.

The Areas of Outstanding Natural Beauty designation is established by The Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.

Preferred Option:

Carry forward Policy NH6 of PPS2, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

Consideration was given to an option of extending current Special Countryside Area to align with AONB boundaries. This would provide enhanced protection against all forms of development in AONBs. Given the extent of AONB coverage (56%) across the district, the extension of the SCA Designation to cover all AONBs would be unduly restrictive. It is therefore not considered to be a reasonable alternative.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	++	0	0	+	?	?	0	0	0	0	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The district's AONBs are popular destinations for leisure and outdoor recreation, for residents and visitors who enjoy the health and wellbeing benefits brought by spending time in these landscapes. Preserving the quality and character, tranquillity and distinctiveness of AONBs helps to safeguard their role as a natural resource and helps support/sustain rural communities through the businesses and facilities that serve residents and visitors, contributing to the achievement of Objectives 1, 2 and 5. It will not adversely affect the overall delivery of new housing (Objective 3) but will influence its design in the AONBs.

The policy approach may restrict the delivery of some types of mineral, telecommunications and renewable energy development. While exceptions are provided and such development would not be precluded, the effect on Objectives 6 and 7 is uncertain, as the location and nature of development, its scale and capacity to be integrated, and site - specific factors around whether landscape/visual impacts can be readily and successfully mitigated in an AONB are relevant and cannot be predicted.

The AONBs are identified for their landscape quality and their character, including their wildlife importance and rich cultural and architectural heritage. The focus of the policy approach is on appearance, design and setting, rather than emissions and there is nothing specific that would have

an effect on Objectives 8-10. However, protecting the distinctive character of these areas helps to prevent incremental loss/undermining of the landscape, natural environment and historic environment which are all inter-related, and therefore has a significant positive effect on Objectives 12 - 14.

There are significant positive effects identified for the Objectives to improve health and well-being, to strengthen society, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. The AONB local design guides will provide site-specific guidance. There is potential for synergies with plans supporting Mourne Gullion Strangford UNESCO Global Geopark.

Policy LA3 - Local Landscape Policy Areas

Development proposals within Local Landscape Policy Areas will only be permitted where it is demonstrated that they do not adversely impact on their intrinsic landscape character, visual amenity, and environmental and historic value.

Existing LLPA designations and potential new LLPA designations will be reviewed and identified during the Local Policies Plan Stage. Relevant policy and where necessary supplementary guidance will also be detailed at that stage.

Preferred Option:

Carry forward Policies CON2 & CVN3 within ADAP 2015 and BNMAP2015 respectively, with amended wording to align with PPS6 and the SPPS paragraphs 6.28 – 6.30.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in 2.23-2.24 of PPS6, the SPPS paragraphs 6.28-6.30, and local policies within the extant development plans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	+	0	0	0	0	+	0	0	+	0	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

LLPAs contribute to the quality of urban environments and the enjoyment and wellbeing people experience when they view or spend time in these areas, due to their amenity importance. Positive effects are identified for Objectives 1 and 2. The approach will reduce the likelihood of over- intensive development and will help to make the district a more attractive place. The effect on Objectives 3, 4, 5 and 6 is negligible.

LLPAs maintain natural buffers between different land uses and reduce the likelihood of over - intensive development, allowing for flexibility and adaptation of the natural environment. The

approach helps to safeguard areas of natural landscape, such as trees, woodland and local pockets of biodiversity, and maintains landscape character and visual amenity in and around settlements. Archaeological sites and monuments and listed and other locally important buildings and their surroundings are features that LLPAs can be designated to protect. Positive effects are therefore identified for the environmental Sustainability Objectives 7, 10, 12, 13 and 14.

Significant positive effects are identified for the Objectives to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Operational NH and FRD policies will also work to reduce negative effects and promote positive effects.

Policy LA4 Areas of High Scenic Value.

Policy to protect areas of local landscape quality which are sensitive to change due to their character and quality, features and low capacity to absorb new development.

The legacy AoHSV designation from the extant Plans will be carried forward. The requirement for new AoHSV designations will be reviewed at the Local Policies Plan Stage.

Preferred Option:

Spatially define and protect landscapes considered to be of local and regional landscape quality.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The approach has been informed by the evidence base and Landscape Character Assessment. While the area of the extant designation is very small, there is a requirement to appropriately consider any impacts on neighbouring landscape designations. Transboundary consultation has identified that retaining the extant designation is required to uphold the aims or policy approach of the LDP of neighbouring Council(s), for continuity and consistency. The approach is in line with para. 6.75 of the SPPS.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7 protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9 ... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	0	?	?	0	0	0	0	0	++	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

The appraisal has been conducted in the context that the legacy designation proposed to be carried forward covers a very small area and, as large parts of the district are included within other landscape and/or seascape designations (e.g. Designations CO1 and SCA, AONB), the areas where additional lands could be identified for designation at LPP are relatively limited.

No perceptible effects are identified for the social Sustainability Objectives 1-3 due to the above context - the designation will not constrain the number or location of dwellings or other development proposals, only their design/appearance. This rationale is equally applicable to the economic Sustainability Objectives 4 and 5, however some indirect influences are identified on employment

sectors (e.g. tourism, leisure) that attract business via enjoyment of views across high quality landscapes. Effects are concluded as uncertain for Objective 6, as there are limitations on how certain types of infrastructure development can be sited/integrated. While the option does not preclude development, in conjunction with the other landscape designations, it may make the delivery of infrastructure more challenging. Uncertain effects are also concluded for Objective 7, as, while new designations could identify and protect earth science, this could also introduce additional constraints at project level for development associated with mineral extraction.

The effect on almost all the remaining environmental Sustainability Objectives (Objectives 8, 9, 10, 11, 12 and 14) is negligible. The focus of the policy approach is on appearance, design and setting, and therefore there is nothing specific that would create/alter emissions to air, water or groundwater, though some positive influences are noted for Objectives 12 and 14 through requirements for development to be sympathetic to its location/surroundings. A significant positive effect is identified for Objective 13, as the option highlights sensitive landscapes and ensures that criteria are applied when considering new development proposals - it will provide policy to ensure that views within and outwith the neighbouring Council areas are also given due consideration where appropriate to do so.

There are significant positive effects identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The preferred option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

There is cross-over with other operational policies. Supplementary Planning Guidance / Design Guides may be produced. Landscape Character Assessments or other studies can inform the evidence base at the LPP stage.

3.8.4. Coastal Development

Policy CO1 - The Undeveloped Coast

Policy to conserve the natural character and landscape of the undeveloped coast and to protect it from excessive, inappropriate or obtrusive development.

The undeveloped coast designation (Designation CO1) extends along the full extent of the district's coast from the Council boundary north of Killyleagh to Carlingford Lough and the Newry River to the start of the Greenbank Industrial Estate.

Preferred Option:

Option 1: Carry forward Policy CO1 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

Option 2: Alternative policy approach that would prohibit any development within the undeveloped coast.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	0	0	0	++	0	0	0	0	+	+	++	++	+
Option 2	-	--	-	0	--	-	+	?	0	++	++	++	++	++

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Option 1

A significant positive effect is found for Objective 1 because the approach will sustain public access and preserve open space in coastal areas where people can take part in recreation and leisure activities, or simply enjoy the amenity value. Exceptions could also deliver opportunities to benefit people's health and well-being, such as new pathways or a house extension/renovation enabling people to stay in the same home if their circumstance change. No perceptible effects are found for the other social Sustainability Objectives.

The sustainable approach of the policy to appropriate development also has a positive effect for Objective 5. The exceptions will support people to continue to live and work in these areas. The approach would not preclude delivery of any proposal of overriding national or regional economic importance. The coastline within the district is extensive and this policy helps to manage it sustainably as a natural asset. The policy tries to balance protection of the undeveloped coast and its landscape/ seascape quality and natural features with the feasibility of necessary infrastructure and development when there are no alternative sites. There are no identified effects on any of the other economic Sustainability Objectives.

The policy has a positive or significant positive effect for the environmental Objectives 10 to 14, because of its approach to protecting coastal land as a natural asset. This land not only plays an important role in maintaining natural resilience to the effects of climate change but also further protects the district's network of designated sites and blue/ green infrastructure from inappropriate development and pollution. The approach protects ecosystems and biodiversity, water quality and can benefit marine interests. The policy's control over development helps to avoid visual intrusion and protects coastal views. The avoidance of inappropriate development is also able to maintain a sense of place and local distinctiveness. This is likely to help ensure the preservation and conservation of maritime features and marine cultural heritage.

Option 2

This approach is focused on environmental protection. No exceptions would be granted for extant residents, farm operations and other infrastructure already present, unless for development of national or regional importance. It was considered that this approach would negatively impact rural coastal communities. A negative effect is identified in respect of all social Sustainability Objectives (Objectives 1-3) with a significant negative for Objective 2.

The restrictive approach would also have a negative effect on Objectives 5 and 6, in the economic Sustainability Objectives. It would undermine economic activity and extant businesses, including agriculture, in the policy area by not allowing for a limited degree of 'agriculture, aquaculture and fisheries use, transport or utilities infrastructure'.

The policy has a significant positive effect for the environmental Objectives 10 to 14, because of its approach to protect coastal land as a natural asset. This land not only plays an important role in maintaining natural resilience to the effects of climate change but also further protects the district's network of designated sites and blue/ green infrastructure from inappropriate development and pollution. The policy approach protects biodiversity, water quality and can benefit marine interests. While an exception is provided for a proposal of overriding national or regional economic importance, such proposals are likely to be very rare. The coastline within the district is extensive and this policy would sustain it as a natural asset. However, the policy fails to balance protection of the undeveloped coast and its landscape/ seascape quality and natural features with the delivery of necessary infrastructure and development.

The stricter policy approach was appraised alongside the preferred approach and whilst it delivered strongly for protection of the environment, there were significant negative effects identified against a

number of social and economic Sustainability Objectives. It is considered that the stricter approach is not balanced and therefore not a reasonable alternative/sustainable approach.

For the preferred option (Option 1) there are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth, to protect natural resources and enhance biodiversity, and to maintain and enhance landscape character. No significant negative effects are identified. The appraisal has considered the policy approach that allows for exceptions to be a more sustainable option.

Measures to reduce negative effects and promote positive effects.

All proposals must meet the General Policy and other provisions of the LDP. Other coastal policies, historic environment and natural environment policies will be especially relevant. The UK Marine Policy Statement and (when adopted) Marine Plan for Northern Ireland will also be relevant in assessing the acceptability of proposals.

Policy CO2 – The Developed Coast

The Council will apply a presumption against inappropriate development on green space and open space adjacent to the coast within coastal settlements. Proposals will be supported where they create or enhance public access to the coast; enhance public enjoyment through increased provision of coastal amenity space or result in an environmental benefit through protection of wildlife habitats.

Preferred Option:

Carry forward Policy CO2 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives are identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.39-6.41 with regard to new development within the developed coast.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	+	++	0	0	++	0	0	0	0	0	?	?	+	+

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Through safeguarding green space and open space adjacent to the coast within coastal settlements, and promoting/supporting leisure and recreation proposals that sustain or improve access to the coast, this approach acts positively for Objectives 1 and 2.

The option encourages competitiveness and innovation in the district's ports and harbours and supports businesses that are associated with marine activities, which acts significantly towards achievement of Objective 5. As the approach concerns development within existing developed areas of the district's settlements, the overall effect on Objectives 6-10 is negligible. Although the areas subject to CO2 are already built up, in use and will have a degree of extant industrial/human activity, intensification of operations or increased access could contribute to pressure on the marine environment. Operational policies of the LDP will identify impacts and measures required to avoid or mitigate them. Aspects of operational activity will be outside the scope of the LDP but may be

regulated by other authorities. The overall effect on Objectives 11 and 12 is uncertain. The approach is protective in that although it supports new development, it should have no significant adverse impacts on the coastal landscape and seascape character, which acts positively for Objectives 13 and 14.

Significant positive effects are identified for the Objectives to strengthen society and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Via CO1, all proposals must meet the requirements of General Policy and accord with other provisions of the LDP, and must accord with the UK Marine Policy Statement and Marine Plan for Northern Ireland. Operational NH policies will be relied on to ensure that potential impacts on protected sites, habitats and species are identified and avoided or mitigated where relevant.

3.8.5. Land Instability

Policy DAR1 – Development at Risk from Land Instability and Coastal Erosion

New development will not be permitted on land at risk of coastal change and/or land instability in any of the cases listed. Where the principle of development is accepted by the Council, the applicant will be required to submit a Vulnerability Assessment.

Preferred Option:

Carry forward Policy PSU 10 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS para 6.42 with regard to new development within areas at risk.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	++	+	+	0	0	0	+	0	0	++	++	++	+	0

Summary and Comparison of Options against the Sustainability Objectives and Likely Significant Effects

Land instability is not limited to the coast and can also occur inland, however due to the district's extensive coastline, the majority of effects will occur from the application of this approach in coastal areas. The option will impose a constraint on where new development will be allowed, in localised areas. While there may be perceived negative effects on the social Sustainability Objectives through slightly reducing opportunities for development, ultimately the thrust of the approach is to reduce/eliminate risk to property and to prioritise the health and safety of people. This will safeguard communities and will reduce the number of unfit homes in the future. Positive effects are therefore identified on Objective 1 and, in the medium and long term, Objectives 2 and 3. The approach will also help to ensure that economic and infrastructure development is sustainably located, but other strategic and operational will be more influential and the overall effect on Objectives 5 and 6 is negligible.

The approach will help allow coastal morphology to adapt naturally in response to climate change, in places where it is able to do so. This will help to prevent the establishment of new areas at risk of 'coastal squeeze' and will allow sediment transfer to continue, contributing to the resilience of the coast and its ability to adapt and recover in response to rising sea levels. These aspects are all considered to deliver in a positive manner for the environmental Sustainability Objectives 7, 10, 11, 12 and 13. The approach may mean that in the future it may not be feasible to protect heritage assets at risk from erosion in coastal areas, but the overall effect on Objective 14 is negligible.

Significant positive effects are identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is considered to be a sustainable option.

Measures to reduce negative effects and promote positive effects.

Coastal development proposals must also accord with the coastal policies and the UK Marine Policy Statement and (when adopted) Marine Plan for Northern Ireland will also be relevant in assessing the acceptability of proposals. Non-coastal development must meet the General Policy and other provisions of the LDP. Development at risk from flooding must accord with policies for flood risk and drainage.

3.9 How has the SA influenced Plan Making

The entire plan-making process is one of decisions, change and fine-tuning in response to many factors, including the SA. Identifying and clarifying these changes is therefore a key element of the SA process as it shows how the plan-making process has been influenced, in particular how the plan has changed and what mitigation measures have been incorporated into the plan. The following outlines the influencing factors for the development of the draft Plan Strategy following publication of the Council's Preferred Options Paper and how the draft Plan Strategy was influenced by the SA/SEA process.

At Preferred Options Paper stage, the Sustainability Framework was used to appraise 24 key planning issues within the district and assist in the selection of the Council's preferred option by identifying the most sustainable option. In advance of the formal SA exercise for the Plan Strategy, the draft policies were subject to informal SA consideration through the engagement with key statutory stakeholders.

Following on from this, the SA exercise at Plan Strategy Stage entailed assessment of the Council's draft strategic and operational policies against the Sustainability Framework to determine if they were a sustainable approach. The consideration of reasonable alternatives formed part of the SA exercise and was used as a means to assess whether alternative approaches could deliver the policy objectives. Reasonable alternatives were considered to be the different realistic options available to the Council. The appraisal also identified potential measures to reduce negative effects or promote positive effects.

As the evolution of the strategic and operational policy within the draft Plan Strategy was influenced by regional policy and the strategic approach to addressing many of the key planning issues within the district had already been explored through the POP, there were a number of instances where no reasonable alternatives for delivery of the policy aims/objectives were proposed.

Where reasonable alternatives were identified, the draft strategic and operational policies were generally found to be more sustainable than any reasonable alternatives. However, in a limited number of instances (as discussed in section 2.4.4), the preferred option taken forward for the draft Plan Strategy is a variation of the most sustainable option identified in the Interim SA which has emerged in light of the detailed evidence base. The fact that no major significant adverse effects were highlighted is reflective of the fact that the developed policies and proposals are aligned with the RDS, SPPS and have taken account of other relevant government strategies and input from key statutory consultees. The SA exercise also helped to draw out the interrelationships and cross overs between draft policies.

There are therefore a range of factors that have influenced the evolution of the strategies and policies contained within the Plan Strategy. The Sustainability Appraisal as set out in this document is one factor amongst a number that has influenced the policy content of the Plan Strategy.

In summary, the Council's draft Plan Strategy has been influenced by policy word changes to deal with policy gaps or to provide points of clarification identified from a social, economic or environmental perspective.

4 The Cumulative Impact of the Preferred Options

This Section considers how the preferred options, grouped by draft Plan Strategy theme, cumulatively relate to the fourteen Sustainability Objectives. Tables A3.1 – A3.4 in Appendix 3 illustrate the total effects of each of the preferred options of the draft Plan Strategy, in their appraised policy groupings where relevant, on each Sustainability Objective over the long term.

4.1 Total Effects of the draft Plan Strategy

4.1.1. Improve health and well-being

Spatial Growth/Overarching and General Policy

The preferred options aim to deliver sustainable and compatible patterns of development in defined areas and they aim to create the conditions for more of the district's population to have convenient access to services and facilities for healthcare, leisure and recreation. Amenity and public safety are highlighted as key considerations when assessing proposals. Encouraging the inclusion of measures to reduce greenhouse gas emissions and improve climate change resilience has positive spin-offs for health and well-being in respect of air quality, extreme weather effects and encouraging people to choose active travel. Promoting the establishment and incorporation of green and blue infrastructure and above-ground SuDS also aims for a healthier and more attractive environment, which also benefits well-being. General Policy will ensure that these aspects are integral to the application process and considered in the design of all new development, and achievement also be supported through Developer Contributions.

Social

Almost all the preferred options act positively for achieving this objective. The provision of high quality, attractive, energy-efficient residential development in sustainable locations, and policy that recognises the specific needs of the population and helps secure the delivery of housing and accommodation that meets these needs will strongly support the improvement of health and well-being outcomes. The protection of existing open space and the requirement for open space and amenity areas to be designed into and provided for all new development, at a level appropriate to development scale, supports and encourages people to engage in social interaction, leisure, recreation and physical activity outdoors. The approach ensures that necessary services and local facilities are provided in association with growth and ensures such facilities are protected from being lost to alternative uses.

Economic

The preferred options for economic development, retail and tourism adopt a sequential approach and direct most development to centres or zonings. This helps avoid problems of incompatible land uses and sustains settlements and their centres as social places where people can meet and interact. The options facilitate opportunities for businesses across a range of sectors. Increased wages and income can improve health and wellbeing outcomes. While the LDP does not directly create jobs, it aims to support and facilitate other Plans and Strategies that do. Tourism development can include provision of facilities that residents can benefit from as well as visitors. The approach also recognises the value that digital connectivity has on quality of life (in terms of studying, working and leisure). The preferred options for economic, minerals, waste and renewable energy development are supportive, but also recognise that such development may affect amenity and policies recognise the need to protect people's health, wellbeing and quality of life. The primary focus of the preferred options for transport and flood risk is safety and accessibility. Most of the preferred options under this theme act in a positive way.

Environmental

The preferred options which protect the historic environment have limited direct effect on the delivery of the objective, though some positive influences and indirect effects are noted through the

amenity value of the historic environment, particularly historic parks and gardens with public access. Likewise, protecting the natural environment will not directly improve health outcomes in the district's population, but there are positive indirect effects through safeguarding natural environments that people enjoy spending leisure time in and the benefit this has on quality of life. The preferred options for landscape assets and coastal development are also considered to act positively for the objective; the approach recognises the important amenity value of the district's landscapes and coastline and the role that areas with public access have in encouraging physical activity and healthy lifestyles, and quality of life in urban environments. A precautionary approach in areas at risk from land instability and coastal erosion will deliver positive effects through reducing risk, with the benefits to safety and wellbeing strengthening over time.

Total Effects

The majority of the preferred options have either minor positive or significant positive impacts on this objective. No negative effects are identified, however a small proportion of the preferred options have uncertain effects. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on health and well-being.

4.1.2. Strengthen society

Spatial Growth/Overarching and General Policy

Good design is important for local amenity but also social inclusion through accessibility. Place shaping is about more than the appearance of buildings. The preferred options can provide a better sense of place and community – delivering sustainable and compatible patterns of development in defined areas promotes good access to services and facilities in settlements, with increased choice/options available further up the hierarchy. General Policy will aim for all new development to be designed in consideration of practical movement networks and the prioritisation of people rather than vehicles, encouraging social contact. Achievement also be supported through Developer Contributions.

Social

Almost all the preferred options act positively for achieving this objective, with many significant positive effects. Quality, well-designed residential development should be inclusive. The preferred options for housing in settlements will support the delivery of a mixture of housing types, tenures and sizes and that are adaptable and accessible and that are more aligned with the long-term needs of the people that will live in them. In rural areas, the preferred options enable an economically active population to be maintained in a sustainable way to support and sustain rural facilities and services. Requirements for provision and protection of open space, play areas, sports facilities and community facilities helps safeguard existing and create new shared spaces for community interaction.

Economic

Many of the preferred options under this theme have no effect, however where there is an effect, it is generally a positive one, although there is some uncertainty for policies which facilitate major industrial or tourism development outside of settlements. The sequential approach and the identification of areas where economic, retail, tourism and telecommunications/utilities development will be supported sustains settlements as focal points for communities and facilitates development which can deliver wider community benefits. Existing tourism assets will be protected, which is important in supporting the rural and coastal communities that depend on them.

Environmental

The preferred options supporting the historic environment have a positive effect, as the character and identity of a community is often linked with cultural heritage. Many assets with public access function as shared space for residents and visitors. Likewise, there are indirect positive effects on society from protecting natural environments that people enjoy. At community-level, local sites can

be just as important as international sites. The district's natural environment and landscapes are a draw and are influential in why visit and spend time in the district – protecting these assets helps to support rural and coastal communities which are heavily dependent on income from visitors. The approach to managing coastal development aims to establish vibrant, accessible and sustainable coastal communities. While the precautionary approach in the undeveloped coast and areas at risk from land instability may be perceived as restrictive, the approach will avoid locating people/development in locations that aren't sustainable in the medium-long term. The effect is neutral, but positive effects are predicted to emerge over time.

Total Effects

The majority of the preferred options have either minor positive or significant positive impacts on this objective. No negative effects are identified, however for a small proportion of the preferred options, the effect is uncertain. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on strengthening society.

4.1.3. Provide good quality sustainable housing

Spatial Growth/Overarching and General Policy

The preferred options do not deliver directly towards the Objective, however the requirement to incorporate renewable and low carbon technology, passive solar design and design and place shaping should help to make all new housing development more sustainable. The approach for the settlement hierarchy allocates housing based on evidence, to ensure homes are built where they are most needed, with larger settlements offering greater development opportunities. Settlement development limits define urban boundaries and influence the types and tenures of housing, ensuring affordable housing thresholds are met.

Social

The preferred options help to create the conditions for a variety of household types, sizes and tenures to be delivered across the district, including a proportion of affordable housing in settlements and in the countryside where a need is identified. They encourage diversity in the supply of new housing and helps address issues and inequalities in terms of affordability and household size. Requirements for high-quality design and housing which is designed to be adaptable and accessible will help the district's housing stock to be more adaptable to changing demographics. All these aspects contribute in a very significant way to achieving the Objective. The non-housing policies under this theme generally have no effect, however the requirements for provision of open space in new residential development make an indirect contribution to making housing more sustainable.

Economic

The preferred options for economic, retail, tourism and minerals development have negligible effect, though it is acknowledged that the strategic approach of identifying zonings and allocating land will ensure that sufficient land is available in suitable locations to meet anticipated housing needs as well as employment. Facilitating the sustainable extraction of raw materials for construction indirectly supports the house-building industry but does not contribute directly to the objective. Positive effects are identified from the preferred options for transport, telecommunications, non-mains sewerage and flood risk – while these do not directly deliver housing, they support the objective by making new housing more sustainable.

Environmental

Almost none of the preferred options have a perceptible effect on delivering housing. While the approach to protect and enhance the historic environment and natural heritage will be a consideration when assessing the suitability of proposals for new housing Development, Council will ensure that there is sufficient land for housing in appropriate places and the approach to protect natural heritage should not restrict the delivery of new housing or growth aspirations in the district.

Policy which supports the sensitive conversion and reuse of buildings may help to contribute in a positive way. While the precautionary approach in the undeveloped coast and areas at risk from land instability may be perceived as restrictive, locations that do not pass the vulnerability assessment are unlikely to be sustainable locations for dwellings.

Total Effects

Many of the preferred options have negligible or no relationship with this objective, but where there is an identified effect, it is a positive one. No negative effects are identified, however for a small proportion of the preferred options, the effect is uncertain. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on the provision of good quality, sustainable housing.

4.1.4. Enable access to high quality education

Spatial Growth/Overarching and General Policy

The preferred options do not deliver directly towards this objective, however the settlement hierarchy as proposed considers existing provision of education facilities. The highest-classified settlements include higher/further education facilities, while small settlements may be limited to primary provision only. The approach recognises that the highest-classified settlements have better transport links, enabling more of the population to have choice / variety in the options available for education and skills training.

Social

In general, the preferred options have negligible impact on this Objective, though there are some indirect positive influences in terms of housing in settlements benefitting from access to a greater choice of education and skills training facilities and open space policies which establish and protect routes and linkages for active travel. The option to require provision, or expansion of, education or community facilities in conjunction with new housing, where the need is identified is also considered to act positively. The approach ensures that open space, which may be used by schools, is protected from being lost to alternative uses.

Economic

In general, the preferred options have negligible impact on this Objective. However, the approach to implementing the economic strategy has a positive effect through the spatial linkages enabled between education facilities that support, training and skills development, and the areas where economic development will be supported, although it cannot directly deliver apprenticeships or training. The approach to sustainable transport and telecommunications is also considered to have a minor positive effect by making it easier for to access education and training without a car.

Environmental

None of the preferred options were found to have a perceptible impact on enabling access to high quality education. However, there are some positive influences derived from the approach to protecting the historic environment and natural heritage, recognising that these assets can be educational resources.

Total Effects

Many of the preferred options have no relationship with this objective, but where there is an identified effect, it is mostly a positive one. There also some options where the effect is uncertain, but no negative effects are identified. Overall, the options put forward in the draft Plan Strategy are considered to have a **negligible** total effect on enabling access to high quality education.

4.1.5. Enable sustainable economic growth

Spatial Growth/Overarching and General Policy

The preferred options aim to make the district more attractive to work, live and invest in through requirements around design and place shaping, and supporting and facilitating growth and economic development in the areas that are best suited to accommodating it. While the requirement to consider and include energy efficiency measures in all new development may increase capital costs for a new enterprise, it also helps businesses to be more resilient to fluctuations in energy costs and may reduce overheads. The General Policy option will act to prevent businesses/industries from being constrained by new development proposals that are incompatible.

Social

The preferred options for housing in settlements will help to make best use of location; most new housing will be delivered in areas where people can access the widest range of employment opportunities and retail services. The approach to promote greater diversity in the supply of new housing helps to address issues and inequalities in terms of affordability and household size. This will increase the opportunities for people employed in lower-income sectors to live near where they work, which benefits both employer and employees. The options to protect and provide for community facilities and open space recognise that such facilities can be multi-functional. Cultural and leisure/recreation facilities are local employers, but can contribute to indirect employment and business opportunities from tourism and the visitors they attract. Where effects are identified, they are generally positive ones.

Economic

The preferred options for economic, retail, advertising, tourism and minerals development act positively towards the objective. They aim to create the conditions for business and job opportunities to be provided across the district in a sustainable way, and to support vibrant city, town and village centres. The approach seeks to maximise opportunities for combining and enhancing benefits between compatible economic sectors, in that attracting business and tourism to the district may encourage more people to shop or seek other services locally, and may stimulate additional spin-offs and supply chains. An effective transport network is essential to the efficient functioning of the local economy. Access to telecommunications, utilities and drainage infrastructure is essential for attracting investment. Waste services and renewable or low-carbon energy supports business but are also themselves industries with significant potential for growth. Policy on flooding helps to protect new economic development from establishing in unsustainable locations.

Environmental

Most of the preferred options under this theme are considered to have a positive or significant positive impact on this objective. The approach of protecting the historic environment and natural heritage, landscape and for coastal management will maintain the character and amenity of the district and maintain its attractiveness as an area that people want to work, visit, live and invest in. The tourism industry is an important strand of economic activity, not just locally but regionally, with many spin-off businesses capitalising on the area's popularity. The overall approach seeks to balance development with the preservation of these assets and to ensure that future development is sustainable.

Total Effects

Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on enabling sustainable economic growth. There are no minor or significant negative impacts.

4.1.6. Manage material assets sustainably

Spatial Growth/Overarching and General Policy

The preferred options aim to deliver sustainable development and promote/support the reuse of vacant land and buildings. This makes more effective use of existing material assets and aligns with the proximity principle. The incorporation of measures to reduce greenhouse gas emissions and improve resilience to climate change in new development will contribute positively to achieving national/regional targets on energy consumption. The proposed settlement hierarchy helps to ensure growth is focused where infrastructure is present or can be efficiently extended to support it. Development limits help focus and consolidate services/infrastructure in the settlements, which enables service providers to be more efficient in service delivery, including waste and recycling collections.

Social

The preferred options for housing in settlements, for intensive sports facilities and for cemeteries will help to make the most efficient use of the existing infrastructure. Most new housing (and any intensive sports development) will be delivered in areas where utilities are present or can be feasibly extended to support it. Requirements for high-quality design extend to planning for efficiency in connecting to supporting infrastructure, including waste and recycling collection services. Requirements for minimising energy use, and the provision of on-site renewable energy sources in a major development will also have positive effects. The preferred options for new housing and open space development in the countryside have an uncertain outcome - reflecting that in general rural development does not align with the proximity principle, however the preferred options introduce requirements for clustering and co-location, meaning that utilities infrastructure would typically be present. Supporting the provision of allotments and growing spaces provides opportunities for reducing and reusing food waste and green waste.

Economic

The preferred options for economic development, retail and tourism implement a sequential approach and direct new development toward settlement centres or zonings where infrastructure is (or can more feasibly be) provided. The reuse of vacant buildings or redevelopment of vacant/derelict land is also promoted and supported and all these elements act positively for this objective. For tourism development outside of settlements the effect is uncertain, however, the criteria would usually ensure that some level of development and infrastructure is already present. Infrastructure capable of serving major economic and tourism development, or the extraction of valuable minerals/hydrocarbons is less likely to be present in rural areas and some minor negative effects are identified. The other options for minerals development and options for transportation will have largely have no effect. The options for facilitating new telecommunications and utilities, waste and renewable energy development act positively, as they will allow the council to have infrastructure that is fit for purpose and that can more easily adapt to future technologies. Ensuring that infrastructure is not located in areas of flood risk will also benefit the objective.

Environmental

The protective approach brought forward in the preferred options for the historic environment, natural heritage and landscape may present challenges in the delivery of new energy/infrastructure development. Given the number and extent of designations within the district, the approach may constrain some types of renewable energy development and energy infrastructure and some minor negative and uncertain effects are identified. There is potential to overcome some of these constraints through alternative designs, technologies, locations or through mitigation, however these elements may add to project costs. The preferred options have been developed in consideration of the district's extant baseline - positive effects on other sustainability objectives may outweigh these disadvantages.

Total Effects

The majority of the preferred options have a negligible effect on this objective, however, where there is an impact, it is generally a positive one. A small proportion of minor negative or uncertain scores reflects the fact that development in the countryside does not accord with the proximity principle and it is acknowledged that the strategic approach of the Environmental policies may present challenges in delivering new renewable energy and energy infrastructure development. Overall, the options put forward in the draft Plan Strategy are considered to have a **minor positive** total effect on managing material assets sustainably.

4.1.7. Protect physical resources and use sustainably

Spatial Growth/Overarching and General Policy

The preferred options direct the majority of growth and new development to settlements and promote the reuse/redevelopment of land and buildings, enabling land to be used more efficiently. They will not prevent the loss of greenfield land, but the step-by-step process looks at existing land within the urban footprint and promotes a sequential approach, helping land to be managed in a more sustainable way and reduces conflict between competing land uses, including mineral extraction. Planning agreements can be used to secure the restoration of mineral extraction sites, which would have a positive effect in making this type of development more sustainable.

Social

The preferred options for housing aim to achieve a compact urban footprint and deliver more efficient use of land overall. Encouraging and supporting the reuse or conversion of existing buildings, phasing the release of zoned land and options aimed at delivering a housing mix of varying types and densities helps to protect physical resources and reduce the rate at which settlements expand into new areas. While new housing or outdoor recreation facilities in the countryside are generally a change in land use and a negative influence, the preferred options are aimed at managing the location and scale of new development, with a focus on clustering and co-location with other extant development which will reduce the scale and impact of new development. The overall impact on the Objective cannot be predicted. The effects of the other non-housing options is negligible.

Economic

The preferred options for economic development, retail, tourism and waste management facilities adopt a spatial approach and aim to concentrate and contain development within defined areas. This acts positively for protecting physical resources, as it delivers more efficient land use overall, although the conversion of undeveloped land to developed land will still occur. In the countryside, options that facilitate major tourism development and agriculture/forestry could result in perceptible changes to land use, with minor negative effects. The preferred options for minerals development strongly support the objective by enabling the minerals industry to operate in a sustainable manner and allowing raw materials to be locally sourced. It will also facilitate the extraction of valuable minerals and would allow mineral reserves of particular importance to be safeguarded, should a need to do so be identified. While there is no effect from policy that seeks to preserve the flow of traffic on existing roads, the protection of land for new transport schemes and disused routes could introduce constraints on the mineral extraction industry. The effects of the options facilitating renewable energy and favouring underground provision of electricity lines are uncertain.

Environmental

None of the preferred options for historic environment have any effect on delivery of this objective. The preferred options for natural environment and landscape assets take a protective approach and directly and indirectly will serve to protect earth science features and soil quality. This will have a positive effect. However, the cautious approach afforded to areas designated for their landscape or nature conservation importance may influence mineral extraction. Development is not prohibited, however the approach may make certain mineral extraction projects more challenging or costly to

deliver, particularly if the mineral can only be found within an exceptional landscape or a European/Ramsar site. Policy on coastal erosion will help to safeguard natural coastal processes along the undeveloped coast.

Total Effects

The greatest proportion of the preferred options put forward in the draft Plan Strategy have negligible or no effect on the Objective. Of the options that do have a perceptible impact, most have a minor positive effect. However, there are several options where the predicted effects are uncertain or minor negative. This reflects the impact of facilitating development in the countryside and the effect that certain policies may have where there are competing land use interests. Overall, the options put forward in the draft Plan Strategy are considered to have a **minor positive** total effect on protecting physical resources and using them sustainably.

4.1.8. Encourage active and sustainable travel

Spatial Growth/Overarching and General Policy

The preferred options ensure that new projects are designed to support access to and connectivity with active travel and public transport, to encourage behavioural change and reduce car dependency, with the greatest potential to benefit the objective in larger settlements. Settlement development limits help prevent urban sprawl, creating compact areas that make the future establishment of new sustainable transport options more viable. There are important linkages between the LDP and the DfI's future Local Transport Plan, which will aim to deliver specific measures to encourage and facilitate modal shift to active and sustainable transport, however success will be dependent on behavioural change.

Social

The preferred options for new housing development in settlements will continue to locate the greatest proportion of new housing development (and therefore people) in settlements, where there is greatest potential for active/sustainable travel infrastructure and routes to be present, or where it is most feasible for them to be delivered in the future. The objective is also supported by the requirement for layouts and design to consider pedestrian and cycle routes and linkage with neighbouring developments and open space. The preferred options for Open Space, will also act positively by promoting access and linkages and retaining policy to prevent corridors / open space from being prejudiced or lost through development. The preferred options for dwellings in the countryside will facilitate development which would rely on cars as the primary mode for most journeys, and this would not support the objective. DfI's Local Transport Study is linked to the LDP and its aim is for an eventual Local Transport Plan that reduces reliance on the car for entire journeys, which will help to mitigate significant negative effects, however successful attainment of the objective will also require behavioural change.

Economic

The preferred options for economic development, retail and tourism aim to concentrate and contain the majority of new development within defined areas. While the approach directs development to areas where the greatest potential exists for it to be accessible by active travel or public transport, not all settlements and zoned sites are currently accessible, or well-served by public transport. In isolation, these policies would not encourage modal shift and there is a risk of increased traffic congestion. Minor negative or uncertain effects are identified for several of the options. Development in the countryside (including minerals development) is also generally considered to be incompatible with this objective. The SA has identified measures to reduce negative effects and promote positive effects, including working with DfI to develop a Local Transport Plan. The preferred options for transportation will have a positive impact. The approach aims to enhance accessibility and connectivity between places where people live and places where people work/visit and encourage walking and cycling. The parking policies are also aimed at reducing reliance on the private car.

However, reliance on road transport, heavy goods vehicles and personal vehicles in association with facilities that manage or dispose of waste is generally unavoidable and a minor negative effect is also identified. No effects are identified for the other waste management options, nor the options for telecommunications and utilities, renewable energy, non-mains sewerage or flood risk and drainage.

Environmental

The only option with an identified effect on the objective is the provision of new policy for the protection of river corridors. This recognises that these corridors can (and in some areas already do) function as active travel routes.

Total Effects

While the greatest proportion of the preferred options included in the draft Plan Strategy have negligible or no impact on the objective, there are also relatively high proportions of the options that will have negative or uncertain effects. The policy options that facilitate development in the countryside are unable to contribute much towards achieving this Objective and a significant negative effect is identified for the option to facilitate dwellings in the countryside in locations where the principle of development has already been established. Mitigation has been identified however its efficacy may be limited. While there are many positive effects identified where development is supported in settlements, modal shift is reliant on behaviour and requires the provision of alternative transport modes that are attractive and convenient– these elements are outside the LDP's scope. Overall, the options put forward in the draft Plan Strategy are considered to have a **mixed/uncertain** total effect on encouraging active and sustainable travel.

4.1.9. Improve air quality

Spatial Growth/Overarching and General Policy

The preferred options concentrate and contain development within defined areas, which may initially contribute to greater traffic congestion and increased emissions in a given area. But, over time, the overarching policies may also help to reduce the need for people to make journeys by car and make travel by alternative modes of transport more viable in the future. Although the approach to incorporate energy efficient / low carbon measures into all new development is primarily aimed at meeting climate change 'net zero' targets, it will also help to reduce overall emissions of air pollutants from new development, maintaining air quality. Encouraging consideration of embedding green and blue infrastructure within the concept of good design and place-making delivers multiple benefits – green spaces can filter and disperse pollutants in urban areas, and can reduce emissions if they support active travel.

Social

New housing development can place pressure on air quality through domestic heating and transport emissions. Concentrating and containing development may exacerbate problems of air quality and traffic congestion, with some minor negative effects predicted. However, the preferred options for new housing development in settlements also help to create conditions that would allow more homes to be connected to gas, or other infrastructure with lower emissions, and larger developments must be designed to minimise their energy use. The approach confines most of the population to areas where there should be greatest potential to access and avail of lower-emission transport modes for local journeys. The provision and protection of open space can aid in the dispersion of pollutants and this can contribute to cleaner air in urban areas.

Economic

Allocating land and directing the majority of economic, retail and tourism development to settlements/defined areas, and the approach to facilitating minerals development could concentrate/cluster emissions sources (including vehicle emissions) and cause deterioration of air quality. However, the spatial approach also aims for separation between incompatible land uses,

reducing risk of negative impacts on sensitive receptors. Development in settlements and in the countryside has the potential to exacerbate existing problems of traffic congestion. While policy is protective and individual proposals would be assessed, the nature and scale of projects that could come forward over the Plan period cannot be easily predicted. Minor negative or uncertain effects are identified for many of the preferred options. Policies that will facilitate and encourage active and sustainable travel and renewable energy infrastructure will have a significant positive impact on air quality and may counter some of these effects. The SA has identified measures to reduce negative effects and promote positive effects, which includes policy on Transport Assessments and, where required, Travel Plans.

Environmental

The only option with an identified effect on the objective is the option to provide policy protection to sites, species and habitats of conservation importance. This recognises that natural habitats can help aid in the dispersal or removal of pollutants in the air, especially in urban areas. Policy to protect the most sensitive sites from ecological effects may result in the incorporation of mitigation that is also beneficial to human health.

Total Effects

Many of the preferred options are unlikely to affect this Objective. The strategic approach clusters and concentrates development, which will also cluster and concentrate emissions sources. This could exacerbate problems of air quality and traffic congestion unless measures to reduce emissions are also incorporated into development. While the approach to facilitating development outside of settlements is not a permissive one, it will sustain a dependence on cars as the primary mode of transport. Not many options will deliver direct positive effects. Overall, the options put forward in the draft Plan Strategy are considered to have a **mixed/uncertain** total effect on improving air quality.

4.1.10. Reduce causes of and adapt to climate change

Spatial Growth/Overarching and General Policy

Growth and new development will inevitably give rise to greenhouse gas emissions. The preferred options include the requirement for energy efficient / low carbon measures to be considered / demonstrated in all new development proposals, to support regional targets. The spatial growth strategy and settlement hierarchy seek to concentrate and consolidate development in defined areas, avoiding growth in vulnerable areas, and to establish more efficient patterns of development and transport which may reduce the scale of increase in carbon, energy, resource use and emissions. This can be supported by embedding green and blue infrastructure within the concept of good design and place-making, which delivers multiple benefits, including carbon capture and resilience to climate change effects. Therefore, the approach is considered to have a positive effect overall on the objective.

Social

Increasing the number of housing units is unlikely to reduce overall energy consumption. However, housing in settlements should have greater choice/availability of low-carbon energy sources and transport modes and there will be a requirement for larger developments to be designed to minimise their energy use, all of which are considered to be positive for the objective. The provision and protection of open space can deliver a positive impact through blue and green infrastructure or open space areas that have a secondary function in providing resilience against the effects of climate change. Outside of settlements, new housing may conflict with the objective, as there will not be the same scope to reduce emissions from transport.

Economic

Development is likely to lead to greenhouse gas emissions through energy, transport and the carbon footprint of constructing the development itself, which act negatively. However, there are also

positive influences through the adoption of a spatial approach in the preferred options for economic development, retail, tourism and waste management facilities. This approach delivers efficient land use and will help avoid new development on land that is vulnerable to the effects of climate change, although these effects may not be fully realised until the LPP stage. While the approach to manage commercial peat extraction is considered to have a significant positive effect, minor negative or uncertain effects are identified for most of the preferred options for economic, tourism and minerals development. The options which encourage and support increased use of sustainable modes of transport and the parking strategies which are aimed at reducing reliance on the private car act in a positive way. However, the effect is uncertain for the options aimed at maintaining flows of road traffic. These may act to sustain dependence on private vehicles. The options for facilitating renewable energy development will have a significant positive effect, however the approach for public services and utilities includes requirements on the design and siting of electricity infrastructure and the effect of this is uncertain. Policy on avoiding areas of flood risk and considering surface water drainage acts in a significant positive manner to increase sustainability and resilience to the predicted future effects of climate change. The options to facilitate development for the management and disposal of waste also contribute positively as this encompasses materials reuse, recycling and composting.

Environmental

The preferred options for the historic environment generally have negligible effect, however the option to protect and conserve Listed Buildings has a positive effect through renovation resulting in reduced use of raw materials and less embodied carbon in comparison with replacement, and improved energy efficiency. The options to protect natural heritage and landscape and to manage coastal development generally benefit this objective. They are protective of natural environments and habitats that absorb and sequester carbon and that contribute towards adaptation and resilience to the effects of climate change.

Total Effects

Many of the preferred options put forward in the draft Plan Strategy have negligible or no effect on this objective. While positive and significant positive impacts are identified for some of the policies or policy groups, there are minor negative or uncertain impacts identified for policies facilitating economic, housing, and tourism development outside of settlement limits, and for minerals development. There is also uncertainty around the impact of some of the preferred options for transportation and for public services and other utilities. Overall, the effects of overall, the options put forward in the draft plan strategy are considered to have a **mixed/uncertain** total effect on reducing causes of and adapting to climate change.

4.1.11. Protect, manage and use water resources sustainably

Spatial Growth/Overarching and General Policy

The preferred options for growth and new development could place pressure on water resources through supply requirements and wastewater and storm water discharges. Capacity constraints in wastewater and drainage infrastructure are issues affecting many of the district's settlements and the options may exacerbate issues around sewerage capacity. The approach seeks to concentrate and contain development and to avoid sprawl into the wider countryside which is generally considered more sustainable than dispersed development with individual drainage arrangements. The preferred options will enable the most efficient delivery of wastewater treatment and surface water management over the Plan period. There will be minor negative effects in the short-term until upgrades identified in NIW's current investment plan (to 2027) are delivered and the availability of infrastructure and flood risk must be ascertained for each development proposal. This will be secured through General Policy requirements which can be supported by Developer Contributions/ Planning Agreements. Embedding green and blue infrastructure within the concept of good design and place-

making delivers multiple benefits, including improving the quality and reducing the quantity of surface runoff.

Social

The preferred options direct the greatest proportion of new housing into settlements that have mains sewerage and drainage infrastructure. As outlined in the overarching themes above, minor negative effects could occur in settlements with capacity constraints / flood risk unless the availability of foul sewage treatment and absence of flood risk is confirmed for each development proposal - this is equally applicable for ensuring sustainability of new housing in the countryside. This will be secured through General Policy requirements and more specific operational policy on flood risk and drainage. 'Green' areas of Open Space can help absorb and reduce runoff rates and filter out pollutants in urban areas – the preferred options aim to protect / safeguard these areas where they already exist, and to establish areas of open space in all new housing development over 25 units. At the LPP stage, the evidence base will be updated for zoned sites; constraints will be taken in to consideration in the release of housing sites.

Economic

Development and surrounding hardstanding areas can alter natural runoff patterns and generate foul sewage/dirty water. The spatial approach included in the preferred options for economic development, retail, tourism and waste management facilities will direct the majority of new development to locations that are not at risk of flooding and where wastewater infrastructure is present, in principle, at a scale that can accommodate it. However, some uncertain and minor negative effects are identified, due to current constraints on NI Water infrastructure and in recognition that some settlements and legacy zonings may currently be identified as being affected by a flood plain. At the strategic level, effects are uncertain or minor negative. The SA has identified measures to reduce negative effects and promote positive effects; all development proposals will be screened for effects under General Policy requirements and the preferred options for the operational policies on flood risk and drainage and development relying on non-mains sewerage, which will have a significant positive effect. The preferred options for minerals, waste management and renewable energy development are prescriptive and protective, which has a positive effect. The preferred options for transportation will have no perceptible impact on water resources.

Environmental

None of the preferred options for historic environment have any effect on delivery of this objective. The preferred options for natural environment and for the most exceptional landscape assets take a protective approach and will directly and indirectly support the objective by protecting water quality and protecting natural areas of land that function to attenuate flows. Likewise, the precautionary approach to Development at Risk from Land Instability and Coastal Erosion retains the natural coastline as an adaptable storm and flood defence.

Total Effects

The majority of the preferred options put forward in the draft Plan Strategy have negligible or no effect on this objective. Although positive and significant positive effects are identified, there are also minor negative effects and uncertain effects arising from the lack of fit-for-purpose waste water infrastructure in a number of the district's settlements. Overall, the options put forward in the draft Plan Strategy are considered to have a **mixed/uncertain** total effect on protecting, managing and using water resources sustainably. Consideration needs to be given to increasing certainty and minimising negative impacts during the Local Policies Plan stage.

4.1.12. Protect natural resources and enhance biodiversity

Spatial Growth/Overarching and General Policy

Growth and new development are likely to result in the conversion of undeveloped land to developed land and a degree of local biodiversity loss. The preferred options seek to concentrate and contain development in sustainable locations, which will help to avoid this growth impacting habitats/species of conservation importance, including the marine area. This can be supported by embedding green and blue infrastructure within the concept of good design and place-making, which delivers multiple benefits, including sustaining biodiversity in the urban footprint. General Policy recognises and highlights the value of natural heritage and the sensitive marine environment, and will ensure that each development proposal considers and identifies measures to achieve biodiversity net gain - this can also be secured through Developer Contributions/ Planning Agreements.

Social

While biodiversity loss may not be avoidable where development takes place, the housing strategies seek to manage growth and make the most efficient use of land. The preferred options highlight that existing elements / features of biodiversity should be identified, protected and integrated into development proposals. At the LPP stage, the evidence base will be updated for zoned sites and consideration will be given to identifying relevant Key Site Requirements. The approach has a minor positive effect, in the context of what could occur if there was no control on the location of new housing development. While the preferred options do not proactively encourage biodiversity retention/reinstatement, these requirements will instead be implemented in GP1. Policy to protect existing open space and to promote the establishment of new green and blue infrastructure is considered to have a significant positive effect. The preferred options for managing development of new sports and recreation facilities are also positive, as they are protective, place emphasis on avoiding impact on sensitive areas and will ensure that disturbance (such as increased noise, light, etc) is a consideration when assessing proposals.

Economic

New development has a risk of habitat loss, disturbance or pollution which could negatively affect habitats and species of conservation importance, including in the marine area. The preferred options for economic development aim to concentrate and contain the majority of new economic and industrial development to within defined areas and sustainable locations. While the efficient use of land benefits the Objective, the overall effects of economic development are uncertain. The preferred options for tourism, minerals and, telecommunications/utilities, renewable energy and waste development adopt a protective, precautionary approach and are considered to have a mostly positive effect although the effects of the options for valuable minerals and land improvement are uncertain. The impact of the preferred options for transportation are neutral or minor negative. The realisation of any proposal for a new road, or a car park, may lead to the conversion of undeveloped land to developed land and potential for increased disturbance. The SA has identified measures to reduce negative effects and promote positive effects; all development proposals will be screened for effects under General Policy requirements and natural heritage operational policy. Areas/sites of nature conservation importance are considered in the legacy zonings and the evidence base will be reviewed and updated for the LPP. The approach to managing flood risk and drainage will help to retain natural stream and river habitats and morphology. Safeguarding waste facilities from development that would prejudice their future expansion will facilitate the upgrading of wastewater treatment works and help improve water quality in the marine area. These aspects are all considered to have a significant positive effect on the Objective.

Environmental

In the historic environment options, positive effects are identified for the preferred options to protect archaeological remains and historic parks and gardens. The remaining options have a negligible effect, as their purpose is to conserve built heritage, although it is acknowledged that built heritage may be

host to protected species. Significant positive effects are found for the preferred options for natural heritage and landscape assets. This approach affords policy protection to a variety of areas/sites with semi-natural land cover and traditionally-constructed buildings, benefitting the protected species and priority habitats present. In general, the preferred options for coastal development and land instability also have positive effects, however the preferred option for the developed coast does include a risk of negative effects and the overall effect is uncertain.

Total Effects

Most of the preferred options put forward in the draft Plan Strategy have a minor or significant positive impact on this objective. However, minor negative or uncertain impacts are also identified for some preferred options. This reflects that some types of development that the LDP will facilitate could occupy a large footprint or occur in locations which may result in the disturbance or loss of biodiversity and that much of the district's coastline is adjacent to sites designated for their nature conservation value. However, the overall strategies implement a cautious, protective approach and the LDP is therefore considered to have a **minor positive** total effect on protecting natural resources and enhancing biodiversity.

4.1.13. Maintain and enhance landscape character

Spatial Growth/Overarching and General Policy

The preferred options seek to concentrate and contain development and to avoid sprawl into the wider countryside. They place a focus on integrating development, especially at the edge of settlements and aim to protect and conserve landscape character in the wider countryside, and seascape around the coastline. While Strategic Policy will require consideration of energy efficient / low carbon measures to be demonstrated in all new development proposals, to support regional targets, the approach acknowledges that appropriateness of a particular type of technology will vary from site to site. Every development proposal will be required to consider the character of its surroundings under General Policy. The approach also highlights how Planning Agreements may be used more proactively than in the past to secure the appropriate decommissioning and restoration of a site, which will benefit the objective.

Social

Many of the options for housing don't have any effect on this objective, as they relate to housing type or tenure, and internal design / layout. The preferred options for housing in settlements encourages development of the urban footprint in preference to fringe, and avoids unnecessary settlement expansion, which will help to protect local distinctiveness and maintain landscape and seascape character. In the countryside, the preferred options are protective; housing development must integrate with its surroundings be adjacent to or clustered with other existing development. The preferred options for open space generally have a positive effect; particularly the approach to protect open space. The criteria that new sports and recreation facilities must meet are protective, and place emphasis on respecting surroundings and avoiding impact on local character.

Economic

Economic development, tourism, minerals, waste management, telecommunications/utilities and renewable energy development may alter landscape and seascape character. The preferred options indicate that scale, nature and design will be a primary consideration when assessing the suitability of new development proposals. Exceptional landscapes and areas of outstanding natural beauty will receive additional protection and will require the highest quality of design. The preferred options will also bring forward requirements to secure post-development restoration for relevant minerals, renewable energy and waste development proposals. This approach is considered to act positively for this Objective, although residual minor negative effects are identified for major development in the countryside, for minerals development and for new transport and parking schemes, in recognition that such development is often of a scale that is difficult to fully integrate.

Environmental

The historic environment and natural heritage strategy recognises and has taken account of the diversity of landscapes within the district and the importance of landscape quality and landscape value. The preferred options have been selected in recognition of the distinctiveness and attractiveness that much of the district has, and they implement a cautious, protective approach with an emphasis on high-quality design. All the preferred options act positively for this Objective, except for the historic environment option for enabling development, where the effect is uncertain as it cannot be predicted.

Total Effects

The majority of the preferred options have either a minor positive or a significant positive effect on this objective. The most exceptional landscapes will receive the strongest policy protection to safeguard them against degradation. A small proportion of uncertain and minor negative scores reflects the appraisal findings that some types of development can impact on landscape character and it may not be possible to fully avoid or overcome these impacts due to the nature of the development. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on maintaining and enhancing landscape character.

4.1.14. Protect, conserve and enhance the historic environment and cultural heritage

Spatial Growth/Overarching and General Policy

Growth and new development have the potential to conflict with built and cultural heritage, including damage to or destruction of buried archaeology. The preferred options promote and encourage the reuse of derelict / vacant buildings and have an emphasis on high-quality design and place shaping, which may benefit historic buildings / townscapes and enhance 'sense of place'. Many features and assets of the historic environment are in settlements and the hierarchy approach helps to maintain settlement identity and sense of place. The overarching strategies and General Policy require the character and setting of heritage assets to be respected and this will benefit the objective. Features or assets of the historic environment will be taken into account when reviewing designations at LPP, to ensure that the most sustainable locations are selected for growth/expansion, if required.

Social

The preferred options for housing aim to maintain the character and distinctiveness of settlements and the rural area. The sympathetic reuse/repurposing of buildings is promoted and encouraged. Requirements for quality in design and for masterplanning of larger developments will help ensure that heritage features and their settings are recognised and appropriately considered in the design of proposals. The provision and protection of open space may protect heritage features and their setting. Policy on new sports/outdoor recreation recognises that there could be potential conflict between such facilities and heritage and the preferred options therefore place an emphasis on sympathetic design and avoiding adverse impacts. Green and blue infrastructure could be a compatible land use and may support access to and understanding of heritage. Policy to protect against loss of community facilities would also act positively - buildings under the protected classes are often of local heritage importance.

Economic

Economic/industrial, tourism, minerals, waste management, telecommunications/utilities and renewable energy development may alter the character of an area. Development can also result in the damage or destruction of unrecorded archaeology/built heritage. The approach aims to concentrate and contain the majority of new development to within defined areas and sustainable locations, and is protective of landscape character (which is inter-related with this objective). Positive effects are identified for many of the Options through this protective approach. The options for transportation which encourage and support increased use of sustainable modes of transport also act in a positive way. However, settlements are also focal points for heritage and the setting of an asset

is a key element of its value. The preferred options promote the re-use of buildings and disused transport routes which could encourage and support restoration and re-use of listed and non-listed heritage, vernacular buildings, and industrial, defence or maritime heritage. Where development is sympathetic to built heritage, it will help conserve it. The preferred options for flood risk and drainage recognise that heritage can be affected by drainage. The SA has identified measures to reduce negative effects and promote positive effects; all development proposals will be screened for effects under General Policy and specific operational policy for the historic environment.

Environmental

The historic environment and natural heritage strategy values the importance of the historic environment and natural heritage across the district and it recognises that the historic environment is a non-renewable resource that once lost, cannot be replaced. All the preferred options act positively for this Objective, except for the preferred options for Areas of High Scenic Value and for development at risk from land instability, where the effect is negligible. The historic environment is intertwined with the landscape and natural environment and together, the policies under this group help to protect, conserve and enhance the historic environment and preserve local distinctiveness and character of locations within the district, helping to maintain a sense of place and local identity.

Total Effects

The majority of the preferred options have either a minor positive or a significant positive effect on this objective. A small proportion of uncertain and minor negative scores reflects that the district's settlements are focal points of built and industrial heritage, and some types of development that will be facilitated through the LDP may have a higher risk of affecting the setting of historic assets due to their nature or scale. Overall, the options put forward in the draft Plan Strategy are considered to have a **minor positive** total effect on protecting, conserving and enhancing the historic environment and cultural heritage.

4.1.15. Summary of Total Effects

Overall, the total effect of all the preferred options of the draft Plan Strategy is to make a positive contribution to delivery of the majority of the social and economic Sustainability Objectives. However, the total effect on several of the environmental Sustainability Objectives is mixed with some uncertainty before secondary, synergistic or cumulative effects are taken into account.

A long-term **significant positive** total effect on sustainability is predicted in relation to the Objectives to:

- improve health and well-being,
- strengthen society,
- provide good quality, sustainable housing,
- enable sustainable economic growth, and to
- maintain and enhance landscape character.

A long-term **minor positive** total effect is predicted in relation to the Objectives to:

- manage material assets sustainably,
- protect physical resources and use them sustainably,
- protect natural resources and enhance biodiversity, and to
- protect, conserve and enhance the historic environment and cultural heritage.

The total effect of the preferred options on the Objective to enable access to high quality education and to manage material assets sustainably is **negligible**.

A long-term **mixed/uncertain** total effect is predicted in relation to the Objectives to:

- encourage active and sustainable travel,
- improve air quality,
- reduce causes of and adapt to climate change, and to
- protect, manage and use water resources sustainably.

Many of the minor negative effects that have contributed to a mixed/uncertain total effect will be reduced in scale through the application of other policies within the draft Plan Strategy at the project level, or are capable of being mitigated at Local Policies Plan stage. The draft Plan Strategy should be read in the round, as it will be applied in its entirety to all development proposals.

4.2 Cumulative Impacts of the draft Plan Strategy

Schedule 2(6) of EAPP (NI) Regulations requires the appraisal to consider secondary, cumulative and synergistic effects. Secondary effects are effects that are not a direct result of the plan, but occur as a result of an original or direct effect. Cumulative effects can arise where several developments each have insignificant effects but together have a significant effect or where several individual effects of a plan (e.g. noise, dust and visual impact) have a combined effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

Table 4.1: Cumulative Impacts of the Plan

SA Objective	Effect of draft Plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
Improve health and well-being	The provision of high quality, attractive, energy-efficient residential development in sustainable locations supported by urban design which focuses on amenity, safety and internal permeability will help establish attractive living and working environments that benefit the health and well-being of the district's population.	The approach to ensuring that cycling and walking are viable and attractive travel choices where new development in settlements is proposed, in conjunction with future Local Transport Plans and Council's Active Travel Masterplan that will work to deliver improvements in walking/cycling infrastructure, may provide wider benefits to people's health from increased physical activity and reducing transport emissions.

	Enabling a diversity of employment in appropriate locations whilst preserving the important amenity value of the district's landscapes and coastline will also deliver positive effects on quality of life. The total effect is significant positive .	The cumulative effect of the relevant policies working together, along with the Community Plan is to strengthen the significant positive impact.
Strengthen society	Defining and outlining settlements rather than encouraging dispersed development throughout the district creates focal points for communities and sustains the services and facilities that make each settlement distinct. Focusing the majority of housing growth toward two principal hubs and the local and small towns enables a wide range of housing options to be delivered and aims to maximise positive outcomes for society. A sustainable population in villages, small settlements and the rural community will be maintained, helping to support local services and conserve local identity. Strategic Policy SP2 and supporting operational policies which encourage high-quality design, active frontages and natural surveillance with new development will contribute towards perceived safety and community cohesion. Improved 'accessibility for all' will benefit everyone in society and reduce inequality. Protecting community facilities, and providing for publicly accessible areas of open space, play areas and sports facilities create shared spaces for community interaction. The total effect is significant positive.	Housing policies HOU5 and HOU6 make provision for affordable housing and a more diverse housing mix. It will encourage people from different community and income backgrounds to live together and should help to support sustainable communities. The cumulative effect of all the relevant policies working together, along with the Council's Regeneration and Economic Development Strategy and the Community Plan, is to strengthen the significant positive impact.
Provide good quality sustainable housing	The preferred options for new housing and accommodation create the conditions for a variety of household types and sizes to be delivered, including a minimum proportion of affordable housing. They are aimed at securing current and projected future household requirements in the district. The provision of high quality, attractive and sustainable homes, accommodation and facilities in settlements which meet the specific and locally-identified needs of the population and that are designed to be adaptable and accessible has a significant positive effect.	The principles of placemaking and good design help to enhance the quality of housing on a wider basis, by making the district a more attractive place to live. Policy on creating an accessible environment will help shape and enhance the design of residential areas and will support the delivery of housing that can realistically function as 'lifetime homes'. This will become increasingly important in the context of an ageing population. These policies have a synergistic effect on health and well-being and strengthening society and will help strengthen the effect of those positive effects. There are also synergies with economic development, and accessibility to a local workforce. The cumulative effect is to strengthen the significant positive effect.
Enable access to high quality education	The Housing Strategy aims to maintain sustainable populations in urban and rural settlements. This helps avoid disproportionately impacting access to school places. While the LDP is not the main mechanism for delivering access to education, many of the policies make a positive contribution to this objective. Effects are largely indirect and delivered through linkages with employment or by improving the locational accessibility to education and skills training providers.	The LDP will support the delivery of education facilities identified through EA Area Plans, and community facilities. It may also help to support the Council's Regeneration and Economic Development Strategy in establishing increased integration between education providers and industry. Synergistic effects may also emerge through funding from the Belfast Region City Deal. There are synergies between sustainable economic growth, health, transport and accessibility and a stronger society. These cumulative effects work

	The total effect is negligible .	together to raise the effect on the objective from negligible to minor positive .
Enable sustainable economic growth	Providing the conditions for the creation of a range of job types that are accessible across the district, including to rural areas, has significant positive impacts on enabling sustainable economic growth. The ‘city and town centre first’ approach encourages vitality and vibrancy and growth in city and town centres. Identifying and actively promoting the SELs and the benefits of their strategic locations/benefits aims to propel spinoffs in other economic sectors through having more people working in and around the two principal hubs. The approach also recognises the district’s attractiveness and the importance of the landscape and coast in sustaining the rural economy. The total effect is significant positive.	The adoption of a LDP which directs certain types of development to centres or zonings which are located in areas with favourable infrastructure and access to the strategic transport network, including the gateway Port at Warrenpoint is a key aspect of delivering on the RDS. There are significant crossborder interactions in the Drogheda-Dundalk-Newry settlement network (in the context of the Dublin-Belfast economic corridor) identified in the Project Ireland 2040 National Planning Framework, reflecting Newry’s role as a Regional Gateway in the RDS. The policies can also help to deliver on the aims and objectives of the Council’s Regeneration and Economic Development Strategy and strengthen the economic base. It can also support the objectives of the Council’s Tourism Strategy. The preferred options should also help support the delivery of the emerging Green Growth Strategy and Circular Economy Strategic Framework and can be strengthened by projects delivered through the Belfast Region City Deal. They also support expansion and diversification of the marine industries at the key port and fishing harbours, in conjunction with the emerging Marine Plan. All policies in the draft Plan Strategy work together and cumulatively with wider regional plans and strategies to strengthen the effect of the significant positive impact.
Manage material assets sustainably	Sustainable economic and housing growth has positive effects through facilitating efficient provision of material assets (e.g. waste collection and recycling services, energy generation and energy transmission, telecommunications and other public utilities, etc.). Introducing policy to encourage the incorporation of renewable energy technology and energy efficiency measures including micro-generation and passive solar design into new development and to require a proportion of on-site generation for major development will help achieve greater energy and resource efficiency. Policy to protect areas of exceptional landscape quality and international sites of nature conservation importance may present challenges in the delivery of some types of renewables and energy infrastructure development. However, it should not preclude the delivery of essential assets and diversity of energy supply. The total effect is mixed/uncertain.	The adoption of a LDP which will identify the areas where growth is projected and which manages growth sustainably will help to coordinate the provision of new/upgraded infrastructure. The approach will also help facilitate the provision of waste facilities that support the NI Waste Management Strategy: ‘Delivering Resource Efficiency’. It will support wider regional strategies such as the emerging Circular Economy Strategic Framework and ‘Zero Waste’ ambitions. The incorporation of renewable/low carbon energy technologies in new development will help support the ‘do more with less’ approach of the emerging Energy Strategy. The LDP would be able to facilitate essential infrastructure required to support regional targets for decarbonisation, as promoted by the Energy Strategy and emerging Green Growth Strategy. Forward planning and coordination between service providers will help to reduce capital costs. Cumulatively the positive effects would be strengthened, raising the overall effect to minor positive.
Protect physical resources and use sustainably	Growth and development will lead to an inevitable consumption of land, however the strategic approach aims to concentrate and contain development, in preference to expansion. It promotes efficient use of the land	While the purpose of phasing the release of housing supply is not to protect land as a resource, it will indirectly serve to do so. Strategic and operational policy encourages the reuse of existing buildings and the redevelopment of brownfield sites to reduce the uptake of greenfield land.

	resource and sustainable patterns of development. The preferred options seek to protect areas of exceptional landscape quality and international sites of nature conservation importance. While policy may create additional challenges in the exploration and extraction of minerals in the location of the areas protected, it will also benefit the objective by protecting the semi-natural land resource. The total effect is minor positive.	Updated Urban Capacity Studies will help to inform the baseline at the LPP stage. Clustering development in the countryside and encouraging the retention of natural boundaries and mature vegetation helps to ensure that land is as efficient as it can be and that the development of greenfield land is kept to minimum levels, reducing uncertainty and helping to mitigate some of the negative effects. Policies which support sustainable minerals extraction can have an indirect positive impact on jobs and economic growth, including through the supply chain and equipment sectors. The cumulative effects will strengthen the minor positive effect.
Encourage active and sustainable travel	The principle of spatial planning which establishes focal points or areas for similar land uses creates the conditions to allow walking and cycling, or public transport routes to be established between residential areas, employment areas and open space areas for leisure/recreation. General policy for all development aims to create an accessible environment focusing on connectivity and safety and the place-making accessibility and connectivity; this strategic approach acts positively for achieving the objective. However, many of the parts of the district are not well served or accessible by public transport and, although the preferred options will control development in the countryside, new development will continue to occur in rural areas where these opportunities will not be present and these aspects have a negative effect. The total effect is mixed/uncertain.	The adoption of a new LDP which will identify the areas where housing and employment growth is projected helps to inform future local and regional Transport Plans and will allow service providers to plan for the future more effectively. National policy for transitioning to electric vehicles will not alleviate congestion. The approach to ensuring that new development in settlements is accessible by active travel will work in conjunction with the measures identified in the Df's Local Transport Study to encourage active travel and discourage car use. Such measures include improved provision of routes/options and the implementation of parking strategies to improve modal choice and encourage behavioural change to reduce reliance on cars, particularly for short, local journeys and edge-of-settlement to town centre journeys. It will also support the aims of regional plans such as 'Ensuring a Sustainable Transport Future' to enhance regional public transport connectivity. Positive secondary effects may occur on health and well-being. The cumulative effects will move the balance of the mixed/uncertain effect to a minor positive effect.
Improve air quality	Growth and new development, particularly housing and economic development, is likely to generate emissions and have indirect effects from an increase in associated transport emissions. While baseline air quality is generally good, there are two AQMAs in Newry City and the district's population has a high reliance on cars / private transport. Policy for residential and economic development in settlements encourages and supports accessing active and sustainable travel, potentially reducing reliance on the car. This is much less feasible outside settlements. The preferred options promote and encourage energy efficiency and design that incorporates low-carbon and renewable heating and power sources, however it will only be compulsory for major development to include these technologies. Behavioural change will be a key influence in reducing emissions. The total effect is mixed/uncertain.	All policies work together to cumulatively reduce the scale of negative impacts and enhance positive impacts. The preferred options promote the creation of an accessible environment in settlements, with movement patterns that support walking and cycling and ease of access to public transport. This may help to initiate behavioural change to reduce reliance on cars as the preferred mode of transport in settlements, especially for short journeys under 2km. While the preferred options require energy efficient design and incorporation of renewable and low carbon energy technologies in new development where feasible, incentives to improve the performance of existing development delivered through regional policy such as the Energy Strategy and 'Net Zero' commitments are more likely to make perceptible reductions in emissions from combustion for heat and energy, and from transport.

		Positive secondary effects may occur on health and well-being, biodiversity and climate change. While the LDP may help to create conditions which could reduce aerial emissions and improve air quality, the greatest influences on reducing emissions are beyond the scope of the LDP, and consequently the long term impact remains uncertain.
Reduce causes of and adapt to climate change	The strategic approach promotes the re-use of existing buildings in preference to new development and aims for more compact, efficient settlement layouts. The preferred options for quality and design aim to increase opportunities for accessing employment and services by active or sustainable travel and reducing reliance on the car. However, the preferred options also facilitate new development - housing, transport, facilities/services, industry/business, and agriculture – which can be sources of greenhouse gas emissions. Emissions can be reduced or offset through the incorporation of low-carbon and renewable technologies, as is encouraged under SP1 and the underpinning operational policies, however the options are unlikely to make much difference to the embodied carbon cost of new development. The preferred options will ensure that development in areas vulnerable to the effects of climate change is avoided. The approach is also flexible and can respond to an evolving baseline. The total effect is mixed/uncertain.	All the preferred options in the draft Plan Strategy work together to cumulatively reduce the scale of negative impacts and enhance positive impacts. Policies that protect areas of exceptional landscape quality and sites of nature conservation importance will indirectly protect land and habitat that has a role in mitigating and/or adapting to the effects of climate change, such as beaches and dunes, raised and blanket bogs, wetlands and flood plains. There is an overlap with some of the aims/objectives of the FRMP, RBMP, draft Marine Plan and NICCAP 2. While the preferred options promote energy efficient design and incorporation of renewable and low carbon energy technologies in new development and biodiversity net gain, where feasible, behavioural change and improvement in the performance of existing development is required. Increasing the extent of habitats that remove carbon from the atmosphere will also be required. These are more likely to be delivered through regional policy such as the Energy Strategy and 'Net Zero' commitments, and the emerging Environment Strategy. The greatest influences on reducing greenhouse gas emissions are beyond the scope of the LDP, and consequently the long-term impact remains uncertain.
Protect, manage and use water resources sustainably	Growth may place pressure on water resources through wastewater and storm water discharges. Impermeable surfaces such as roofs and parking areas can contribute to increased runoff rates and influence flooding which is a key issue in many parts of the district. Foul wastewater requires treatment prior to discharge. Directing new residential and economic development in accordance with the spatial strategy and settlement hierarchy will encourage development to be located in settlements where water and wastewater infrastructure is already present and is generally able to accommodate the new development, while meeting the required treatment standards. However there are known issues with waste water network and treatment capacity in some settlements, or parts of settlements in the district. The incorporation of SuDS, where possible, in all new development will help control and manage runoff and surface water at source. River corridors will receive protection to	The adoption of a LDP which will identify the areas where growth is projected and which manages spatial growth sustainably will help to inform the investment in and co-ordination of water supply and waste water infrastructure upgrades (where necessary). While the NI Water PC21 business plan indicates that several price controls will be required to rectify the problem of development constraints regionally, Newry and Downpatrick are scheduled to receive investment in the PC21 period to help address 'serious development restriction'. The requirement to carry out drainage assessments for applicable development will help to ensure that source control is given greater consideration from the earliest stages of design and accords with the actions identified in Sustainable Water - A Long-Term Water Strategy for NI. It may encourage 'soft' SuDS (which delivers multiple benefits) to be more widely employed, The preferred options also accord with the aims of the FRMP and RBMP, and may help alleviate pressure on drainage networks. Cumulatively these actions may help to address some of the water quality issues in receiving waters, including

	conserve natural bankside morphology and natural flooding regimes. Housing and non-residential development in the countryside has a greater tendency to be reliant on private treatment. While new development will not be permitted to proceed to proceed where it would create or add to a pollution problem, the long term operation / maintenance of private waste water treatment systems such as septic tanks is outside the scope of the LDP. The total effect is mixed/uncertain.	the marine waterbodies of Carlingford and Strangford Loughs and Dundrum Bay which are not achieving 'good' status under the WFD Regulations. The cumulative effects will move the balance of the mixed/uncertain effect to a minor positive effect.
Protect natural resources and enhance biodiversity	Development and growth is likely to result in pressure on greenfield sites and a degree of local biodiversity loss. Promoting the re-use of existing buildings in preference to new development and strategically directing the majority of new development to within settlements (and specifically inside defined settlement limits and zonings which take natural resources into consideration) helps to support this objective. However, much of the undeveloped zoned land is greenfield land and its eventual use is likely to result in loss of biodiversity. General policy for all development requiring the identification of measures to achieve biodiversity net gain in the design process will help to reduce this impact. Many of the district's areas designated for their nature conservation importance are aquatic, marine or otherwise water-dependent and effects from development may occur at a distance via downstream hydrological linkages. The preferred options to safeguard natural heritage have been developed in accordance with regional planning policy and statutory legislative requirements. The policies to protect the landscape, provide open space and to prevent pollution of surface or groundwater will work to support this objective. The total effect is minor positive.	Policy to protect coastal European and Ramsar Sites from significant effects will indirectly benefit the wider marine area. Where there is the potential for impacts on the marine area, consultation and liaison with DAERA (and, in shared waters, the DHPLG) will inform whether there is a requirement for a Marine License or other permitting that requires a joint authority approach. A review of the evidence base and identification of Key Site Requirements in the identification/review of zonings at LPP stage may complement or help to deliver objectives of the Council's Local Biodiversity Plan, or the regional Biodiversity Strategy and the All-Ireland Pollinator Plan. These elements will work cumulatively to support the preservation and enhancement of local biodiversity. The preferred options also include policy on open space and on green and blue infrastructure, which seeks to protect wildlife habitats and avoid fragmentation and, where feasible, to enhance habitat through building and landscape design. This approach can help to deliver multiple benefits including to health and well-being, strengthening society, active and sustainable travel and water resources. These cumulative effects may remove some of the uncertainty and help strengthen the minor positive impact.
Maintain and enhance landscape character	The strategic approach to confine the greatest proportion of growth to existing larger settlements will help to safeguard landscape character. However, there will be a certain proportion of new development in the countryside. Strategic designations for landscape accompanied by policy informed by landscape character assessment will provide direction on what can be accommodated in areas of particular landscape sensitivity. The most exceptional landscapes and the undeveloped coast will receive the strongest policy protection. Strategic policy on design and more specific design policy for development in the countryside seeks to ensure that development in the countryside is sited and appropriately	Policies and legislation to protect natural resources and the historic environment also work cumulatively to support this objective. The quality of the landscape in the district is demonstrated by its Geopark status centred around The Mourne, The Ring of Gullion and Strangford Lough and Coast. Liaison with neighbouring Councils and aligning policy where there is potential for cross-boundary effects delivers secondary effects in respect of attracting tourism/visitors. These cumulative effects help strengthen the significant positive effect.

	designed to integrate sympathetically with its surroundings and urban sprawl is limited. The total effect is significant positive .	
Protect, conserve and enhance the historic environment and cultural heritage	Development has the potential to conflict with the historic environment - including damage to, or destruction of, undiscovered buried archaeology. The preferred options in the draft Plan Strategy are protective towards identified / designated assets, in accordance with statutory requirements and legislation. Policy will also help to ensure that where there is a risk of buried archaeology being damaged or disturbed by new development, this can be avoided through archaeological assessment and evaluation. Strategic policy on design and more specific design policy aims to deliver new development that is not only integrated with its surroundings but that creates a sense of place based on a clear understanding of the site context. The re-use of existing buildings is promoted and encouraged in preference to new development. The preferred options are protective of non-listed vernacular and locally important assets of heritage value and provide direction on the sensitive conversion and reuse of these assets. The strategic approach may introduce risk of incremental change and cumulative effects on the setting of heritage assets in settlements. The total effect is minor positive.	Policies which protect landscape character and natural heritage work together to strengthen the protection towards the historic environment and the setting of historic features. The Council's Tourism Strategy aims to encourage sustainable tourism by highlighting the UNESCO Global Geopark within its themes of 'Mountains, Myths and Maritime'. The Geopark includes 'People and culture' and 'Archaeology and Built Heritage' among its underpinning themes and has a community-centric focus. Investment in tourism could help to enhance access to and understanding of heritage assets and stimulate heritage-led regeneration. The draft Plan Strategy can also facilitate the delivery of the various Town Centre and regeneration Masterplans and Development Frameworks which could enable the restoration of old buildings, enhance access and deliver new shared spaces for culture, arts and creative industries. These cumulative effects will help to strengthen the minor positive effects to significant positive effects.

4.3 Outcome and Next Steps

4.3.1. Outcome

The SA process has helped influence the content of the draft Plan Strategy by contributing to the critical review of the policies including their reasonable alternatives. Through the SA process, preferred options for implementing these policies were identified. In all cases the preferred option represented a sustainable option. This SA Report has been published alongside the draft Plan Strategy for consultation purposes.

When potential secondary, synergistic or cumulative effects have been taken into consideration, significant positive sustainability effects are predicted to result from the draft Plan Strategy throughout the plan term and beyond, in relation to the Sustainability Objectives to:

- 1. improve health and well-being.
- 2. strengthen society.
- 3. provide good quality, sustainable housing.
- 5. enable sustainable economic growth.
- 13. maintain and enhance landscape character.
- 14. protect, conserve and enhance the historic environment and cultural heritage.

It should be noted that in the case of the historic environment Sustainability Objective, the total effects have been raised from minor positive to significant positive through the cumulative impact of the plan.

Minor positive effects are identified for the Sustainability Objectives to:

- 4. enable access to high quality education,
- 6. manage material assets sustainably,
- 7. protect physical resources and use sustainably.
- 8. encourage active and sustainable travel.
- 11. protect, manage and use water resources sustainably.
- 12. protect natural resources and enhance biodiversity.

Again, the total effects on these Sustainability Objectives have been enhanced in a positive way through the cumulative impacts brought about by the plan, and cumulative or synergistic effects with other Plans, Programs and Strategies.

The overall effect is uncertain for two of the Sustainability Objectives, the Objectives to:

- 9. improve air quality.
- 10. reduce causes of and adapt to climate change.

The cumulative impact of the Plan on these Objectives is to reduce the range and scale of the minor negative impacts and enhance some of the minor positive effects, but some uncertainties remain. This reflects that a plan for growth is unlikely to improve air quality or reduce greenhouse gas emissions, however the draft Plan Strategy promotes and facilitates energy efficient development and walking and cycling and will support wider initiatives that encourage the behavioural changes required for this to happen.

A significant negative effect was identified for the preferred option for facilitating dwellings in the countryside in respect of the Objective to encourage active and sustainable travel. This option is required to deliver on regional policy and there are no reasonable alternatives. Mitigation has been identified and is described in section 3.7.2. The mitigation is already included within the LDP and will reduce the scale of the effect from this policy option to minor and not significant.

The overall impact of the draft Plan Strategy is a finding of **no likely significant effects on the environment.**

Representations received in response to this consultation may lead to the modification of both the SA Report and Plan Strategy. If these modifications are significant this may lead to additional appraisal against the SA/SEA Framework.

4.3.2. Next steps

The Environmental Assessment of Plans and Programmes Regulations 2004 require the Council to produce a formal, post-adoption SA Statement to accompany the Plan Strategy, as soon as reasonably possible after its adoption. The purpose of the post-adoption statement is to outline how the SA process has informed and influenced the plan preparation and decision making process, and demonstrate how consultation on the SA was taken into account. The SA Statement will contain the following information:

- The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
- How environmental and sustainability considerations were integrated into the plan;
- How consultation responses were taken into account; and
- Measures that are to be taken to monitor the significant effects of the plan.

SA will continue throughout the Plan preparation and a Sustainability Appraisal Report will also be published alongside the Local Policies Plan. In developing the Local Policies Plan we will ensure that no significant negative effects for the Sustainability Objectives are likely, or where they are unavoidable they can be mitigated to insignificant levels. We will also seek to ensure that positive effects are enhanced where appropriate.

5 Monitoring

A preliminary framework for monitoring has been developed from the key sustainability issues and significant effects identified through the SA. The Council will continue to work with statutory bodies and other partners to finalise and agree the relevant sustainability effects to be monitored and therefore this framework may evolve in response to the results of consultation or changes to the Plan Strategy.

The final Monitoring Framework will be presented in a formal SA Statement following adoption of the Plan Strategy. The final framework will also include details of the current figure and baseline trends (if known). However, it should be noted that monitoring of some of the indicators may rely on adoption of the Local Policies Plan. Where appropriate, monitoring may also align with indicators in the Community Plan.

It is also recognised that the Council alone will not deliver all the outcomes identified in the target column. Delivery will also rest with the actions of other statutory bodies and service providers and the Council will therefore work closely with its partners in taking forward the final SA Monitoring Framework.

Indicator	Source	Target
1. Improve health and well-being		
a) Total amount of open space.	Planning Approvals	Retain existing level of open space. Review trigger: Loss of existing open space
b) New public open space gained through housing development.	Planning Approvals	Residential development of 25+ units must provide public open space as an integral part of the development. Residential development of 100 units or more, or for development sites of 5ha or more, an equipped children's play area will be required as an integral part of the development. Review Trigger: More than one proposal approved contrary to the specified open space requirements.
c) Number of planning permissions granted on zoned Open Space.	Planning Approvals	To limit the loss of quality public spaces and shared spaces. Review trigger: Net loss of significant area of zoned open space to private use.
d) Proportion of people who report themselves as having 'good' or 'very good' health.	NISRA / ONS Community Plan	No Target. Objective to maintain/increase % of people who rank themselves as having high levels of wellbeing.
e) Children who are overweight or obese.	NISRA / ONS Community Plan	No Target. Objective to reduce / % of children who are overweight or obese.

Indicator	Source	Target
2. Strengthen society		
a) Balanced community services across the settlement hierarchy and Number of new community facilities approved in settlements and the countryside.	Planning Approvals	No target. Monitor trend (Objective is to meet identified needs for new or improved social, educational, recreational and community services)
b) Total number of Traveller Accommodation approved/built	Annual Housing Monitor 1 April to 31 March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	No target – monitor trend.
c) Total number of Specialist Accommodation approved/built	Annual Housing Monitor 1 April to 31 March	No target – monitor trend.

	NIHE Housing Needs Assessment NI Housing Statistics (DfC)	
d) Number of dwellings approved which are adaptable and accessible homes or provide specialist residential accommodation.	Annual Housing Monitor 1 April to 31 March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	No target – monitor trend.
e) Number of permissions in designated developed coastal area.	Planning Approvals	No target – monitor trend.

Indicator	Source	Target
3. Provide good quality sustainable housing		
a) Sufficient supply of land for housing.	Annual Housing Monitor	No target. Ensure that a sufficient number of dwellings are built and sufficient land remains available in individual settlements to meet the Strategic Housing Allocation. Trigger for review: Less than a 5-year supply of land to enable the Indicative Strategic Housing Allocation to be met.
b) Balanced population growth across the settlement hierarchy - spatial distribution of new housing that is broadly in line with Housing Land Allocation.	Annual Housing Monitor Planning Approvals	To generally align the spatial distribution of new housing with Housing Land Allocation. Trigger for review: number of new dwellings approved in local and small towns exceeds 10% of the targets set out in Indicative Strategic Housing Land Allocation.
c) Rural dwellings: Number of planning approvals for new developments . Number of planning approvals for conversion or replacement of existing buildings in the countryside.	Planning Approvals	No target: monitor trend.
d) Total number of Affordable Housing approved/built within: Settlements; and The countryside Within Newry City and towns, on sites of 0.5ha or comprising 10 units or more, provision should be made for a minimum of 20% affordable housing. Within villages and small settlements, on sites of 0.2ha or comprising of 5 residential units or more, provision should be made for a minimum 20% affordable housing.	Annual Housing Monitor 1 April to 31 March NIHE Housing Needs Assessment NIHE Strategic Housing Market Analysis (SHMA) NI Housing Statistics (DfC)	Affordable housing provision more than 10% above respective targets set out in the Housing Needs Assessment for the district.

Indicator	Source	Target
4. Enable access to high quality education		
a) % of working age population with no qualifications	NISRA Labour Force Survey	No target. (Objective is to decrease the percentage of the working age population with no qualifications.)
b) Number of planning applications permitted for the development of new education facilities (including shared facilities).	Planning Approvals	No target. (Objective is to meet identified needs for new or improved education facilities).

Indicator	Source	Target
5. Enable sustainable economic growth		
a) Balanced economic growth across the settlement hierarchy - Quantity of zoned employment land	Annual Economic Land Monitor Planning Approvals	No zoned or current economic development land lost to non-employment uses. Trigger for review: Provision falls to level below 5 - year supply.
b) Balanced economic growth across the settlement hierarchy. No land zoned for economic development lost to alternative uses (excluding sui generis uses)	Annual Economic Land Monitor Planning Approvals	No land zoned for economic development lost to alternative uses (excluding sui generis uses) in the SELs in Newry and Downpatrick. Trigger for review: Where more than 10% of the floor space within a SEL is approved for alternative uses (other than sui generis uses) in Newry and Downpatrick. Where more than 30% of the floor space for employment zonings is approved for alternative uses (other than sui generis uses) in the local and small towns.
c) Number of planning approvals within Newry City, Warrenpoint/Burren and Downpatrick which are related to economic development	Job statistics (NISRA Quarterly Employment Survey) Annual Land monitor 1 April to 31 March Planning Approvals	To monitor economic growth of Newry City, Warrenpoint/Burren and Downpatrick outside of existing employment zonings.
d) Number of tourist accommodation planning approvals in settlements and the countryside	Planning approvals Tourism NI statistics	No target: Objective is to monitor tourism accommodation applications.
e) Number of tourism schemes planning approvals in settlements and the countryside	Planning approvals Tourism NI statistics	No target: Objective is to monitor tourism development applications.
f) Number of retail applications approved within Newry City and Downpatrick main hub, and the town centres (Downpatrick, Newcastle, Ballynahinch, Killeel and Warrenpoint/Burren). Number of planning applications within local and small towns (Saintfield, Castlewellsan, Crossmaglen, Crossgar and Killyleagh).	Planning Approvals	At least 90% of net additional retail floorspace by 2035 to be in Newry and the district's designated town centres. Review target: More than 10% of retail floorspace approved outside Newry and town centres. More than 10% of retail floorspace approved outside local and small town centres
g) Promotion of a 'Town Centre First' approach through restricting retailing and other town centre uses outside of designated town centres.	Planning Approvals	At least 90% of additional retail floorspace by 2035 to be in Newry and the district's designated town centres. Review trigger: More than 10% of retail floorspace approved outside Newry and town centres.
h) Number of planning applications for economic development in the countryside.	Planning Approvals	No target. Monitor trend.

Indicator	Source	Target
6 Manage Material Assets Sustainably		
a) Renewable Energy schemes in accordance with Government targets	Planning Approvals Statistics from DfE and NISRA on renewable energy production and supply	Compliance with Government targets on energy supply from renewable sources.
b) The number and height of wind turbines approved/operational outside of Special Countryside Areas	Planning Approvals	No target – monitor trend.

c) The number and height of wind turbines approved/operational within Special Countryside Areas	Planning Approvals	No new wind turbines within Special Countryside Areas
d) Provision of telecommunications and digital infrastructure.	Planning Approvals Statistics and reports from Ofcom	No target – monitor. Objective is delivery of a fit for purpose telecommunications and digital infrastructure which meets the needs of business and private households.
e) Amount of municipal waste reduced and recycled.	Waste management statistics (DAERA)	Compliance with National and Local targets on waste management, including the Council's waste management plan.

Indicator	Source	Target
7. Protect physical resources and use sustainably		
a) Annual mineral extraction rates in the council area.	Planning Approvals DfE Annual Monitoring Report on operational quarries in the council area	No development contrary to policy provisions. Review Trigger: More than one application approved in any one year, contrary to DfI Rivers advice, unless justified as being of overriding regional/sub regional economic importance and the proposal requires a location within a flood plain
b) The development that occurs on greenfield and brownfield land in the district's settlements.	Housing land monitor Employment land monitor CORINE Land Cover Inventory	No target, monitor trend. Objective is to achieve efficient use of land and manage rate of increase of 'built on' land use types.

Indicator	Source	Target
8. Encourage active and sustainable travel		
a) Active Travel schemes which provide improved linkages	Travel Survey for Northern Ireland (TSNI) (DfI), Sustrans. Planning Approvals	Delivery of schemes which support Active Travel (walking, cycling and public transport). Review trigger: Consideration of modal shift to walking, cycling and public transport.
b) Number of new or extended park and ride/park and share facilities to reduce the need to travel by private car.	Statistics from DfI and Translink on modal shift Planning Approvals	An increase in the current provision and usage of park and ride/park and share facilities. Review trigger: No increase in current provision and usage of park and ride/park and share
c) Active Travel schemes which provide improved linkages	Statistics from DfI and Translink on modal shift Planning Approvals	Delivery of schemes which support Active Travel (walking, cycling and public transport). Review trigger: Consideration of modal shift to walking, cycling and public transport
d) Number of new or extended park and ride/park and share facilities to reduce the need to travel by private car	Statistics from DfI and Translink on modal shift Planning Approvals	An increase in the current provision and usage of park and ride/park and share facilities. Review trigger: No increase in current provision and usage of park and ride/park and share
e) Restriction of development on protected transport schemes and disused transport routes.	Planning Approvals	No new development on protected No new accesses onto Protected Routes, except where justified through policy provision (exceptions listed in policy TRA3). Review trigger: More than one application permitted in any one year, contrary to DfI Roads advice.
f) Travel to work or school by sustainable modes of transport	NISRA (Census) Travel Survey for Northern Ireland (TSNI)	No target. Objective is to increase the proportion of journeys carried out using modes other than the car.

Indicator	Source	Target
9. Improve air quality		
a) Air Quality	Newry Mourne and Down District Council, AirQualityNI (DAERA).	Achieving annual mean Objectives / improvement in NO ₂ air quality, revocation of AQMA
b) Travel to work by sustainable modes of transport	NISRA (Census) Travel survey for NI (TSNI) (DfI)	No target. (Objective to increase the proportion of journeys carried out using modes other than the car).

Indicator	Source	Target
10. Reduce causes of and adapt to climate change		
a) Development in flood plains	Planning Approvals Strategic Flood Map (DfI Rivers)	No development contrary to policy provisions. Review trigger: More than one application approved in any one year, contrary to DfI Rivers advice, unless justified as being of overriding regional/sub regional economic importance and the proposal requires a location within a flood plain
b) Number of permissions in designated undeveloped coastal area.	Planning Approvals	No target – monitor trend.
c) Number of permissions in designated developed coastal area.	Planning Approvals	No target – monitor trend.
d) The number of planning permissions granted to incorporate sustainable drainage (SuDS) measures in development proposals	Planning Approvals.	No target. Monitor trend Objective is increasing number of development proposals permitted with SuDS.
d) Development at risk from coastal erosion and/or land instability.	Planning Approvals GSNI Map Viewer	No development contrary to GSNI advice in areas known to be at risk of land instability.
e) Electricity Consumption from Renewable Sources.	DfE Electricity Consumption and Renewable Generation Statistics	No target. Monitor trend. Objective is increased indigenous renewable electricity generation as a percentage of electricity consumption.

Indicator	Source	Target
11. Protect, manage and use water resources sustainably		
a) % surface waterbodies in district achieving 'good' ecological status (or 'good' ecological potential) or better	DAERA NI Environment Agency Water Management Unit	No target. (Objective is improvement in surface water quality) in line with WFD.
b) Development in flood plains	Planning Approvals Strategic Flood Map (DfI Rivers)	No development contrary to policy provisions. Review trigger: More than one application approved in any one year, contrary to DfI Rivers advice, unless justified as being of overriding regional/sub regional economic importance and the proposal requires a location within a flood plain
b) The number of planning permissions granted to incorporate sustainable drainage (SuDS) measures in development proposals	Planning Approvals.	No target. Monitor trend Objective is increasing number of development proposals permitted with SuDS.
d) Number and location of properties approved with non-mains wastewater treatment.	DAERA/NI Water	No target. (Objective is to decrease number of potential point pollution sources).
e) Number of applications refused due to capacity issues with WwTW	Planning Approvals	No target. Monitor trend.

Indicator	Source	Target
12. Protect natural resources and enhance biodiversity		
a) Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, National Nature Reserve, Local Nature Reserve, Wildlife Refuge, Areas of High Scenic Value, SCAs, Local Landscape Policy Areas and SLNCIs.	Planning Approvals PAC decisions	No inappropriate development contrary to policy provisions. Review trigger: For International sites – more than 1 application approved under exceptional circumstances in any one-year (all sites). For National and Local sites – more than two applications approved in any one year (all sites).
b) Changes to designation of natural heritage assets (surface area km ² , number).	DAERA NI Environment Agency	No Target. (Objective is to maintain / increase areas designated for nature conservation value).
c) Condition of natural heritage assets within the district (DAERA condition assessments).	DAERA NI Environment Agency	No Target. (Objective is to maintain / improve areas designated for their nature conservation value).
d) Total amount of open space for blue or green infrastructure	Planning Approvals.	No target – monitor trend

Indicator	Source	Target
13. Maintain and enhance landscape character		
a) Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, National Nature Reserve, Local Nature Reserve, Wildlife Refuge, Areas of High Scenic Value, SCAs, Local Landscape Policy Areas and SLNCIs.	Planning Approvals PAC decisions	Monitor planning applications within sensitive landscapes. Review trigger: Loss of designated sites protected or damage to sensitive landscapes and biodiversity through planning approvals
b) Number of permissions in designated undeveloped coastal area.	Planning Approvals	No target – monitor trend.

Indicator	Source	Target
14. Protect, conserve and enhance the historic environment and cultural heritage		
a) Demolition of Listed Buildings	Planning Approvals PAC decisions Heritage at Risk Register (UAH/HED)	No demolition of listed buildings approved over a five-year period contrary to advice received from DfC HED. Review Trigger: More than one application approved for the demolition of a listed building in any one-year contrary to advice received from DfC HED
b) Demolition of buildings within Conservation Areas (CAs)	Planning Approvals PAC decisions Heritage at Risk Register (UAH/HED)	Monitor all applications for demolition in CAs approved over a five-year period. Review Trigger: More than 10% of applications for demolition in Conservation Areas approved over a five-year period
c) Changes within Areas of Significant Archaeological Interest	Planning Approvals PAC decisions	No inappropriate development contrary to policy provisions. Review trigger: More than one application approved in any one year, contrary to HE1-HE2.
d) Re-use of non-listed vernacular and locally important buildings; change of use of Listed Buildings	Planning Approvals PAC decisions	No target. Monitor trend.

e) Demolition of buildings within Areas of Townscape Character (ATCs)	Planning Approvals PAC decisions Heritage at Risk Register (UAH/HED)	Monitor all applications for demolition in ATCs approved over a five-year period. Review trigger: More than 10% of applications for demolition in Areas of Townscape Character approved over a five-year period.

Appendix 1: Compliance Checklist for Strategic Environmental Assessment

Schedule 2 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 lists the following information required for Environmental Reports, according to Regulation 11(3), (4). The location in this Sustainability Appraisal Report or the accompanying SA Scoping Report is identified.

Requirement	Location
1. An outline of the contents and main Objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	An introduction to the Newry, Mourne and Down District Council LDP is presented in Section 1 of the SA Report and Section 1 of the SA Scoping Report. The key plans, policies, programmes and strategies that have been considered in the SA are described at the introduction to each topic in Chapter 5 of the SA Scoping Report. A full list of plans, policies and programmes is included in Appendix 4 of the SA Scoping Report.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline information is presented in Section 5 of the SA Scoping Report, under topic sections. Each section highlights the likely evolution of the baseline without the LDP. The Key Sustainability Issues are summarised at the end of each topic in Section 5 of the SA Scoping Report.
3. The environmental characteristics of areas likely to be significantly affected.	The environmental characteristics of the district are presented in Section 5 of the SA Scoping Report, in baseline information and as Key Sustainability Issues.
4. Any existing environmental problems which are relevant to the plan or programme including. In particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	Section 5 of the SA Scoping Report identifies environmental problems. A draft Habitats Regulations Assessment for the draft Plan Strategy has been published for consultation alongside the draft Plan Strategy. A summary of the HRA is included in Section 1.2.5 of the SA Report.
5. The environmental protection Objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those Objectives and any environmental considerations have been taken into account during its preparation.	Section 5 of the SA Scoping Report outlines the main policy themes in the introduction to each topic. Appendix 4 of the SA Scoping Report outlines the relationship of the LDP with other plans, programmes and policies.

Requirement	Location
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as – (i) biodiversity; (ii) population; (iii) human health; (iv) fauna; (v) flora; (vi) soil; (vii) water; (viii) air; (ix) climatic factors; (x) material assets; (xi) cultural heritage, including architectural and archaeological heritage; (xii) landscape, and (xiii) the inter-relationship between the issues referred to in sub paragraphs (i) to (xii).	Likely significant effects are described in Sections 3 and 4 of the SA Report. They are reported in the context of the sustainability appraisal framework included in Appendix 5 of the SA Scoping Report. Interrelationships are discussed in Section 4 of the SA Report and Appendix 3 of the SA Scoping Report.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Measures are reported in Section 3 of the SA Report and also in the matrices presented in Appendix 4 of the SA Report.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 2 of the SA Report considers this in general. Section 3 and Appendix 4 of the SA Report provide more detail on the options appraised and any assumptions and limitations encountered in the appraisal.
9. A description of the measures envisaged concerning monitoring in accordance with regulation 16.	A preliminary framework for potential monitoring has been included in Section 5 of the SA Report.
10. A non-technical summary of the information provided under paragraphs 1 to 9.	A non-technical summary is provided as a separate document to accompany the SA Report and the SA Scoping Report.

Appendix 2: Compatibility of Sustainability Objectives & Newry, Mourne and Down District Council's Strategic Objectives.

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
Plan Vision														
Newry, Mourne and Down is a place with strong, safe, and vibrant communities, where people enjoy a good quality of life and equality of opportunity for all. A sustainable, well connected and high-quality place where our environment and cultural heritage are valued and protected to make the district an attractive place to live, work, invest and visit.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Social: Accommodating People, Creating Quality Places and Improving Health and Wellbeing														
To further develop Newry City as a regional gateway city and Downpatrick as a main hub within the district.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?
To protect and sustain the role of local and small towns so they act as local centres for housing and community services.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?
To provide for vital and vibrant rural communities in our villages and small settlements which meet the daily needs of their rural hinterland, whilst protecting the countryside by accommodating sustainable growth.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?
To provide for approximately 11,000 new homes by 2035 across a mix of housing type, size and tenure in accessible locations.	✓	✓	✓	✓	✓	✓	?	✓	?	?	?	?	?	?
To support the regeneration of disadvantaged and deprived areas.	✓	✓	✓	o	✓	✓	✓	?	?	o	o	o	o	o
To recognise the need of growing families, elderly and disabled by accommodating development which allows people to remain within their communities.	✓	✓	✓	o	o	o	✓	?	?	?	o	o	o	o

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of transportation.	✓	✓	○	✓	✓	✓	○	✓	?	○	○	○	○	○
To protect and enhance the provision of open space across the district to support health and wellbeing.	✓	✓	✓	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓
To provide for quality public spaces and 'shared spaces' that are accessible to all.	✓	✓	○	○	?	○	○	○	○	○	○	○	○	✓
Economic: Creating Jobs, Promoting Prosperity and Supporting Transport and Other Infrastructure														
To ensure there is a generous supply of suitable land to meet economic development needs within the district over the Plan period, at a variety of locations where they are accessible to all members of the community, including those without a private car.	✓	✓	○	?	✓	?	?	✓	?	?	?	?	?	?
To encourage and accommodate entrepreneurship and innovation for large, medium, and small firms by ensuring a variety of sites based on size, quality and choice.	✓	✓	○	?	✓	?	?	?	?	?	?	?	?	?
To facilitate Newry City to capitalise on its role as the South Eastern City Gateway on the Belfast-Dublin economic corridor, similarly maximising Warrenpoint as a local hub and major port, whilst ensuring Downpatrick as our main town is strengthened as a main employment centre.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	✓
To support the district as a major leisure destination which promotes sustainable tourism initiatives underpinned by tourism infrastructure in appropriate locations.	✓	✓	○	○	✓	✓	?	?	?	?	?	?	?	?
To achieve strong and vibrant city and town centres supported by a hierarchy of centres that sustainably meet the shopping, working and leisure needs of the district.	✓	✓	?	○	✓	✓	?	?	?	?	?	?	?	?

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
To protect and sustain the role of local and small towns so they act as local centres for shops, employment and leisure of an appropriate scale and support our villages to meet the daily needs of the surrounding rural area.	✓	✓	?	○	✓	✓	?	?	?	?	?	?	?	?
Provide for sustainable economic development in the countryside	✓	✓	○	○	✓	?	?	?	?	?	?	?	?	?
To promote integration between transportation and new development to reduce the need to travel and reduce dependency upon travel by car.	✓	✓	✓	✓	✓	○	○	✓	✓	✓	○	○	○	✓
Promote opportunities for sustainable travel including walking, cycling, and public transport and reduce the need to travel by private car.	✓	✓	✓	✓	✓	○	○	✓	✓	✓	○	○	○	✓
To protect strategically important transportation routes.	○	○	○	○	✓	✓	○	?	?	○	○	○	○	○
To support renewables infrastructure whilst affording protection to the environment.	?	○	?	○	✓	✓	?	○	✓	✓	✓	✓	?	?
To support digital connectivity which meets the needs of business and private households while reducing the need to travel.	✓	✓	○	✓	✓	✓	○	?	?	?	○	○	?	?
To accommodate appropriate investment in public utilities and sustainable waste management.	✓	✓	✓	○	✓	✓	?	○	?	✓	✓	?	?	?

Environmental: Protecting and Enhancing the Historic Environment and Natural Heritage														
To protect, conserve and, where possible enhance the historic environment to achieve quality design and support economic opportunity.	○	✓	?	?	✓	?	✓	○	○	○	○	✓	✓	✓
To protect, conserve and enhance the district's heritage assets and promote their sensitive re-use.	?	✓	?	?	✓	✓	○	○	○	✓	○	?	✓	✓
To protect, conserve and enhance townscape character, delivering high-quality design that helps to create a sense of place.	✓	✓	○	○	✓	○	○	○	○	○	○	✓	✓	✓

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
To protect, conserve, enhance and restore the district's natural heritage to support biodiversity in its habitats, species, landscapes and earth science features, and promote health and wellbeing.	✓	✓	?	?	✓	?	✓	○	✓	✓	✓	✓	✓	✓
To protect our sensitive landscapes from inappropriate development.	✓	○	○	○	?	?	?	○	?	?	✓	✓	✓	✓
To reduce vulnerability to climate change and prevent inappropriate new development in areas known to be at risk of flooding, coastal erosion or land instability.	✓	?	✓	○	✓	✓	✓	○	○	✓	✓	✓	○	○
To protect and sustainably manage the district's natural resources by avoiding impacts on water quality and managing the extraction of mineral reserves.	✓	○	○	○	✓	✓	✓	○	✓	○	✓	✓	?	?
To protect and enhance the network of blue and green infrastructure to support opportunities for active travel, recreation, health and wellbeing and creation of wildlife habitats.	✓	✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓
To protect and enhance the natural character and landscape of the undeveloped coast protecting it from excessive, inappropriate or obtrusive development.	✓	○	○	○	✓	○	✓	○	✓	✓	✓	✓	✓	✓
To facilitate appropriate development in coastal settlements and other parts of the developed coast that benefits local communities, contributes to a sustainable economy and is sensitive to its coastal location.	○	✓	○	○	✓	✓	✓	○	○	?	?	?	?	?

Compatible	✓	No relationship	○	Uncertain relationship	?	Incompatible	✗

Appendix 3: Impact of Preferred Options on Sustainability Objectives

Tables A 3.1 to A3.4 show the total effects (long term) attributed during the appraisal process, arranged under each theme of the Council's Strategic Objectives. They give a general visual impression of how the policies perform against the Sustainability Objectives.

It should be noted that some of the Strategies and Strategic Policies have been appraised through their underpinning operational policies, and some of the Operational policies were grouped together in the appraisal process. It should also be noted that for some policies, the scale of the effect may be much greater than those of other policies.

[Table A3.1 Spatial Growth/Overarching Strategic Policies and General Policy](#)

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably	7.... protect physical resources and use sustainably	8.... encourage active and sustainable travel	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably	12.... protect natural resources and enhance biodiversity	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Overarching Strategic Policies														
SP1 Sustainable Development and Climate Change	++	+	+	0	0	++	0	++	+	++	+	+	0	0
SP2 Enhancing Design and Place Shaping	+	+	+	0	+	0	0	0	0	0	0	0	+	++
SP3 Developer Contributions and Planning Agreements	?	?	?	?	?	?	?	?	?	?	?	?	?	?
SGS1 Spatial Growth Strategy														
SETT1 Settlement Hierarchy	+	+	++	+	++	+	+	++	-	+	+	+	+	+
SETT2 Settlement Development Limits	+	+	++	+	++	+	+	++	-	+	+	+	+	+
GP1 General Policy	+	+	+	0	0	0	0	+	+	0	++	+	+	+

Table A3.2 Social: Accommodating People, Creating Quality Places and Improving Health and Wellbeing

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing	4.... enable access to high quality education	5.... enable sustainable economic growth	6.... manage material assets sustainably	7.... protect physical resources and use sustainably	8.... encourage active and sustainable travel	9.... improve air quality.	10.... reduce causes of and adapt to climate change	11.... protect, manage and use water resources sustainably	12.... protect natural resources and enhance biodiversity	13.... maintain and enhance landscape character	14.... protect, conserve and enhance the historic environment
Housing Strategy														
HS1 Housing Land Allocation, HS2 Protection of Zoned Housing Land, HS3 Management of Housing Supply	++	++	++	+	+	+	+	+	-	+	+	+	+	+
1. Housing in Settlements														
HOU1 Quality in Residential Development, HOU2 Design Concept Statements and Concept Masterplans, HOU3 Residential Extensions and Alterations	++	++	++	0	0	+	+	++	?	++	+	+	+	+
HOU4 Conversion or Change of Use of Existing Buildings to Flats or Apartments	+	++	++	0	++	+	+	++	+	++	+	0	0	+
HOU5 Affordable Housing, COU3 Affordable Housing in the Countryside	++	++	++	+	+	+	+	0	0	0	0	0	0	0
HOU6 Housing Type, Size and Tenure, HOU7 Adaptable and Accessible Homes	++	++	++	0	+	0	0	0	0	0	0	0	0	0
HOU8 Specialist Residential Accommodation	++	++	++	0	+	0	0	+	0	0	0	0	0	0
HOU9 Accommodation for the Travelling Community	++	++	++	++	0	0	0	0	0	0	0	0	0	0
2. Housing in the Countryside														
COU1 Dwellings in Existing Clusters, COU2 Replacement Dwellings, COU6 Ribbon Development	?	+	+	?	?	?	?	--	-	-	-	?	+	+
COU4 Personal and Domestic Circumstances in the Countryside, COU5 Dwellings for Non-Agricultural Business Enterprises, COU8 Dwellings on Farms	+	+	+	?	+	?	?	-	-	-	-	?	+	0
COU7 Residential Caravans and Mobile Homes	+	0	0	0	0	0	0	0	0	0	0	0	+	0
Countryside Strategy														
3. All Development in the Countryside														
COU9 Design and Integration of Buildings in the Countryside, COU10 Rural Character, COU11 Setting of Settlements	0	0	0	0	0	0	0	0	0	0	0	+	++	+
Open Space Strategy														
4. Health, Education and Community Facilities														
CF1 Community Facilities	++	++	0	++	++	+	0	+	0	+	0	0	0	+
5. Open Space, Sport and Outdoor Recreation														
OS1 Protection of Open Space, OS2 Public Open Space in New Residential Development, OS8 Green and Blue Infrastructure	++	++	+	+	+	+	0	++	++	++	+	++	++	+
OS3 Outdoor Recreation in the Countryside	++	++	0	0	+	?	?	-	0	0	0	+	+	+
OS4 Intensive Sports Facilities, OS5 Noise Generating Sports and Outdoor Recreational Activities, OS6 Development of Facilities Ancillary to Water Sports, OS7 Floodlighting of Sports and Outdoor Recreational Facilities	++	++	0	+	++	0	0	+	?	?	+	+	+	+
OS9 Community Growing Space and Allotments	++	++	0	0	0	+	+	++	+	+	0	++	+	0
OS10 Cemeteries and Burial Space	0	0	0	0	0	+	0	0	0	0	0	0	0	0

Table A3.3 Economic: Creating Jobs, Promoting Prosperity and Supporting Transport and Other Infrastructure

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing	4.... enable access to high quality education	5.... enable sustainable economic growth	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel	9.... improve air quality.	10.... reduce causes of and adapt to climate change	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity	13.... maintain and enhance landscape character	14.... protect, conserve and enhance the historic environment.
Economic Development Strategy														
EDS1 Employment Land Allocation	+	+	0	+	++	+	+	+	?	+	+	+	+	?
EDS2 Protection of Economic Development Land, ED1 Economic Development in Settlements, ED8 Development Incompatible with Economic Development Uses	+	+	0	?	++	+	+	?	?	?	-	?	?	?
6. Economic Development in Settlements														
7. Economic Development in the Countryside														
ED2 Expansion of an Established Economic Development Use in the Countryside, ED3 Redevelopment of an Established Economic Development Use in the Countryside	+	+	0	0	++	+	+	-	?	-	0	?	+	0
ED4 Major Industrial Development in the Countryside	?	?	0	0	++	-	0	?	?	?	?	?	-	-
ED5 Small Rural Projects, ED6 Farm and Forestry Diversification	+	+	0	0	++	+	0	0	0	0	0	0	+	+
ED7 Agricultural and Forestry Development	+	+	0	0	++	+	-	-	+	?	?	?	+	0
8. All Economic Development														
Retail Strategy														
RS1 Retail Hierarchy, RET1 Town Centre First, RET2 Primary Retail Core and Primary Retail Frontage, RET3 Retail Impact Assessment and Assessment of Need, RET4 Retail Development Outside City and Town Centres, RET5 Local Centres, RET6 Retail Development in Villages and Small Settlements, RET7 Retail Development in the Countryside	+	++	0	0	++	++	+	+	?	0	0	0	0	+
9. Town Centres and Retailing														
10. Advertisements														
AD1 Outdoor Advertisements	+	0	0	0	+	0	0	0	0	0	0	0	0	0
Tourism Strategy														
TS1 Sustainable Tourism, TOU8 Safeguarding of Tourism Assets	++	++	0	0	++	0	+	0	0	0	0	++	++	++
11. Tourism Development in Settlements														
TOU1 Tourism Development in Settlements	++	++	0	0	++	+	0	+	-	?	?	0	0	++
12. Tourism Development in the Countryside														
TOU2 Tourism Amenities in the Countryside, TOU3 Hotels, Guest Houses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside, TOU5 Self-Catering Accommodation in the Countryside, TOU6 New and Extended Holiday Parks in the Countryside, TOU7 New and Extended Glamping Accommodation in the Countryside	++	++	0	0	++	?	0	-	0	?	?	+	++	+
TOU4 Major Tourism Development in the Countryside - Exceptional Circumstances	?	?	0	0	++	-	?	?	0	?	?	+	+	+
Minerals Strategy														
14. Minerals Development														
MIN1 Minerals Development	+	0	0	0	++	0	++	-	-	-	+	+	-	+
MIN2 Areas of Constraint on Mineral Development	0	0	0	0	+	0	+	0	0	0	+	+	++	+
MIN3 Valuable Minerals, MIN4 Unconventional Hydrocarbon <u>Extractions</u>	+	0	0	0	+	?	++	-	-	-	?	?	?	?
MIN5 Mineral Safeguarding Areas	0	0	0	0	+	0	++	0	0	0	0	0	0	0
MIN6 Peat Extraction	0	0	0	0	0	0	+	0	0	++	++	++	++	++
MIN7 Restoration and Aftercare	+	+	0	0	?	+	+	0	0	0	+	++	++	+
Transport Strategy														
TRS1 Sustainable Transport, TRA1 Creating an Accessible Environment, TRA6 Transport Assessment, TRA8 Active Travel	++	+	+	+	++	0	0	++	++	++	0	0	0	+
15. Transportation														
TRA2 Access to Public Roads, TRA3 Access to Protected Routes	++	0	+	0	++	0	0	+	?	?	0	0	0	0

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing	4.... enable access to high quality education	5.... enable sustainable economic growth	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel	9.... improve air quality.	10.... reduce causes of and adapt to climate change	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity	13.... maintain and enhance landscape character	14.... protect, conserve and enhance the historic environment.
TRA4 Protection of New Transport Schemes, TRA5 Disused Transport Routes	?	?	?	0	+	0	?	+	+	?	0	-	-	?
TRA7 Car Parking and Servicing Arrangements, TRA9 Design of Car Parking, TRA10 Provision of Public and Private Car Parks, TRA11 Temporary Car Parks	+	0	+	0	?	0	0	+	+	+	0	-	-	0
Telecommunications and Other Utilities Strategy														
16. Telecommunications and Other Utilities														
TCU1 Control of Telecommunications Development, TCU2 Future Proofing of New Developments for Telecommunications Infrastructure	++	++	0	++	++	++	0	0	0	0	0	0	++	+
TCU3 Public Services and Other Utilities	++	+	+	0	++	++	?	0	0	?	+	+	+	0
Waste Management Strategy														
17. Waste														
WM1 Waste Management Development, WM2 Waste Collection and Treatment Facilities, WM3 Waste Disposal	++	0	0	0	+	++	+	-	-	+	+	+	+	0
WM4 Land Improvement	0	0	0	0	0	0	+	0	0	0	?	?	0	0
WM5 Development in the Vicinity of Waste Management Facilities	++	0	0	0	++	+	0	0	0	0	0	0	0	0
Renewable Energy Strategy														
18. Renewable Energy														
RE1 Renewable and Low Carbon Energy, RE2 Renewable Energy and Energy Efficiency Measures in all Development	0	0	0	0	+	++	?	0	++	++	+	+	++	+
Flood Risk and Drainage Strategy														
19. Water and Wastewater Infrastructure														
WW1 Development Relying on Non-Main Sewerage	++	+	+	0	+	0	0	0	0	0	++	++	0	0
20. Flood Risk and Drainage														
FRD1 Development in Flood Plains, FRD5 Development in Proximity to Reservoirs	++	0	++	0	++	+	0	0	0	++	++	++	+	0
FRD2 Protection of Flood Defence and Drainage Infrastructure	+	0	+	0	+	0	0	0	0	+	++	+	0	0
FRD3 Development at Surface Water (Pluvial) Flood Risk Outside Flood Plains, FRD6 Sustainable Drainage Systems	0	+	+	0	+	0	0	0	0	++	++	++	0	+
FRD4 Artificial Modification of Watercourses	0	0	0	0	0	0	0	0	0	+	++	+	0	0

Table A3.4 Environmental: Protecting and Enhancing the Historic Environment and Natural Heritage

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Historic Environment and Natural Heritage Strategy														
21. Historic Environment														
HE1 The Preservation of Archaeological Remains of Regional Importance and Their Settings, HE2 The Protection of Archaeological Remains of Local Importance and Their Settings, HE3 Archaeological Assessment and Evaluation, HE4 Archaeological Mitigation	0	+	0	0	+	-	0	0	0	0	0	+	++	++
HE5 Historic Parks, Gardens and Demesnes	+	+	0	0	++	0	0	0	0	0	0	++	++	++
HE6 Change of Use of a Listed Building, HE7 Extension or Alteration of a Listed Building, HE8 Advertisements on a Listed Building, HE9 Demolition of a Listed Building, HE10 Development Affecting the Setting of a Listed Building	0	+	0	0	+	+	0	0	0	+	0	0	+	++
HE11 New Development in a Conservation Area or Area of Townscape Character, HE12 Advertisements in a Conservation Area or Area of Townscape Character, HE13 Demolition in a Conservation Area or Area of Townscape Character	0	+	0	0	+	+	0	0	0	0	0	0	+	++
HE14 The Re-Use of Non-Listed Vernacular and Locally Important Buildings	0	0	+	0	0	0	0	0	0	0	0	0	+	++
HE15 Enabling Development	0	0	0	0	0	0	0	0	0	0	0	0	?	+
Historic Environment and Natural Heritage Strategy														
22. Natural Heritage														
NH1 European and Ramsar Sites – International, NH2 Species Protected by Law, NH3 Sites of Nature Conservation Importance - National, NH4 Sites of Nature Conservation Importance - Local, NH5 Habitats, Species or Features of Natural Heritage Importance,	+	+	0	0	+	-	+	0	+	++	++	++	++	+
NH6 Protection of Main River Corridors and Open Water Bodies	0	0	0	0	0	0	+	+	0	+	++	++	++	+
23. Landscape Assets														
LA1 Special Countryside Areas	+	+	0	0	++	0	++	0	0	+	+	++	++	++
LA2 Areas of Outstanding Natural Beauty	++	++	0	0	+	?	?	0	0	0	0	++	++	++
LA3 Local Landscape Policy Areas	+	+	0	0	0	0	+	0	0	+	0	++	++	++
LA4 Areas of High Scenic Value	0	0	0	0	0	?	?	0	0	0	0	0	++	0
Coastal Development Strategy														
CDS1 Coastal Development	0	0	0	0	+	0	+	0	0	0	0	+	+	+
24. Coastal Development														
CO1 The Undeveloped Coast	++	0	0	0	++	0	0	0	0	+	+	++	++	+
CO2 The Developed Coast	+	++	0	0	++	0	0	0	0	0	?	?	+	+
25. Land Instability														
DAR1 Development at Risk from Land Instability or Coastal Erosion	++	+	+	0	0	0	+	0	0	++	++	++	+	0

Appendix 4: The Sustainability Appraisal Matrices

Policy	How Appraised	Page
PART 1		
Overarching Strategic Policies		
SP1 Sustainable Development and Climate Change	SP1 appraised.	170
SP2 Enhancing Design and Place Shaping	SP2 appraised.	174
SP3 Developer Contributions and Planning Agreements	SP3 appraised.	177
SGS1 Spatial Growth Strategy	SGS1 appraised via underpinning designations SETT1 and SETT2, and allocations HS1 and EDS1.	
SETT1 Settlement Hierarchy	SETT1 appraised.	180
SETT2 Settlement Development Limits	SETT2 appraised.	183
SOCIAL: ACCOMMODATING PEOPLE, CREATING QUALITY PLACES AND IMPROVING HEALTH AND WELLBEING		
Housing Strategy		
HS1 Housing Land Allocation	HS1-HS3 appraised as a group.	186
HS2 Protection of Zoned Housing Land	HS1-HS3 appraised as a group.	186
HS3 Management of Housing Supply	HS1-HS3 appraised as a group.	186
Countryside Strategy		
CS1 Development in the Countryside	CS1 appraised via underpinning policies COU9-COU11.	236
Open Space Strategy		
OSS1 Protecting and Enhancing Open Space	OSS1, OS1, OS2 & OS8 appraised as a group.	242
ECONOMIC: CREATING JOBS, PROMOTING PROSPERITY AND SUPPORTING TRANSPORT AND OTHER INFRASTRUCTURE		
Economic Development Strategy		
EDS1 Employment Land Allocation	EDS1 appraised.	190
EDS2 Protection of Economic Development Land	EDS2, ED1 & ED8 appraised as a group.	259
Retail Strategy		
RS1 Retail Hierarchy	RS1 appraised with underpinning policies RET1-RET7.	277
Tourism Strategy		

Policy	How Appraised	Page
TS1 Sustainable Tourism	TS1 appraised with Policy T0U8.	198
Minerals Strategy		
MS1 Minerals Development	MS1 appraised via underpinning policies MIN1-MIN7.	294-310
Transport Strategy		
TRS1 Sustainable Transport	TRS1, TRA1, TRA6 & TRA8 appraised as a group.	313
Telecommunications and Other Utilities Strategy		
TUS1 Telecommunications and Other Utilities	TUS1 appraised via underpinning policies TCU1-TCU3.	328-332
Waste Management Strategy		
WMS1 Waste Management	WMS1 appraised via underpinning policies WM1-WM5.	335-342
Renewable Energy Strategy		
RES1 Renewable and Low Carbon Energy	RES1 appraised via underpinning policies RED1-RED2.	345
Flood Risk and Drainage Strategy		
FRDS1 Flood Risk and Drainage	FRDS1 appraised via underpinning policies FRD1-FRD6.	352-361
ENVIRONMENTAL: PROTECTING AND ENHANCING THE HISTORIC ENVIRONMENT AND NATURAL HERITAGE		
Historic Environment and Natural Heritage Strategy		
ENVS1 Protecting, Conserving and Enhancing the Historic Environment	ENVS1 appraised via underpinning policies HE1-HE15.	363-380
ENVS2 Protecting, Conserving, Enhancing and Restoring Natural Heritage and our Valued Landscapes	ENVS2 appraised via underpinning policies NH1-NH7 and LA1-LA4.	383-399
Coastal Development Strategy		
CDS1 Coastal Development	CDS1 appraised	201
PART 2		
Operational Policies		
GP1 General Policy	GP1 appraised.	204

Policy	How Appraised	Page
SOCIAL: ACCOMMODATING PEOPLE, CREATING QUALITY PLACES AND IMPROVING HEALTH AND WELLBEING		
1. Housing in Settlements		
HOU1 Quality in Residential Development	HOU1, HOU2 & HOU3 appraised as a group.	207
HOU2 Design Concept Statements and Concept Masterplans	HOU1, HOU2 & HOU3 appraised as a group.	207
HOU3 Residential Extensions and Alterations	HOU1, HOU2 & HOU3 appraised as a group.	207
HOU4 Conversion or Change of Use of Existing Buildings to Flats or Apartments	HOU4 appraised.	211
HOU5 Affordable Housing	HOU5 & COU3 appraised as a group.	214
HOU6 Housing Type, Size and Tenure	HOU6 & HOU7 appraised as a group.	217
HOU7 Adaptable and Accessible Homes	HOU6 & HOU7 appraised as a group.	217
HOU8 Specialist Residential Accommodation	HOU8 appraised.	220
HOU9 Accommodation for the Travelling Community	HOU9 appraised.	223
2. Housing in the Countryside		
COU1 Dwellings in Existing Clusters	COU1, COU2 & COU6 appraised as a group.	226
COU2 Replacement Dwellings	COU1, COU2 & COU6 appraised as a group.	226
COU3 Affordable Housing in the Countryside	HOU5 & COU3 appraised as a group.	214
COU4 Personal and Domestic Circumstances in the Countryside	COU4, COU5 and COU8 appraised as a group.	230
COU5 Dwellings for Non-Agricultural Business Enterprises	COU4, COU5 and COU8 appraised as a group.	230
COU6 Ribbon Development	COU1, COU2 & COU6 appraised as a group.	226
COU7 Residential Caravans and Mobile Homes	COU7 appraised.	234
COU8 Dwellings on Farms	COU4, COU5 and COU8 appraised as a group.	230
3. All Development in the Countryside		
COU9 Design and Integration of Buildings in the Countryside	COU9 - COU11 appraised as a group.	236
COU10 Rural Character	COU9 - COU11 appraised as a group.	236
COU11 Setting of Settlements	COU9 - COU11 appraised as a group.	236
4. Health, Education and Community Facilities		
CF1 Community Facilities	CF1 appraised.	239
5. Open Space, Sport and Outdoor Recreation		

Policy	How Appraised	Page
OS1 Protection of Open Space	OS Strategy, OSS1, OS1, OS2 & OS8 appraised as a group.	242
OS2 Public Open Space in New Residential Development	OS Strategy, OSS1, OS1, OS2 & OS8 appraised as a group.	242
OS3 Outdoor Recreation in the Countryside	OS3 appraised.	246
OS4 Intensive Sports Facilities	OS4 - OS7 appraised as a group.	249
OS5 Noise Generating Sports and Outdoor Recreational Activities	OS4 - OS7 appraised as a group.	249
OS6 Development of Facilities Ancillary to Water Sports	OS4 - OS7 appraised as a group.	249
OS7 Floodlighting of Sports and Outdoor Recreational Facilities	OS4 - OS7 appraised as a group.	249
OS8 Green and Blue Infrastructure	OS Strategy, OSS1, OS1, OS2 & OS8 appraised as a group.	242
OS9 Community Growing Space and Allotments	OS9 appraised.	253
OS10 Cemeteries and Burial Space	OS10 appraised.	256
ECONOMIC: CREATING JOBS, PROMOTING PROSPERITY AND SUPPORTING TRANSPORT AND OTHER INFRASTRUCTURE		
6. Economic Development in Settlements		
ED1 Economic Development in Settlements	EDS2, ED1 & ED8 appraised as a group.	259
7. Economic Development in the Countryside		
ED2 Expansion of an Established Economic Development Use in the Countryside	ED2 & ED3 appraised as a group.	264
ED3 Redevelopment of an Established Economic Development Use in the Countryside	ED2 & ED3 appraised as a group.	264
ED4 Major Industrial Development in the Countryside	ED4 appraised.	268
ED5 Small Rural Projects	ED5 & ED6 appraised as a group.	271
ED6 Farm and Forestry Diversification	ED5 & ED6 appraised as a group.	271
ED7 Agricultural and Forestry Development	ED7 appraised.	274
8. All Economic Development		
ED8 Development Incompatible with Economic Development Uses	EDS2, ED1 & ED8 appraised as a group.	259
9. Town Centres and Retailing		
RET1 Town Centre First	RET1-RET7 appraised as a group.	277
RET2 Primary Retail Core and Primary Retail Frontage	RET1-RET7 appraised as a group.	277
RET3 Retail Impact Assessment and Assessment of Need	RET1-RET7 appraised as a group.	277

Policy	How Appraised	Page
RET4 Retail Development Outside City and Town Centres	RET1-RET7 appraised as a group.	277
RET5 Local Centres	RET1-RET7 appraised as a group.	277
RET6 Retail Development in Villages and Small Settlements	RET1-RET7 appraised as a group.	277
RET7 Retail Development in the Countryside	RET1-RET7 appraised as a group.	277
10. Advertisements		
AD1 Outdoor Advertisements	AD1 appraised.	282
11. Tourism Development in Settlements		
TOU1 Tourism Development in Settlements	TOU1 appraised.	287
12. Tourism Development in the Countryside		
TOU2 Tourism Amenities in the Countryside	TOU2, TOU3, TOU5, TOU6 & TOU7 appraised as a group.	284
TOU3 Hotels, Guest Houses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside	TOU2, TOU3, TOU5, TOU6 & TOU7 appraised as a group.	284
TOU4 Major Tourism Development in the Countryside - Exceptional Circumstances	TOU4 appraised.	291
TOU5 Self-Catering Accommodation in the Countryside	TOU2, TOU3, TOU5, TOU6 & TOU7 appraised as a group.	284
TOU6 New and Extended Holiday Parks in the Countryside	TOU2, TOU3, TOU5, TOU6 & TOU7 appraised as a group.	284
TOU7 New and Extended Glamping Accommodation in the Countryside	TOU2, TOU3, TOU5, TOU6 & TOU7 appraised as a group.	284
13. All Tourism Development		
TOU8 Safeguarding of Tourism Assets	TS1 appraised with Policy TOU8.	198
14. Minerals Development		
MIN1 Minerals Development	MIN 1 appraised	294
MIN2 Areas of Constraint on Mineral Development	MIN2 appraised	298
MIN3 Valuable Minerals	MIN3 & MIN4 appraised as a group	301
MIN4 Unconventional Hydrocarbons Extraction	MIN3 & MIN4 appraised as a group	301
MIN5 Mineral Safeguarding Areas	MIN 5 appraised	305
MIN6 Peat Extraction	MIN 6 appraised	308
MIN7 Restoration and Aftercare	MIN 7 appraised	310
15. Transportation		
TRA1 Creating an Accessible Environment	TRS1, TRA1, TRA6 & TRA8 appraised as a group.	313

Policy	How Appraised	Page
TRA2 Access to Public Roads	TRA2 & TRA3 appraised as a group	317
TRA3 Access to Protected Routes	TRA2 & TRA3 appraised as a group	317
TRA4 Protection of New Transport Schemes	TRA4 & TRA5 appraised as a group	320
TRA5 Disused Transport Routes	TRA4 & TRA5 appraised as a group	320
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SP1 – Sustainable Development and Climate Change

Option	Bring forward a new strategic policy on climate change and sustainable development.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	++	++	++	Positive effects seen through encouraging measures such as SuDS, which seeks to reduce overall flood risk; this benefits people in terms of their safety and wellbeing. Encouraging passive design and low carbon energy will potentially reduce aerial emissions from new development, which may help to maintain air quality. Encourages and promotes incorporating green and blue infrastructure into new development (at a level appropriate to the scale of the development) which may have wellbeing spin-offs. Encourages/promotes linkage/access to active travel and green/blue infrastructure which can also have a beneficial effects on physical health and mental wellbeing.
2. strengthen society.	+	+	+	Promotes active travel and encourages linkages to be made with sustainable modes of transport - this may encourage developers to design-in access to shared space and indirectly promotes and provides opportunities for social interaction in settlements - active travel and shared transport can enable more face to face contact, which is also an aspiration of 'community greenways' which form part of Council's wider plans. Opportunities to deliver for this Objective are less obvious in the rural parts of the district - rural communities/households may not be able to benefit to the same extent.
3. provide good quality, sustainable housing.	+	+	+	Doesn't directly deliver for this Objective in terms of the quantity or type of housing units, but the requirement to incorporate renewable and low carbon technology, and passive solar design should help to make all new housing development more sustainable. Incorporation of some energy efficiency measures or renewables may lead to some additional capital costs, but could also lead to lower operational costs for occupiers. This is relevant to the Key Sustainability Issue around relatively high levels of fuel poverty in the district. The size and nature of the proposal will inform what is required for the Sustainability Statement and therefore these elements are unlikely to present a disproportionate impact on developers - larger development proposals may have a wider range of options, due to economies of scale. However, the overall effect on the Objective is negligible.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	Through encouraging the reuse of vacant derelict buildings and locating development in sustainable locations, this policy helps to make best use of location. Indirect benefits may be achieved through the criteria encouraging developers to create/enhance links with active travel and green/blue infrastructure, making the Council area a more attractive place to live, work, visit and invest. While the efficiency/low carbon/renewable elements may potentially increase capital costs, the requirements of the policy are not considered excessive/disproportionate and should not put off industrial/economic development. They align with legislative requirements and may also lead to lower operational costs for heat/electricity in business and industry, helping build resilience to fluctuations in energy costs and reducing overheads more generally. The overall effect on the Objective is negligible. Effects are not considered strong enough to deliver a perceptible effect.
6. manage material assets sustainably.	++	++	++	The policy benefits the Objective by encouraging the reuse of vacant and derelict land or buildings, aligning with the proximity principle and making use of existing assets. It encourages the use of renewable and low carbon energy technologies and passive solar design, and reuse, recycling and recovery of materials with landfill as a final resort, which strongly supports the Objective. The approach to require the incorporation of measures to reduce energy consumption and incorporate renewable and low carbon technologies should reduce the scale of increase in energy demand from growth/new development and not place additional pressure on energy infrastructure.
7. protect physical resources and use sustainably.	0	0	0	The approach encourages development to be sustainably located and promotes reuse of vacant/derelict land, which may reduce the rate at which greenfield land is consumed by population/settlement growth. The requirement to incorporate low carbon technologies may help to promote/encourage use of shallow geothermal resources for heating/cooling, but this is unlikely to be widespread/common. The overall effect on the Objective is negligible.

8. encourage active and sustainable travel.	++	++	++	The requirement for development to be sustainably located is a core criterion of the policy and one of the major underpinning elements of the LDP. The requirement to create and enhance opportunities for active travel routes and provide for trips by public transport - dependent on scale, where feasible or practical - strongly supports the Objective. It aims to ensure that opportunities to develop active travel / public transport routes are considered from the outset and capitalised on to encourage behavioural change and modal shift. Effects likely to be strongest in the bigger settlements, where there are more people, and more opportunities.
9. improve air quality.	+	+	+	As with O8 above, the approach aims to provide choice/options for people to avail of more sustainable / lower emissions forms of transport (but this is unlikely to occur outside settlements). Requirement to provide EV charging will support transition to lower emission vehicles. Although the requirement to incorporate energy efficient / low carbon measures into all new development is primarily to reduce GHG emissions, it will also help to reduce overall emissions of air pollutants from new development, maintaining air quality.
10. reduce causes of and adapt to climate change.	++	++	++	All elements of the policy approach will support this Objective, particularly in terms of encouraging new development to be in sustainable locations, and to incorporate low carbon and energy efficient technologies into its design. The sustainability statement requires the developer to consider how they are contributing to mitigating and adapting to climate change. Directing to reuse of buildings in preference to redevelopment will reduce CO ₂ emissions in construction. Criteria for active travel/public transport and EV charging all aim to work towards reducing greenhouse gas emissions from transport. Criteria 8 and 9 aim to reduce risk of adverse impacts to the development from the effects of climate change, and to avoid increasing levels of risk elsewhere.
11. protect, manage and use water resources sustainably.	+	+	+	The approach to locate development in sustainable locations supports the Objective. It seeks to avoid development in areas at increased risk of flooding, but also aims to reduce risk of increasing flood risk elsewhere, through the requirements for permeable surfaces and sustainable drainage. SuDS is encouraged, but not compulsory for all development - while 'hard SuDS' contributes somewhat to improving water quality through reducing flood risk, 'soft' SuDS can deliver greater benefit, as filtration / percolation via vegetation helps to clean water as well as provide source control. The approach promotes creation and enhancement of blue infrastructure, though it is acknowledged that ongoing management of blue infrastructure may be necessary to ensure negative effects do not emerge during operation. The input of statutory consultees may be required and Planning Agreements may be used to secure maintenance. There are crossovers to operational policy FRD 6.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach to locate development in sustainable locations will help to avoid development occurring in or affecting areas of conservation importance, including the marine area. The approach requires developers to consider the creation and enhancement of green infrastructure and, for larger urban developments the sustainability statement should include consideration of urban greening, existing trees and biodiversity and delivering net gain where feasible. As with O11, statutory consultee input may inform if planning agreements are required to deliver such measures successfully. Avoiding areas of increased risk may indirectly help to protect priority habitats and designated sites; there are crossovers with operational policy on the undeveloped coast and natural coastal change.
13. maintain and enhance landscape character.	0	0	0	The approach encourages establishment of new green and blue infrastructure and better management of those spaces which can benefit local landscape. Some renewable technologies can have a visual impact - the approach acknowledges that appropriateness of a particular type of technology will vary from site to site. Operational policies will inform on what might/might not be acceptable in certain areas. The overall effect on this Objective is negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The approach promotes and encourages the reuse of derelict / vacant buildings, which may benefit historic buildings / townscapes and enhance 'sense of place' where buildings of heritage value are brought back into use. Requirements to create/enhance green and blue infrastructure and to consider these from the outset, may encourage consideration of proposals with are sympathetic to / enhance historic environment assets. Operational policies on Historic Environment and General Development Management Policy would inform on what is acceptable. While positive influences are noted, the overall effect on the Objective is negligible.
Summary of Policy: New development should be sustainably located and seek to demonstrate how it will contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions by the listed measures. Major developments will be expected to submit a sustainability statement outlining how it will achieve these measures.				

Reasonable Alternatives:

No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 3.13, which states that the planning system should mitigate and adapt to climate change through a number of actions.

Summary and comparison of options against the Sustainability Objectives:

The strategic approach to encourage applicants to consider and integrate elements around sustainability and climate change into their proposals through the preparation of a sustainability statement will have a positive effect on the majority of the Sustainability Objectives. The policy will deliver more in respect of major developments given the 10% renewable energy requirement. The approach seeks to deliver the creation and establishment of active travel routes and green/blue infrastructure which is significant for improving health and wellbeing (Objective 1) but also benefits strengthening society (Objective 2). The incorporation of energy efficiency and low carbon technologies in new housing will not influence the quantity or type of housing, but will help to make housing more sustainable, and the effect on Objective 3 is a minor positive one.

The approach to encourage the reuse of existing buildings and to promote development that is sustainably located does not have an effect on Objective 4 but will deliver many positive influences on the other economic Sustainability Objectives. It should make the district a more attractive place to live, work, visit and invest and the requirements to consider energy efficiency and low carbon technologies will work towards achieving regional objectives for 'net zero' and energy from renewable sources, giving a significant positive effect on Objective 6.

Positive effects are also predicted for the majority of the environmental Sustainability Objectives. Promoting and encouraging new development to be low carbon and sustainably located is one of the major underpinning elements of the LDP. It, along with the aspects of encouraging active travel routes and providing for trips by public transport is considered to have a positive effect on Objectives 8-10 through creating and enhancing opportunities to reduce emissions from development and transport - though it is acknowledged that behavioural change/cultural shift is also necessary. Encouraging green and blue infrastructure and sustainable management of surface water will have positive effects on Objectives 11 and 12, though it is acknowledged that ongoing management of green and blue infrastructure may be necessary to achieve the greatest potential benefits. While several positive influences are noted for Objectives 13 and 14, it is considered that there is no direct delivery on these Objectives from the approach.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to manage material assets sustainably, to encourage active and sustainable travel and to reduce causes of and adapt to climate change. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: The emerging Council Climate Adaptation Plan - which the LDP can help feed into. Regional Policies or Plans emerging out of the Climate Change (NI) Act may help to strengthen positive effects. All proposals must meet the General Policy and other provisions of the LDP - there are strong crossovers with other Strategic Policy and many of the operational policies will also be key in implementing, especially policies on renewable energy, transport/active travel, waste, flood risk and drainage, natural heritage etc. Planning Agreements may be employed to secure management of green and blue infrastructure. Policies directing to the use of native or indigenous species in planting/reinstatement would also promote positive effects.

SP2 Enhancing Design and Place Shaping

Option	Bring forward a new design policy covering all development proposals.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Adjacent land uses are considered and compatibility aimed for. The potential is there to deliver positive mental health and well-being through good quality design of buildings – amenity value and sense of security - well-being. Safety aspect is important consideration – consideration of road safety for pedestrians/ cyclists as well as reducing risk of road accidents, and general public safety.
2. strengthen society.	+	+	+	Good design is important for local amenity but also social inclusion through accessibility. It can make people feel safe - screening and well-designed civic spaces. Provision of well-designed shared spaces act as meeting places where people can have social contact/ interaction. Place shaping is about more than the look of a building and should encompass aspects that can deliver social benefits under this Objective – able to provide a better sense of place and community.
3. provide good quality, sustainable housing.	+	+	+	The approach does not deliver housing in itself, but it does touch on aspects such as scale and density that can support delivery of good quality and sustainable homes and residential areas. All new development is expected to be of 'high quality' and the policy will help to deliver amenity value ('enhance local character') and a sense of security ('natural surveillance') to where people live. J&A also refers to greater energy efficiency using passive solar design and renewables which reflects sustainability.
4. enable access to high quality education.	0	0	0	The approach in itself does not deliver for this Objective, but it is noted that it will deliver better designed locations with access to local facilities and services, which include educational resources.
5. enable sustainable economic growth.	+	+	+	The approach can make locations more attractive to work, live and invest in through good design and enhanced civic spaces. Town centres could be improved and in turn this could encourage more people back to the centres to spend money. A better designed space/ location can make people want to stay longer with positive spin-offs for the local economy. Policy is equally able to benefit visitors by creating pleasant locations for visitors to use with likely positive economic benefits for the tourism industry.
6. manage material assets sustainably.	0	0	0	The option has no effect on this Objective.
7. protect physical resources and use sustainably.	0	0	0	The option has no effect on this Objective.
8. encourage active and sustainable travel.	0	0	0	References 'internal permeability and connectivity with existing street patterns' which should incorporate active travel links and access to public transport routes to building design. The approach 'supports' this, but it is noted that other policies deliver for this Objective which is reflected in the negligible effect.
9. improve air quality.	0	0	0	There is the ability for better designed spaces with open aspects and landscaping/ boundary features which can create pockets of clean air, particularly when GBI is included but it is not considered likely to deliver more than a negligible effect on the Objective.
10. reduce causes of and adapt to climate change.	0	0	0	There is the ability for better designed spaces with landscaping/ boundary features using natural features and GBI which can retain water and carbon, but it is not considered likely to deliver more than a negligible effect.
11. protect, manage and use water resources sustainably.	0	0	0	No direct delivery of this Objective, but it is noted that landscaping and boundary treatments could take advantage of natural screening and GBI which can deliver positives for this Objective by reducing local flood risk and filtering pollutants from run-off but it is not considered likely to deliver more than a negligible effect.

12. protect natural resources and enhance biodiversity.	0	0	0	No direct delivery of this Objective, but it is noted that landscaping and boundary treatments could take advantage of natural features/ planting and GBI could be used with positives for natural heritage and local biodiversity but it is not considered likely to deliver more than a negligible effect. The SA found that the draft policy wording and J&A may benefit where reference to natural screening or planting or boundary treatment is made to always refer to 'native species' or 'indigenous species' as has been done under 'integrating edge of settlement sites'.
13. maintain and enhance landscape character.	+	+	+	All new development is expected to 'integrate into its landscape surroundings' with consideration of the scale, massing, height and density of all proposals to be made in the context of the local character of the area. Visual amenity and landscape quality will not be detracted from – compatible land uses. Edges of developments must be landscaped to ensure they are integrated to the local surroundings. J&A also refers to 'buffer planting with indigenous planting' for integration of developments to the edge of settlements.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	All new development is expected to be of 'high quality' with the policy referring to developments 'with a sense of place'. Reference is made to design that considers local architectural styles and is sympathetic to these with 'existing street patterns' a consideration. External finishes must complement existing architectural design. Local distinctiveness of townscape or built form and its setting should be reflected - aspects such as scale, massing, height and density all to be considered in a local context.
Summary of Policy: The policy seeks to deliver high quality, well integrated development. It sets out a range of standards to achieve this such as; development proposals should be of a scale, massing, height and density appropriate to its surroundings and character of the locality; materials, colours and textures complement existing architecture; internal permeability and connectivity is supported.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with the core planning principle of the SPPS to support good design and contribute to positive place making as set out in para 4.23-4.36.				
Summary and comparison of options against the Sustainability Objectives: The approach to ensure that all new development adheres to relevant design standards will deliver buildings and neighbourhoods that are safe, accessible, sociable and inclusive. Positive effects are found for all social Sustainability Objectives (Objectives 1, 2 and 3). Good design should make locations more attractive to work, live and invest in and makes people want to spend more time there, leading to a minor positive effect on Objective 5 - however there is no effect on the other economic Sustainability Objectives. As the approach relates to the design, appearance and compatibility of development - but not its location or quantum - the influence on the environmental Sustainability Objectives 7-12 is negligible. Some positive influences are noted through requirements for landscaping/boundary treatments. Character and sense of place can be substantially influenced by design. Positive effects are therefore identified for Objectives 13 and 14 with a significant positive effect on Objective 14 from the approach to ensure that architectural styles are sympathetic to their surroundings.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. SP1, housing and landscape policies will be especially relevant. Design Guides – Building on Tradition, Living Places, and other relevant Conservation Guides. Key Site Requirements at LPP stage.

SP3 Developer Contributions and Planning Agreements

Option	Bring forward a new strategic policy on developer agreements and contributions. This would provide greater clarity to applicants on why and when agreements or contributions could be sought by the Council and how these would be secured.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	?	?	?	The approach aims to deliver a service, facility or infrastructure that is usually needed but otherwise might not occur in conjunction with a development proposal. DCs could be used to deliver a community facility, play area, sports facility, open space or active travel infrastructure, any of which would support this Objective - such development could benefit the existing population as well as the new development with which it is associated. There could be positive or even significant positive effects and no obvious negatives. The score is uncertain, as the nature and scale of any contributions from development brought forward in future cannot be predicted.
2. strengthen society.	?	?	?	As with O1 above, DCs obtained to deliver a community facility, play area, sports facility, open space could all create new shared space and deliver positively for the Objective. No negative effects identified. Developer contributions are distinct from community benefits, which cannot be considered material considerations in planning. The score is uncertain, as the nature and scale of any contributions from development brought forward in future cannot be predicted.
3. provide good quality, sustainable housing.	?	?	?	DCs obtained to deliver affordable housing could deliver directly for the Objective in a positive way. Other examples of DCs (e.g. open space, play, biodiversity and green infrastructure, transport infrastructure) may indirectly benefit the Objective by improving residential amenity and making housing development more sustainable. The score is uncertain, as the nature of any contributions from development brought forward in future cannot be predicted.
4. enable access to high quality education.	?	?	?	DCs obtained to deliver community facilities could provide scope and opportunity for communities to upskill through adult education initiatives, evening classes, etc. which would be a positive effect. No negative effects are identified. DCs and LAs may also be used to secure land for an education facility, should a need for such land be identified. Uncertain score overall, for same reasons as before.
5. enable sustainable economic growth.	?	?	?	Seeking a developer contribution may impose an additional financial cost to the developer. As such, there is a risk that this approach could discourage investment, especially if neighbouring councils don't have a similar policy. However, the provision for legal agreements is made in legislation at regional level and has been present for some time, although historically it has rarely been used in this Council. The policy seeks to avoid negative perceptions though its emphasis that any contribution sought will be proportionate in scale. As such the approach is unlikely to give rise to any significant negative effects. The planning process also provides the right to appeal and this could be monitored. DCs should make the development more sustainable, but could deliver wider benefits beyond the scope of the development itself and make the Council area more attractive. They could potentially resolve an issue that has constrained other economic development, such as sewerage. Uncertain score overall, for same reasons as before.
6. manage material assets sustainably.	?	?	?	DCs could be used to help support delivery of new / improved infrastructure and legal agreements to secure the restoration of waste sites and make this type of development more sustainable. DCs could also be employed to enable restoration of contaminated land within a development site, which would also have a positive effect on the Objective. No negative effects are identified. Uncertain score overall, for same reasons as before.
7. protect physical resources and use sustainably.	?	?	?	DCs and legal could be used to secure the restoration of mineral extraction sites which would have a positive effect in making this type of development more sustainable. As with O5, while this will increase financial costs to a developer, any contribution sought will be proportionate in scale and as such the approach is unlikely to give rise to any significant negative effects. Uncertain score overall, for same reasons as before.
8. encourage active and sustainable travel.	?	?	?	DCs obtained to deliver transport Infrastructure (including active travel networks) will deliver positively for the Objective. There is scope for such contributions to be sought from a range for a range of development types. No negative effects are identified. Uncertain score overall, for same reasons as before.

9. improve air quality.	?	?	?	The relationship with this Objective is less certain, there could be some indirect positive effects through DCs that enable active travel or other measures that could reduce traffic congestion. No negative effects are identified. Uncertain score overall, for same reasons as before.
10. reduce causes of and adapt to climate change.	?	?	?	DCs obtained to deliver biodiversity enhancement and green infrastructure, including infrastructure relating to the water environment and flood management may have a positive effect on the Objective if they contribute towards carbon sequestration or improve resilience to the predicted effects of climate change such as flooding. The approach may allow Council to request a developer to implement specific sustainable drainage measures, such as 'soft' SuDS with a legal agreement to secure the maintenance and upkeep of such infrastructure. DCs that enable active travel or other sustainable transport measures to encourage modal shift could also deliver positive effects. No negative effects are identified. Uncertain score overall, for same reasons as before.
11. protect, manage and use water resources sustainably.	?	?	?	DCs obtained to deliver infrastructure relating to the water environment and flood management will have a positive effect on the Objective. The approach may allow Council to request a developer to implement specific sustainable drainage measures, such as 'soft' SuDS, or a temporary treatment plant, with a legal agreement to secure the maintenance and upkeep of such infrastructure. There are sewerage network capacity constraints in the district. If approval is dependent on provision of infrastructure, developer contributions could potentially be sought to deliver the required engineering solutions and reduce the risk of sewer overflows. No negative effects are identified. Uncertain score overall, for same reasons as before.
12. protect natural resources and enhance biodiversity.	?	?	?	DCs obtained to deliver biodiversity enhancement and green infrastructure, e.g. wildlife corridors could have positive effects at the local level. DCs that include infrastructure relating to the water environment and flood management could have more widespread positive effects, including on the marine area (see remarks above in O11 re SuDS). No negative effects are identified. Uncertain score overall, for same reasons as before.
13. maintain and enhance landscape character.	?	?	?	DCs and legal agreements sought to deliver requirements for the restoration of former waste and minerals sites could have significant positive effects on enhancing landscape character by ensuring that the agreed restoration plan is completed. No negative effects are identified. Uncertain score overall, for same reasons as before.
14. protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	DCs and legal agreements are typically sought to deliver a service, facility or infrastructure that is usually needed but otherwise might not occur in conjunction with a development proposal and to go beyond what can be achieved using planning conditions. Appraisal of the draft policy wording noted that positive effects would be more obvious, if the range of contribution examples was expanded to include the historic environment and that legal agreements are relevant to the policy on 'enabling development'. No negative effects are identified. Uncertain score overall, for same reasons as before.
Summary of Policy: Developer contributions may be sought from all types of development where proposals individually or in combination result in the need for new, extended or improved public services, community facilities and infrastructure.				
Reasonable Alternatives: No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS decision taking principles and practices paragraphs and specifically planning agreements (para 5.66-5.68) and developer contributions (para 5.69-5.71). The Interim SA published with the POP identified developer contributions as a potential measure to reduce negative effects and promote positive effects for several of the Key Issues.				
Summary and comparison of options against the Sustainability Objectives: Provisions for Legal Agreements and Developer Contributions are made in the Planning Act, but contributions have rarely been sought in the past. The approach seeks to raise awareness that contributions may be sought in association with new proposed development, where the development might result in a need for new, extended, or improved public services, community facilities and infrastructure. The option has indicated the various types of contribution that could be sought. Each type of				

contribution could act positively on one or more of the Sustainability Objectives and as contributions would only be sought to address a specific need, positive effects could be quite significant, in a local context. However, it is also acknowledged that the approach to seeking a developer contribution is likely to bring an additional cost/financial implication for the developer, which could have a negative effect. The policy emphasis is therefore that any contribution sought would be proportionate. As such it is considered that any negative effects would be minor, not significant, and the approach would not discourage investment. While the approach could potentially deliver an effect on all of the Sustainability Objectives, the location, nature and scale of any contributions sought through development brought forward in future cannot be reasonably predicted. As such, the overall effect is 'uncertain' for all Sustainability Objectives.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No likely significant positive or negative effects have been identified for the preferred option. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Supplementary Planning Guidance may be brought forward.	

Strategic Designation SETT1 Settlement Hierarchy

Option	Review the existing hierarchy to ensure settlements are appropriately classified based on up-to-date information. This may result in the reclassification of existing settlements, addition of new settlements and de-designation of small settlements.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Settlement tiers are informed by a range of factors including the services within each tier and reflect the RDS. Defining the hierarchy based on up-to-date evidence can assist service providers in identifying where there is a need for certain provision standards, based on population size. It sustains a critical mass and provides the greatest opportunities for access to healthcare facilities.
2. strengthen society.	+	+	+	Strengthens society in an urban context - there is a greater range of services and facilities in settlements, which increases as you move up the hierarchy. Approach to hierarchy has been informed by the services and facilities each settlement provides. It recognises that villages and small towns serve a wide hinterland and rural dwellers rely on local settlements for the provision of day-to-day services. There may perhaps not the same range of facilities in small towns and villages as in the larger/higher order settlements, which accommodate the needs of a wider range of society. Larger settlements will have zonings for open space to ensure that such lands are safeguarded as shared space.
3. provide good quality, sustainable housing.	+	+	+	The hierarchy influences the quantum and location of housing across the district via the allocation. The approach to defining the hierarchy based on up-to-date evidence is a more sustainable approach as this helps to attract appropriate housing in the places where it is most needed and most sustainable in wider terms, based on current factors and existing facilities/services. The higher order settlements are more likely to attract larger housing development schemes and to trigger operational policies that help to deliver housing that meets locally identified needs (in terms of type, tenure and size) and that meets the needs of specific groups. Lower order settlements may have less ability to deliver as wide a range of types and tenures, as there would not be scope for larger housing schemes.
4. enable access to high quality education.	+	+	+	The hierarchy as proposed takes into account existing provision in settlements, including schools. It should help to sustain existing provisions and to inform where new provision may be needed in the future. Higher order settlements are generally associated with post primary and higher/further education facilities. These settlements have transport links that may allow more of the population to have access to choice / a range of options for education and skills training.
5. enable sustainable economic growth.	+	+	+	The hierarchy informs the strategy in terms of economic development. The approach to defining the hierarchy based on up-to-date evidence allows growth to be focused in the areas that are best suited to accommodating it. It helps to ensure that there is sufficient land supply in appropriate locations for economic growth and makes the best use of location. The approach should support vitality and vibrancy of city and town centres. It also supports the creation of a range of job types that are accessible, especially to areas of deprivation.
6. manage material assets sustainably.	+	+	+	The approach to defining the hierarchy based on up-to-date evidence supports the proximity principle; growth is focused on the settlements, which have infrastructure that is capable of accommodating it.
7. protect physical resources and use sustainably.	+	+	+	The approach to defining the hierarchy based on up-to-date evidence and directing growth and new development to settlements, in preference to dispersed development enables land to be used more efficiently. It does not prevent the conversion of greenfield land to developed land, but the step-by-step process looks at existing land within the urban footprint and promotes a sequential approach, helping land to be managed in a more sustainable way and to reduce conflict with other land uses, including mineral extraction.
8. encourage active and sustainable travel.	+	+	+	The approach to defining the hierarchy based on up-to-date evidence helps to indicate to service providers where the greatest need is for transport infrastructure/services, or where it is expected to be in the future. In larger settlements, new development can be more accessible - the approach puts people/growth near where the facilities and services they are likely to need are already present, and creates the conditions for people to rely less on cars, especially for shorter journeys. There are important linkages between the LDP and the DfI's future Local Transport Plan, which will aim to deliver specific measures to encourage and facilitate modal shift to active and sustainable transport. The settlement hierarchy is therefore key to this relationship.

9. improve air quality.	-	-	-	The hierarchy in itself may not have a big influence on air quality, but the associated policies will direct people and growth to these places. In isolation, growth may have a negative effect on the Objective; as growth in population, housing or economic development could contribute to traffic congestion or increased emissions from development within a given spatial area. Operational policies and measures elsewhere in the Plan aim to reduce these effects, through encouraging active travel and requiring energy efficient and renewable energy technologies to be incorporated into all new development to reduce emissions.
10. reduce causes of and adapt to climate change.	+	+	+	The principle of assigning a hierarchy based on up-to-date evidence and directing housing and growth proportionately to settlements supports the Objective in terms of efficiency and the proximity principle. It aims to provide greater choice of transport modes for people living in settlements, and to reduce the need to travel by car, but behavioural change is also required. This sustainable approach may help to mitigate against the impacts of climate change.
11. protect, manage and use water resources sustainably.	-	0	+	The principle of assigning a hierarchy based on up-to-date evidence allows the capacity of sewage treatment to be considered as part of the decision-making process. There are wastewater treatment works and network capacity constraints and other water quality pressures in the district. Some of the settlements in the higher tiers are affected by these constraints, as may be some of the settlements that are proposed to be reclassified. NIW has a programme in place to target investment and upgrades to provide increased capacity. Council is engaging with NIW on these issues - the approach to establish a hierarchy and highlighting the locations where it wishes to focus development via the growth strategy will help NIW identify the areas where investment is most urgently required and inform the prioritisation. Newry is an APSFR and other settlements have localised areas at risk of flooding - there is often more pressure / desire to build on flood plains in urban areas. Risk has to be managed through operational policy on flooding and managing surface water and when defining zonings.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach informs other policy to implement settlements-first/sequential test for certain types of development. This approach helps to discourage development of inappropriate type or scale from being located in the wider countryside and to prevent widespread incremental loss of biodiversity through piecemeal/dispersed development. The approach will result in a degree of additional land use via settlement growth, but the approach enables this to be managed. Factors such as biodiversity can be taken into account when zoning, to ensure that the most sustainable locations are selected for growth/expansion.
13. maintain and enhance landscape character.	+	+	+	Through the policies that are informed by it, the approach to of establishing a hierarchy will focus the majority of new development into settlements, which helps to ensure that new development/growth is read within existing built up areas. Development in the countryside may be more challenging to integrate successfully into the landscape and the approach seeks to minimise piecemeal/dispersed development. This approach should help over time with landscape conservation as it is easier to manage and minimise the visual impacts.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The hierarchy approach helps to maintain identity and sense of place in settlements. Many features and assets of the historic environment are located in settlements. It is noted that new development may place pressure on the historic environment if consideration is not given to surroundings. Operational policy will help to manage and reduce the scale of negative effects. Defining settlements allows for the identification and definition of Areas of Townscape Character, Conservation areas, etc. which help to protect the distinctive characteristics of particular settlements.
Summary of Policy: The policy sets out a hierarchy of settlements grouped into four tiers based on a range of factors including their role, facilities and services available. These tiers are City/Main Town, Local & Small Towns, Villages and Small Settlements. The hierarchy has been reviewed to ensure each settlement has been appropriately placed within the correct tier.				
Reasonable Alternatives: No reasonable alternative has been identified at draft Plan Strategy stage. Two alternatives were appraised in the Interim SA for the POP. The Option brought forward accords with the most sustainable Option identified in the Interim SA.				

Summary and comparison of options against the Sustainability Objectives:

SP1 has been informed by a strategic Settlement Appraisal carried out as part of the Countryside Assessment (see Technical Supplement 7). Having a hierarchy of settlements which takes an evidence-based approach considering the services and facilities a settlement provides will have a positive effect on all of the social Sustainability Objectives. The effect is significant for the delivery of good quality, sustainable housing, through maximising opportunities for the provision of housing that meets locally identified needs.

It will also have a positive effect on all of the economic Sustainability Objectives, through providing focal points for the provision of education facilities and infrastructure relevant to the settlement size. Allowing the greatest proportion of overall growth in the settlements that are best place to accommodate it and which are linked with the strategic transport network will have a significant effect on enabling sustainable economic growth. The relationship between the hierarchy and the allocation will ensure that there is sufficient land supply for economic development in appropriate locations.

The effects on the environmental Sustainability Objectives are more varied. The principle of assigning a hierarchy based on up-to-date evidence and directing housing and growth proportionately to settlements acts positively on Objectives 7, 8, and 10 in terms of overall land use and the proximity principle for infrastructure and active and sustainable travel. However, the approach to direct growth into settlements may also risk exacerbating problems of air quality, wastewater network and treatment works capacity and flooding. Accordingly, minor negative effects are identified for Objectives 9 and 11. Risks will be managed via operational policies and, in the long term the effect on Objective 11 will change to positive, once planned infrastructure upgrades are completed. Positive effects are also noted for Objectives 12, 13 and 14 through this approach helping to manage development to prevent widespread incremental loss of biodiversity and protecting the character of settlements and the wider countryside.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to provide good quality, sustainable housing, to enable sustainable economic growth and to encourage active and sustainable travel. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: There are cross-overs with the housing and economic development strategies and growth strategy. All proposals must meet the General Policy and other provisions of the LDP. Operational policies within the LDP will aid implementation. Evidence-based identification of zonings / site selection process and Key Site Requirements in the Local Policies Plan. Engagement and consultation with NI Water in respect of its planned investment and upgrades. Engagement and consultation with DfI Rivers in terms of managing flood risk. Engagement with DfI Roads around Regional and Local Transport Plans.

Strategic Designation SETT2 – Settlement Development Limits

Option	Policy in line with SPPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach helps confine development to the most suitable areas. Sites within settlements may be zoned for a specific use, the approach seeks to co-locate compatible uses or help to meet identified needs, which may indirectly improve access to healthcare (e.g. via community facilities) or can benefit physical health and well being (e.g. zoned open space). It seeks to avoid locating potentially conflicting/incompatible uses near each other, to preserve amenity and benefit health and wellbeing.
2. strengthen society.	+	+	+	The approach to define limits and zone sites can help to meet on identified needs. Zonings can include community uses and open space, which can be shared space. The approach seeks to avoid ‘sprawl’ and to promote compact form to enable or maintain accessibility and connectivity within settlements. This can help to support access to services in urban areas of deprivation.
3. provide good quality, sustainable housing.	+	+	+	Defines a boundary between urban and countryside and contains development within that boundary. Through zoning, it defines areas that are suitable for housing - and strongly influences the Objective in terms of delivering a range of house types and tenures and housing that meets identified needs, via thresholds for affordable housing. Housing in rural areas is permitted by exception.
4. enable access to high quality education.	+	+	+	Defines areas for development and focuses population where it is most likely that schools / education and skills training facilities are already present.
5. enable sustainable economic growth.	+	+	+	Directs and focuses economic growth in settlements and within areas of these settlements. Land allocations will be in the settlements most suited to accommodating, employment hubs. This approach helps make best use of location. Directs the larger economic/industrial uses to within settlements, this helps support vitality and vibrancy of city and town centres. Establishes sustainable locations in terms of access to population, skills and range of jobs and helps make the Council area a more attractive place to live, work, visit and invest.
6. manage material assets sustainably.	+	+	+	Concentrating development helps to focus and consolidate services/infrastructure in the settlements and makes it easier/more efficient for service providers to deliver, making best use of location and creating economies of scale in provision and infrastructure. Supports proximity principle in managing waste.
7. protect physical resources and use sustainably.	+	+	+	Main purpose of this approach is to prevent urban sprawl and to promote more efficient land use, by containing development within settlements. Indirectly supports minerals industry by reducing potential for conflicting/competing land use.
8. encourage active and sustainable travel.	+	+	+	Approach to concentrate population and growth within settlements and to define their limits prevents urban sprawl and facilitates more compact urban forms, which aims to create the conditions that make active and sustainable travel a more attractive option. Footpaths and bus routes are already present in settlements. The approach creates the critical mass to make provision of new routes/infrastructure more viable for DfI and sustainable transport providers and over time greater choice of alternative modes. DfI’s Local Transport Plan will also work towards reducing dependency on cars.
9. improve air quality.	-	-	-	Approach to concentrate and contain development within defined settlement limits may initially contribute to greater traffic congestion and increased aerial emissions in a given spatial area. But it may also help to reduce the need for people to make journeys by car and may facilitate and encourage the provision/use of alternative modes of transport, and make these more viable in the future. Air quality issues may be exacerbated - it is hoped that other policies such as SP1 will help to reduce the scale of net increase in emissions from growth/new development, also TRA8.

10. reduce causes of and adapt to climate change.	+	+	+	Overall, this approach promotes and enables more efficient use of land by concentrating and consolidating development in defined settlements. As stated in O8, this aims to create the conditions for people to rely less on cars to get to the places they need to be in settlements - compatible land uses should be closer together. SDLs will be reviewed at LPP and the approach can ensure that any areas that are vulnerable to the effects of climate change can be avoided, based on up-to-date evidence. Operational policies will also apply.
11. protect, manage and use water resources sustainably.	-	0	+	The approach seeks to concentrate and contain development and to avoid sprawl into the wider countryside. It will concentrate development in defined settlements where there are mains sewers and municipal wastewater treatment. Noting previous comments on SETT1 around current NIW network and treatment works capacity constraints, the approach may exacerbate issues around sewerage capacity and flood risk unless new development is managed to ensure that sewerage capacity is available and surface water is suitably attenuated. However ultimately this approach will enable the more efficient delivery of wastewater infrastructure/upgrades.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach seeks to concentrate and contain development and to avoid sprawl into the wider countryside and to spatially identify areas that are suitable for certain types of land use. This approach will help to prevent incremental loss of biodiversity that might otherwise occur through piecemeal or dispersed development. Factors such as designated sites or areas with biodiversity value can be taken into account when defining SDLs and zonings, to ensure that the most sustainable locations are selected for growth/expansion.
13. maintain and enhance landscape character.	+	+	+	The approach seeks to concentrate and contain development and to avoid sprawl into the wider countryside. This helps to protect and conserve landscape character in the wider countryside and seascape around the coastline.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Defining boundaries for development types can help to preserve the overall setting of a settlement. The approach also helps to constrain new development/growth to a scale that is appropriate to the character of a settlement. Features or assets of the historic environment can be taken into account when defining SDLs and zonings, to ensure that the most sustainable locations are selected for growth/expansion. Zoning can include ATCs, AVCs and LLPAs, which can play a role in protecting, conserving and enhancing the historic environment.
Summary of Policy: This policy designates Settlement Development Limits for each settlement set out in the Settlement Hierarchy as per SETT1. Current settlement development limits will be taken forward from the extant Plans and will be reviewed at the LPP stage.				
Reasonable Alternatives: No reasonable alternative has been identified. A SDL designation is the only realistic option to meet the orderly, consistent and sustainable delivery of development in line with the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The principle of establishing boundaries for various land use types and to distinguish between settlements and the wider countryside will have a positive impact on all of the social and economic sustainability Objectives (Objectives 1-6). It aims to create compact urban forms and to avoid locating potentially conflicting or incompatible uses near each other, which is considered to act significantly on the Objectives for sustainable housing, sustainable economic growth and managing material assets. The predicted effects on the environmental Sustainability Objectives are more varied. The approach to concentrate and contain development within defined limits and to avoid sprawl into the wider countryside will have a positive effect on Objectives 7, 10, 12, 13 and 14. These effects derive from the approach delivering more efficient use of land and the ability to take account of up-to-date evidence when defining settlement limits and zonings.				

However, concentrating and containing development within defined settlement limits may also contribute to negative effects, especially where there are existing problems in settlements in respect of traffic congestion, air quality and wastewater network or treatment capacity. As such, minor negative effects are identified for Objectives 9 and 11 (in the short term). The approach also works towards addressing these issues, by establishing a 'critical mass' of population that increases the feasibility of the provision of infrastructure or routes for more sustainable modes of transport in settlements, and more cost-effective delivery of wastewater infrastructure/upgrades. Other policy within the LDP that encourages the incorporation of low carbon/energy efficient technologies in new development and the establishment and enhancement of active travel networks will also help to reduce the scale of negative effects. Significant positive effects are predicted for the Objective to encourage active and sustainable travel in the medium to long term, as the approach will locate people and growth in compact settlements where compatible land uses are co-located and where there will be the greatest opportunity to have choice/avail of a range of sustainable transport modes.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to provide good quality, sustainable housing, to enable sustainable economic growth, and to encourage active and sustainable travel (in the medium to long term). No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Evidence-based identification of zonings / site selection process, consultation with key statutory authorities and identification of Key Site Requirements in the Local Policies Plan. Measures may also be identified through DfI's emerging Regional and Local Transport Plans.	

HS1 Housing Land Allocation, HS2 Protection of Land Zoned for Housing & HS3 Management of Housing Supply

Option	The Housing Land Allocation carries forward the preferred option as set out in the POP, with a minor adjustment to the village and small settlement allocation. This strikes a balance between the need to promote the development of city and towns in line with the RDS whilst recognising the need to support our rural communities. Policy HS2 protects land zoned for housing in settlements against the development of non-residential uses. Within villages and small settlements, Housing Policy Areas may be identified in the LPP. Under Policy HS3 the majority of the strategic housing allocation will be met through Phase 1 sites. Phase 2 sites will only be released, subject to monitoring, when required.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The strategy focuses the greatest proportion of new housing development into the hubs and main towns, where there are hospitals and emergency services already present. The population within those higher-order settlements will have access to a greater range of leisure, recreation and wellbeing facilities and the services that they offer in their urban centres, which has positive implications for overall health. The allocation to the countryside, which has been adjusted to take account of up-to-date evidence, will enable social contact and intergenerational contact (including family cohesion and care) to be maintained in rural areas. The approach to zoning and the sequential approach to managing the release of housing land will help to secure more compact urban forms. All these elements will work together to facilitate active travel and healthier lifestyles.
2.... strengthen society.	+	+	+	The overall approach seeks to balance growth and strengthen society across the district. The allocation reflects up-to-date evidence gathered to inform the LDP and is considered to accurately represent the profile of the district. The allocation to the countryside will ensure that rural communities are sustained appropriately, families can stay together and rural communities do not experience inequality in terms of housing opportunity. The approach to housing in settlements will help to sustain services and facilities in all tiers of settlements and promotes positive social interaction through encouraging compact urban forms.
3.... provide good quality, sustainable housing.	+	+	+	The overall approach underpins and supports sustainable housing. Allocating a greater proportion of housing to the city and towns will help to provide a range of housing types which help to meet locally identified needs. Through its linkages with operational policies, the development of affordable housing in both urban and rural areas can be delivered, with open space provision. The protection of zoned housing land will ensure that the most suitable sites are not lost to other uses, but will permit and promote the inclusion of ancillary facilities that are needed to support a residential area. The approach to phasing will help settlements to grow and expand in a more sustainable way - phase 2 land may be brought forward, to address a particular housing need that isn't being met by phase 1 land, and thus flexibility is provided where it is needed.
4.... enable access to high quality education.	+	+	+	The approach to allocate a greater proportion of new housing to the city and towns will mean that growth areas are located accessibly to a wider range of secondary and third level education types and skills training opportunities. HS2 will permit new education facilities to be delivered in land zoned for housing as ancillary development, if needed. It seeks to sustain appropriate levels of new housing in the countryside which may help to support and sustain rural primary schools
5.... enable sustainable economic growth.	+	+	+	The approach will keep a high proportion of new housing close to the areas with the widest range of employment opportunities. More people living in settlements may increase footfall in the city and town centres - helping to sustain businesses and maintaining or enhancing vibrancy and vitality. Encouraging and promoting a compact urban form will increase the opportunity for people to access employment by active travel. It will also sustain populations in small settlements and rural areas, helping support local rural services and maintaining vibrancy in rural centres.

6.... manage material assets sustainably.	+	+	+	The principle of locating new housing in settlements and encouraging compact urban forms enables the efficient delivery of a range of utilities and services, and aligns with the proximity principle for waste management. The sequential approach to promote development from the centre out will encourage the development of urban capacity and windfall sites and the redevelopment of brownfield land, which will enhance the delivery of the Objective.
7.... protect physical resources and use sustainably.	+	+	+	The overall approach directs approximately three quarters of the new housing into settlements and adopts a sequential approach to promote development from the centre out. While new housing will incur a degree of greenfield land loss, the approach to encourage building out a compact urban footprint will deliver more efficient use of land overall. It should mean that brownfield land is redeveloped in preference to settlement expansion into new greenfield areas, in line with the RDS. The allocation to the countryside will likely result in the development of greenfield land. However, the operational countryside policies have been framed to manage the location of new development (mainly adjacent to or clustered with extant development) resulting in more efficient land use and reducing the risk of conflict with other land uses.
8.... encourage active and sustainable travel.	+	+	+	Focusing the majority of new housing in the city and towns will locate people in the areas that have most potential for active/sustainable travel routes to be present, or feasibly delivered in the future. It will enable opportunities for people to avail of other modes of transport to the car. Scope/opportunity is significantly more limited the open countryside, however this is more than balanced out by the increase in the larger urban centres which will receive the greatest allocation; more people will have more opportunities. Accessibility will be a consideration when evaluating zonings at LPP and for HS3. It is acknowledged that modal shift will also rely strongly on behavioural change - increasing the quantity of housing in these areas may also increase traffic congestion, but the overall effect is considered positive as it will create the conditions for alternative modes to be viable.
9.... improve air quality.	-	-	-	Increasing the number of housing units and bringing more people, and potentially more vehicles, into compact urban areas will lead to additional emissions, and may affect AQMA Objectives. The approach in itself is unlikely to reduce traffic congestion. However, it creates conditions that would allow more people to have greater choice in transport modes for local journeys. Many of the district's settlements could be walked/cycled within 20 minutes - but cultural change and infrastructure/routes are also needed to reduce the journeys made by car. Housing in settlements has greater potential to be connected to infrastructure / heating systems which are lower emissions (e.g. mains gas). The other provisions of the plan such as efficiency/energy aspects of SP1, strategic and operational policy on accessibility and movement may help to reduce the overall scale of the negative effect, as well as wider strategies to move towards electric vehicles and 'net zero'.
10.... reduce causes of and adapt to climate change.	+	+	+	Increasing the number of housing units is unlikely to reduce overall energy consumption. However, focusing the greatest proportion of new housing in the city and towns may slightly reduce net energy consumption per unit, by making development more efficient through economies of scale and facilitating reduced reliance on vehicles. The compact/sequential approach may help to reuse brownfield land and avoid settlements spreading into the wider countryside and ecosystems that can absorb CO ₂ or function to attenuate/mitigate the effects of climate change.
11.... protect, manage and use water resources sustainably.	-	+	+	This approach focuses the greatest proportion of new housing into settlements that have mains sewerage infrastructure, which is regulated and should not contribute to water quality issues. However, there are currently NIW network and sewer capacity constraints in the city and some of the towns. Some settlements are already prone to flooding, and increasing the amount of hard surfaces may exacerbate current issues around drainage/sewerage. The majority of the affected settlements have upgrades identified in NIW's current investment plan (to 2027) and therefore should become fit-for-purpose in the medium term. Flood risk and accessibility will be a consideration in the identification of urban capacity sites and housing zonings in settlements at LPP. Operational policy on SuDS, drainage, flood risk management and development relying on non-mains sewerage have been developed in recognition of these issues and will work to reduce pressure on drainage infrastructure.
12.... protect natural resources and enhance biodiversity.	+	+	+	Allocating the majority of growth to existing urban areas and promoting a sequential approach to develop settlements from the centre out should deliver more efficient use of land. This may help to reduce the overall rate or degree of biodiversity loss from population/settlement growth. While loss cannot be avoided, the approach seeks to manage land and minimise loss which is considered positive. Many of the settlements are adjacent to or have pathways to designated sites. At LPP, the evaluation of zoned sites could identify whether Key Site Requirements should be attached to protect/enhance biodiversity. Biodiversity can be present in brownfield/urban capacity land, especially where sites have been vacant for a long time. Operational policies will ensure this is taken account of and protected and enhanced where applicable.

13.... maintain and enhance landscape character.	++	++	++	This approach respects landscape character in terms of concentrating the majority of new housing development in the existing urban areas. The management of land encourages development of the urban footprint in preference to fringe, and in preference to settlement expansion, which will also help to protect local distinctiveness and maintain landscape character. Operational policy on development in the countryside will manage new housing development in terms of its location (mostly adjacent to or clustered with existing development and not widely dispersed) as well as its design, to ensure that dwellings are integrated with their surroundings and avoid impacts of prominence and visual intrusion.
14.... protect, conserve and enhance the historic environment and cultural heritage.	++	++	++	The allocation and overall approach seeks to maintain rural distinctiveness and 'sense of place'. Operational policy on quality in residential development will ensure that potential negative effects such as 'town cramming' are avoided, when implementing the sequential approach to development from the centre out. The approach encourages the reuse of buildings which might otherwise degrade over time - in both settlements and the countryside - repurposing for residential use may stimulate regeneration. This could include identified built heritage at risk and/or vernacular and locally important buildings. The review of housing zonings will allow for the prior assessment of potential impacts of development on archaeological sites adjacent to settlements at LPP. This could include identification of Key Site Requirements.
Summary of Policy: <u>HS1 Housing Land Allocation.</u> This Strategic proposal takes account of completions, existing commitments and includes an allowance for urban capacity and windfall. This results in an allocation of 38% to the city/main town; 27% to local and small towns; 16% to villages; 6% to small settlements and an allowance of 13% to the countryside based on past trends. This ensures a sustainable supply of housing across each tier in line with the regional policy approach set out in the SPPS. <u>HS2 Protection of Land Zoned for Housing.</u> Development of land zoned for housing will only be permitted where it meets an identified community need and no other sites are available in the settlement, or it forms part of a major housing development and remains ancillary to it. <u>HS3 Management of Housing Supply</u> This sets out proposals for the managed release of housing land in settlements, to ensure that the Council can meet its spatial growth strategy and Housing Allocation Strategy. Strategic Policies HS1, HS2 and HS3 have been appraised as group, as they all work together to implement the Housing Strategy.				
Reasonable Alternatives: No reasonable alternatives are identified for HS1, however the Option brought forward in the draft Plan Strategy is a variation of the preferred option set out in the POP. This was identified following a critical friend review of the housing evidence base. It builds upon the preferred option as set out in the POP, but takes into account completions, existing commitments and includes an allowance for urban capacity and windfall. The variation from the POP is not sufficiently distinct to highlight different environmental implications, therefore is not considered a new alternative. Two other alternatives were appraised in the Interim SA for the POP under Key Issue 3. The Option brought forward accords with the most sustainable Option identified post-review of the housing evidence base. No reasonable alternatives are identified for HS2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.142 regarding the managed release of housing land as part of a 'plan, monitor and manage' approach.				

No reasonable alternatives to HS3 are identified for the draft Plan Strategy. The option was previously appraised in the Interim SA for the POP under Key Issue 2 and was found to be sustainable. No alternative options were identified in the POP. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.142, regarding the managed release of housing land as part of a 'plan, monitor and manage' approach.

Summary and comparison of options against the Sustainability Objectives:

The overall approach, taking account of the variation for HS1, seeks to ensure a sustainable distribution of new housing across the district and reflects up-to-date evidence on the district's housing profile. It would locate the majority of people in areas where the services and facilities that they will require are present, or can be more readily accessed, but would also sustain rural communities. This acts positively for the delivery of Objectives 1, 2 and 3. These locational aspects and the proximity principle are also relevant to the delivery of the economic Sustainability Objectives, they maximise opportunity for the resident population to have choice in accessing education or employment and support economies of scale for providers to deliver efficient services and infrastructure. Minor positive effects are identified for Objectives 4, 5 and 6.

Allocating the majority of growth to existing urban areas and promoting a sequential approach to develop settlements from the centre out should deliver more efficient use of land, reducing the rate at which greenfield or semi-natural land is converted to developed land and will help maintain landscape character and biodiversity. It will also help maximise future opportunities for people to have choice in transport modes for local journeys. Positive effects are identified against almost all of the environmental Sustainability Objectives (Objectives 7, 8, 10, 12, 13 and 14). However, increasing the number of housing units into compact urban areas will lead to additional emissions within a small spatial area. Air quality is unlikely to be improved, unless housing and transport emissions are reduced. A negative effect is identified for Objective 9. Wastewater infrastructure is currently constrained in a number of the district's settlements and this approach could lead to increased pressure and risk of pollution in the short term, unless new development is carefully managed. However, NI Water has indicated that investment will take place in the majority of affected settlements at the end of its current investment plan period, which will change the outcome over time from a short term negative to a positive effect in the medium / long term on Objective 11.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option in respect of HS1 which is a variation of the existing approach is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: The implementation of operational policies to deliver the Strategic Policy themes of '[development that is] sustainably located and/or involves reuse of land and buildings', 'utilising renewable and low carbon energy supply systems', 'active travel and public transport' 'green infrastructure' and 'reducing surface water run-off' in SP1 and 'access, movement and parking' and 'the historic and natural environment' in general policy GP1 will all work towards promoting positive effects and reducing negative effects. An Urban Capacity Study will inform the baseline for LPP. Key Site Requirements to support sustainability may be identified on urban capacity sites. A review of potential flood risk should be carried out when identifying zonings at LPP. The implementation of Regional and local Transport Plans will help to develop linkages between areas and encourage use of active and sustainable transport.

EDS1 Employment Land Allocation

Options	Option 1 Carrying forward current zonings (with review at LPP) – with Identification of SELs				Option 2 Only carry forward current zonings (with review at LPP) – do not identify SELs			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	At the strategic level, the tiers allocate the greatest proportion of land to the district's largest settlements. The overall aim is to stimulate creation of jobs - economic prosperity has a positive relationship with health and wellbeing outcomes. This option may create/increase employment opportunities for the district's population, by promoting SELs in the City and main town, which are accessible to a good proportion of the district's population. Industrial use types can generate emissions (including from transport) and may negatively affect residential amenity, however a spatial approach that allocates and zones land helps to manage development and reduces the risk of development affecting the health or wellbeing of residents. The approach aims to align with availability of strategic transport connections, but at individual settlement/site level there may not currently be good linkages for active travel. However, enhanced flexibility of locations may help expand the opportunity in the future.	+	+	+	At the strategic level, the tiers allocate the greatest proportion of land to the district's largest settlements. The overall aim is to stimulate creation of jobs - economic prosperity has a positive relationship with health and wellbeing outcomes. Industrial use types can generate emissions (including from transport) and may negatively affect residential amenity, however a spatial approach that allocates and zones land helps to manage development and reduces the risk of development affecting the health or wellbeing of residents. The approach aims to align with availability of strategic transport connections, but at individual settlement/site level there may not currently be good linkages for active travel at present.
2.... strengthen society.	+	+	+	Allocating land and supporting/promoting economic development throughout the settlement hierarchy helps to provide and sustain employment opportunities in urban and rural communities. The approach extends to villages and small settlements, meaning employment sites that are (in principle) locally accessible will be provided throughout the district. It offers the scope/opportunity for people to work nearer to where they live, which could particularly benefit the west of the district. It also recognises and supports the role of ports/harbours and the fishing industry. There is a presumption against other development types in the zoned areas, therefore identifying SELs will help to increase options/opportunities overall.	+	+	+	Allocating land and supporting/promoting economic development throughout the settlement hierarchy helps to support and provide opportunities in urban and rural communities. The approach extends to villages and small settlements, meaning employment sites that are (in principle) locally accessible will be provided throughout the district. It offers the scope/opportunity for people to work nearer to where they live, which could particularly benefit the west of the district. It also recognises and supports the role of ports/harbours and the fishing industry.
3.... provide good quality, sustainable housing.	0	0	0	Identifying/allocating land for economic development and protecting it would mean that housing cannot be provided on that land. However, the LDP also includes a housing allocation with identification of lands for housing. The approach would therefore not alter the provision of housing in the district. Both allocations work in tandem; the housing strategy allocates the greatest number of new dwellings to Newry and Downpatrick, to encourage and support a local workforce at the SELs. The approach ensures there is sufficient provision for new economic development in locations that do not conflict with residential amenity. While there are positive influences on maintaining the future sustainability of housing through this spatial approach and reducing risk	0	0	0	Identifying/allocating land for economic development and protecting it would mean that housing cannot be provided on that land. However, the LDP also includes a housing allocation with identification of lands for housing. The approach would therefore not alter the provision of housing in the district. The approach ensures there is sufficient provision for new economic development in locations that do not conflict with residential amenity. While there are positive influences on maintaining the future sustainability of housing through this spatial approach and reducing risk of incompatible development, as the approach does not directly contribute towards delivering new housing, the overall effect on the Objective is negligible.

			of incompatible development, as the approach does not directly contribute towards delivering new housing, the overall effect on the Objective is negligible.					
4.... enable access to high quality education.	+	+	+	There are positive relationships between supporting economic development and providing education, training and skills development. The approach aims to attract investment and provide opportunities for apprenticeships and other work-led training/upskilling. SERC has campuses in Newry and Downpatrick, the SELs can help promote and encourage linkages and encourage increased numbers of young people into training due to proximity/accessibility. A skilled local workforce is attractive to investors and employers. The approach helps to create the conditions to deliver for the Objective, and positive effects could be significant, especially if delivery of City Deal projects is successful, however inward investment is not guaranteed and in the absence of certainty on what proposals are brought forward, a minor effect is considered more appropriate.	+	+	+	There are positive relationships between supporting economic development and providing education, training and skills development. The approach aims to attract investment and provide opportunities for apprenticeships and other work-led training/upskilling. A skilled local workforce is attractive to investors and employers. The approach helps to create the conditions to deliver for the Objective, and positive effects could be significant, especially if delivery of City Deal projects is successful, however inward investment is not guaranteed and in the absence of certainty on what proposals are brought forward, a minor effect is considered more appropriate.
5.... enable sustainable economic growth.	+	+	+	The approach makes the best use of location through ensuring sufficient land supply in appropriate locations for economic growth. It supports enhancement of the skills base, innovation and competitiveness within the local economy and the creation of a range of job types that are accessible, especially to areas of deprivation. The approach recognises the contribution that marine industries make to the overall economy - Kilkeel, Warrenpoint and Ardglass harbours are important contributors, and the RDS identifies Warrenpoint (along with Newry) as the 'South Eastern City Gateway' – a strategically important transport interchange. Connectivity is a key aspect in the support, growth and development of the harbours and the approach aims to take advantage of the A1-M1 road corridor and rail connectivity. While employment land is identified within the extant plan, identifying and actively promoting the SELs and the benefits of their strategic locations/benefits aims to propel interest. Increased interest could help deliver wider sectoral benefits; spinoffs could occur from having more people working in and around the City and main towns - more people shopping and seeking services locally, helping to make the district a more attractive place to live, work, visit and invest in.	+	+	+	The approach makes the best use of location through ensuring sufficient land supply in appropriate locations for economic growth. It supports enhancement of the skills base, innovation and competitiveness within the local economy and the creation of a range of job types that are accessible, especially to areas of deprivation. The approach recognises the contribution that marine industries make to the overall economy - Kilkeel, Warrenpoint and Ardglass harbours are important contributors, and the RDS identifies Warrenpoint (along with Newry) as the 'South Eastern City Gateway' – a strategically important transport interchange. Connectivity is a key aspect in the support, growth and development of the harbours and the approach aims to take advantage of the A1-M1 road corridor and rail connectivity. Overall, the approach helps to make the district a more attractive place to live, work, visit and invest in.
6.... manage material assets sustainably.	+	+	+	Allocating land for industrial uses helps to establish a joined-up approach for provision of infrastructure and utilities. Investment in new economic development can support the installation/upgrade of infrastructure that benefits a wider area. Industrial land uses can be significant consumers of energy; however, infrastructure should already be present (or can be provided more efficiently) at higher settlement tiers. SELs should not create increased pressure, as they are already in /next to large settlements. Allocating and protecting land can support sectoral industries which might otherwise be	+	+	+	Allocating land for industrial uses helps to establish a joined-up approach for provision of infrastructure and utilities. Investment in new economic development can support the installation/upgrade of infrastructure that benefits a wider area. Industrial land uses can be significant consumers of energy; however, infrastructure should already be present (or can be provided more efficiently) at higher settlement tiers. IPAs are in smaller settlements and in some locations the infrastructure is already constrained. These problems are already present/known about and the LPP will allow for further consideration

				locationally constrained, such as waste, recycling, energy recovery, etc. and supports aims for a circular economy. Identifying locations for industry could also enable opportunities for district-level projects for heating or renewables, but achievement would depend on projects being brought forward. Operational policies will promote energy efficiency and low carbon technologies.				of sites and identifying solutions. Allocating and protecting land can support sectoral industries which might otherwise be locationally constrained, such as waste, recycling, energy recovery, etc. and supports aims for a circular economy. Identifying locations for industry could also enable opportunities for district-level projects for heating or renewables, but achievement would depend on projects being brought forward. Operational policies will promote energy efficiency and low carbon technologies.
7.... protect physical resources and use sustainably.	+	+	+	Allocating and prioritising land for industrial/economic uses and focusing and clustering sites within/around settlements rather than dispersed development helps to ensure that land is used and developed in an efficient way. This approach should not have any conflict with the minerals industry. The allocation safeguards land and prioritises uses that otherwise might be difficult to find space for. This helps manage the rate at which settlements expand into greenfield land. Current evidence suggests there is sufficient land available within the extant designations and no requirement to extend/expand. The identification of SELs will mean that those lands are used more efficiently for the purpose and closes a policy gap which might otherwise result in the loss of employment sites.	+	+	+	Allocating and prioritising land for industrial/economic uses and focusing and clustering sites within/around settlements rather than dispersed development helps to ensure that land is used and developed in an efficient way. This approach should not have any conflict with the minerals industry. The allocation safeguards land and prioritises uses that otherwise might be difficult to find space for. This helps manage the rate at which settlements expand into greenfield land. Current evidence suggests there is sufficient land available within the extant designations and no requirement to extend/expand.
8.... encourage active and sustainable travel.	+	+	+	The allocation has a focus on settlements following a hierarchy. In principle, settlements are more accessible by public transport. In practice ED uses are not suitable for town centre locations and not all sites (or settlements) in the district are equally accessible. The allocation sustains/creates conditions and opportunities for sustainable transport services to be delivered, as it identifies locations and creates focal points where development is encouraged. However, establishing sustainable transport services will be dependent on service providers and demand – provision depends on where the workforce is travelling from/to and extant services may already not meet needs in certain areas. The overall approach targets sustainable locations and seeks to makes best use of the road, rail and bus networks that are available at present, but it will not directly reduce congestion or encourage modal shift. The SELs do not currently have any advantages in terms of connectivity with active/sustainable transport routes. Positive effects could be strengthened in the future, if enhanced connectivity is supported by DfI's Local/Regional transport Plans and a spatial approach makes this more achievable. When reviewing zonings at LPP, further consideration can be given to the accessibility and connectivity of sites and ensuring opportunities for improving the baseline within the scope of the Plan are not missed. Examples could include identifying KSRs or safeguarding potential routes to enable connectivity between SELs and existing/future proposed greenways.	+	+	+	The allocation has a focus on settlements following a hierarchy. In principle settlements are more accessible by public transport. In practice, ED uses are not suitable for town centre locations and not all sites (or settlements) in the district are equally accessible. The allocation sustains/creates conditions and opportunities for sustainable transport services to be delivered, as it identifies locations and creates focal points where development is encouraged. However, establishing sustainable transport services will be dependent on service providers and demand – provision depends on where the workforce is travelling from/to and extant services may already not meet needs in certain areas. The overall approach targets sustainable locations and seeks to makes best use of the road, rail and bus networks that are available at present, but it will not directly reduce congestion or encourage modal shift. Positive effects could be strengthened in the future, if connectivity is supported by DfI's Local/Regional transport Plans and a spatial approach makes this more achievable. When reviewing zonings at LPP, further consideration can be given to the accessibility and connectivity of sites and ensuring opportunities for improving the baseline within the scope of the Plan are not missed. Examples could include identifying KSRs or safeguarding potential routes to enable connectivity between SELs and existing/future proposed greenways.

9.... improve air quality.	?	?	?	Industrial/economic development is a potential source of emissions that negatively affect air quality – allocating land and directing development towards zoned sites could concentrate emissions by clustering sources together. However, the allocation’s focus is on appropriate locations within settlements. A spatial approach gives greater certainty that separation is maintained between incompatible land uses, reducing risk of impacts on sensitive receptors. Zoning sites at edge of city / town locations allows emissions to be dispersed and should not exacerbate issues within AQMAs. The approach takes into account proximity to strategic road and rail links in establishing the hierarchy. While traffic emissions are an issue at Newry, which will be one of the SELs, the baseline will be significantly improved by the Southern Relief Road and delivery of this project also has potential to increase economic development land demand.	?	?	?	Industrial/economic development is a potential source of emissions that negatively affect air quality – allocating land and directing development towards zoned sites could concentrate emissions by clustering sources together. However, the allocation’s focus is on appropriate locations within settlements. A spatial approach gives greater certainty that separation is maintained between incompatible land uses, reducing risk of impacts on sensitive receptors. Zoning sites at edge of city / town locations allows emissions to be dispersed and should not exacerbate issues within AQMAs. The approach takes into account proximity to strategic road and rail links in establishing the hierarchy.
10.... reduce causes of and adapt to climate change.	?	+	+	The allocation ensures that (according with size/ status of settlement), land is available for development that could otherwise be difficult to find space for – including waste recovery - and it is a more efficient approach to land use. Industrial/economic development is a potential source of GHG emissions. Clustering development can help to improve the financial viability of installing renewable/low carbon energy technologies, or upgrading constrained energy infrastructure that allows increased renewables generation. Carrying forward zonings may have some risks; legacy zonings may not reflect current vulnerability to climate change effects, e.g. flooding. Newry is an APSFR, Downpatrick a TAPSFR and some extant zonings in the SELs may be affected the flood plain, which may reduce their suitability for development. At LPP the evidence base will be re-examined. Zonings can be altered to exclude areas now known to be vulnerable, or KSRs identified to improve resilience. In the interim, operational policy (FRD) will ensure development is sustainable.	?	+	+	The allocation ensures that (according with size/ status of settlement), land is available for development that could otherwise be difficult to find space for – including waste recovery - and it is a more efficient approach to land use. Industrial/economic development is a potential source of GHG emissions. Clustering development can help to improve the financial viability of installing renewable/low carbon energy technologies, or upgrading constrained energy infrastructure that allows increased renewables generation. Carrying forward zonings may have some risks; legacy zonings may not reflect current vulnerability to climate change effects. Some of the extant zonings may be affected the flood plain, which may reduce their suitability for development. At LPP the evidence base will be re-examined. Zonings can be altered to exclude areas now known to be vulnerable, or KSRs identified for enhanced resilience. In the interim, operational policy (FRD) will ensure development is sustainable.
11.... protect, manage and use water resources sustainably.	?	+	+	Industrial/economic development can alter natural runoff patterns and may generate wastewater. Allocating land according to a hierarchy will direct the majority of ED, in principle, to locations where wastewater infrastructure is present at a scale that can accommodate it. However, in practice, NI Water infrastructure is constrained in many settlements (regionally) and requires significant investment. Revised flood maps from DFI Rivers may also affect the future suitability of zoned sites (see O10 above). Sewerage networks in Newry and Downpatrick are currently constrained which may affect the delivery of proposals within the SELs. It is outside the Council’s scope of powers to deliver infrastructure improvements, however NI Water has a capital investment programme in progress which is expected to deliver improvement and alleviate constraints over the Plan period. By providing direction on where development	?	+	+	Industrial/economic development can alter natural runoff patterns and may generate wastewater. Allocating land according to a hierarchy will direct the majority of ED, in principle, to locations where wastewater infrastructure is present at a scale that can accommodate it. However, in practice, NI Water infrastructure is constrained in many settlements (regionally) and requires significant investment. Revised flood maps from DFI Rivers may also affect the future suitability of zoned sites (see O10 above). It is outside the Council’s scope of powers to deliver infrastructure improvements, however NI Water has a capital investment programme in progress which is expected to deliver improvement and alleviate constraints over the Plan period. By providing direction on where development is to be located, the allocation helps control how emissions to water can be managed. Zoning identifies areas where

				is to be located, the allocation helps control how emissions to water can be managed. Zoning identifies areas where infrastructure is likely to be required. Settlements (rather than rural areas) remain the most sustainable location for ED and when reviewing zonings at LPP, Council will engage in consultation with NI Water and DFI Rivers to update the baseline. New KSRs can be identified. In the interim, applications will be required to include stormwater and/or sewage treatment solutions through operational policies (FRD1-6 and WW1), which will ensure that development is sustainable.				infrastructure is likely to be required. Settlements remain the most sustainable location for ED and when reviewing zonings at LPP, Council will engage in consultation with NI Water and DFI Rivers to update the baseline. New KSRs can be identified. In the interim, applications will be required to include stormwater and/or sewage treatment solutions through operational policies (FRD1-6 and WW1), which will ensure that development is sustainable.
12.... protect natural resources and enhance biodiversity.	+	+	+	Allocating land according to a hierarchy will direct the majority of new ED to locations within settlement limits. Protection of biodiversity is not the primary purpose for zoning, however zoned lands do take account of and exclude areas designated for their nature conservation value. The principle of allocating and zoning land for development within defined settlement limits acts positively for protecting natural resources. Zoned land is protected from other development use, however it acknowledged that the biodiversity value of zoned sites may change over time. When reviewing zonings at LPP, Council will update the baseline and engage in consultation with NIEA and other stakeholders. New KSRs can be identified. In the interim, applications will be screened against operational policies (NH1-NH7) which will provide policy protection to natural resources.	+	+	+	Allocating land according to a hierarchy will direct the majority of new ED to locations within settlement limits. Protection of biodiversity is not the primary purpose for zoning, however zoned lands do take account of and exclude areas designated for their nature conservation value. The principle of allocating and zoning land for development acts positively for protecting natural resources. Zoned land is protected from other development use, however it acknowledged that the biodiversity value of zoned sites may change over time. When reviewing zonings at LPP, Council will update the baseline and engage in consultation with NIEA and other stakeholders. New KSRs can be identified. In the interim, applications will be screened against operational policies (NH1-NH7) which will provide policy protection to natural resources.
13.... maintain and enhance landscape character.	+	+	+	The principle of allocating and zoning land for development acts positively. The focus toward settlements should help reduce impact on/deterioration of rural landscape and seascape character. The extant designations have taken account of landscape character and areas valued for their landscape quality. The purpose of the policy is to protect/provide land to promote development of a type which could otherwise be difficult to find space for – economic/industrial development may not be attractive and may be intrusive. When reviewing zonings at LPP, Council will update the baseline. Operational policies will help to manage scale and design, to mitigate effects where feasible at project level.	+	+	+	The principle of allocating and zoning land for development acts positively. The focus toward settlements should help reduce impact on/deterioration of rural landscape and seascape character. The extant designations have taken account of landscape character and areas valued for their landscape quality The purpose of the policy is to protect/provide land to promote development of a type which could otherwise be difficult to find space for – economic/industrial development may not be attractive and may be intrusive. When reviewing zonings at LPP, Council will update the baseline. Operational policies will help to manage scale and design, to mitigate effects where feasible at project level.
14.... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	The principle of allocating and zoning land for development allows greater control. However, while directing towards settlements helps avoids impacting rural character and associated assets, the City, towns and upper tiers of the hierarchy also include important built heritage and historical assets which could be directly or indirectly affected and allocating the greatest proportion of development to these settlements could have negative effects. The extant designations have taken account of protected sites and monuments and local character. Identifying SELs aims to attract and encourage significant proposals which may increase the size/scale of development. When reviewing zonings at LPP, Council will consult with HED and other stakeholders to update the	?	?	?	The principle of allocating and zoning land for development allows greater control. However, while directing towards settlements helps avoids impacting rural character and associated assets, the City, towns and upper tiers of the hierarchy also include important built heritage and historical assets which could be directly or indirectly affected and allocating the greatest proportion of development to these settlements could have negative effects. The extant designations have taken account of protected sites and monuments and local character. When reviewing zonings at LPP, Council will consult with HED and other stakeholders to update the baseline. There may be opportunities to improve access to, or restore, features of historic or industrial heritage value,

			baseline. There may be opportunities to improve access to, or restore, features of historic or industrial heritage value, e.g. towpaths, rail routes. Effects are uncertain as effects will depend on what projects come forward and where. However, operational policies HE1-HE13 will provide protection and ensure impacts are identified, evaluated and (where possible) mitigated at project level.				e.g. towpaths, rail routes. Effects are uncertain as effects will depend on what projects come forward and where. However, operational policies HE1-HE13 will provide protection and ensure impacts are identified, evaluated and (where possible) mitigated at project level.

Summary of Policy:

Strategic Policy for the allocation of land for economic development (industrial/economic development uses).

Option 1 (Preferred Option)

Retain broad balance of remaining employment land provision across the district as contained within the BNMAP and ADAP. Carry forward current zonings and designations, as contained in BNMAP and ADAP. At LPP designations will be re-evaluated with unsuitable or unnecessary land rezoned. An additional tier of Strategic Employment Locations (SELs) has been identified for certain sites at Newry and Downpatrick, to maximise and protect the potential of Newry as a cross-border gateway for employment in the district and to acknowledge the importance of Downpatrick as the northern employment hub in the district.

At the LPP (site specific) stage, the Council will consider opportunities for local sites at village level across the whole district similar to the Industrial Policy Areas in the ADAP, within smaller population centres but still located on the main road network.

Reasonable Alternatives:

Option 2 – As per Option 1, but do not identify any Strategic Employment Locations (SELs).

The overall approach is consistent with regional policy approach as set out in the SPPS paragraph 6.85-6.86 regarding economic development proposals in cities, towns, villages and small settlements. Three strategic options for ‘Distribution of Employment Land’ were appraised in the Interim SA for the POP under Key Issue 5. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, was Option 2 ‘Retain broad balance of remaining employment land provision across the district, evaluate all current zonings and designations, as contained in BNMAP and ADAP, and rezone unsuitable or unnecessary land. Consider opportunities for local sites at village level across the whole district similar to the Industrial Policy Areas in the ADAP, within smaller population centres but still located on the main road network. Consider need for additional strategic located sites in Newry adjacent to the A1 Belfast – Dublin key transport corridor, Warrenpoint Port, Downpatrick close to the key link corridor to Belfast and Ballynahinch to maximise opportunities provided by the new by-pass’.

The Options brought forward for the draft PS are variations of the preferred Option at POP. The two variants have been appraised to identify, at a strategic level, any effects that might arise from identifying SELs. The areas identified as SELs have been informed by an evaluation of site assessment criteria (access, site context, environment and market strength). The proposed A24 Ballynahinch bypass had not been progressed by DfI in advance of preparing the draft Plan Strategy, however the Council is aware of the recent Ministerial announcement¹⁶ that the scheme will be moving forward to the development of the business case and procurement. Given the projected timescales, a further review will be required at the LPP stage.

¹⁶ Ministerial announcement 12th March 2025

Summary and comparison of options against the Sustainability Objectives:

Option 2

Minor positive effects are identified for social Sustainability Objectives 1 and 2. While this approach does not directly deliver new economic development or employment, the principle of allocating land and promoting and support economic development in accessible locations indirectly supports the health and wellbeing of residents and supports communities – it helps address deprivation by enabling new employment opportunities to be delivered in settlements across the district. As there is a separate allocation for housing land, the approach does not directly deliver for Objective 3 (other than by exception, as a component of mixed-use redevelopment), however, the spatial approach reduces risk of conflict and amenity impacts on residential development.

The allocation takes account of the characteristics of the district's settlements and their existing and future potential, with positive effects identified for all economic Sustainability Objectives (Objectives 4-6). Education and employment are co-dependent: employers will be attracted to locations where a skilled workforce is available and education providers can enhance the range of qualifications on offer where there are locally accessible work experience and apprenticeship opportunities. A minor positive effect is identified for Objective 4. The allocation aims to promote employment, encourage job creation, facilitate growth of existing businesses, attract inward investment and address deprivation. It has recognised the value of supporting established assets such as ports, harbours and other specialist industries and a significant positive effect is identified for Objective 5. Industrial uses facilitated by this approach could include development linked with the circular economy. Zoning land may help create the conditions for infrastructure upgrades, energy-efficient or low carbon technologies to be developed and delivered in conjunction with investment. A minor positive effect is identified for Objective 6.

The allocation makes land available for development of a nature and scale that could otherwise be difficult to find space for. This helps to ensure land is used in an efficient way. In general, the approach has a minor positive effect on many of the environmental Sustainability Objectives (Objectives 7, 8, 12 and 13) – the spatial approach means that sensitive receptors can be identified and considered at a strategic scale and there is greater control over where development is located. In principle, the focus on settlements and accessible locations supports active and sustainable travel. However current provision of routes/services may not extend to sites in many areas and the allocation in itself would not change this. Effects on Objective 9 are uncertain, as allocating land could result in sources of polluting aerial emissions being clustered together and more concentrated – however, the spatial approach also maintains separation between source and sensitive receptor, reducing the risk of impacts. Appraisal has identified some limitations and uncertainties in the approach to carry forward current zonings and designations. Legacy zonings may not accurately reflect the current baseline in respect of vulnerability to the effects of climate change (notably flood risk). The availability of NI Water sewers and sewage treatment is currently constrained many of the district's settlements. However, NI Water's capital investment programme is expected to deliver infrastructure improvements and alleviate constraints. There is also uncertainty for Objective 14, as allocating land in settlements may bring development closer to built heritage and historic features/assets which could be directly or indirectly affected. Identifying SELs aims to encourage and attract regionally significant development, however increasing size/scale of development may have greater risk of archaeological impact, or impact on the setting of heritage in Newry and Downpatrick. It is considered that settlements (rather than rural areas) remain the most sustainable location for ED and when reviewing zonings at LPP, Council will engage in consultation with statutory consultees to update the baseline. Zonings may be modified. The uncertainties for Objectives 10 and 11 are expected to be resolved through the LPP and move to minor positive in the long term. In the interim, operational policies (GP, FRD, NH, LA, HE) will provide protection and ensure impacts are identified, evaluated and (where applicable) mitigated at project level.

Option 1

Option 1 delivers all of the effects identified for Option 2, however the positive influences are slightly stronger for the economic Objectives 4 and 5. The SELs are in

settlements where SERC also has campuses, and promoting these areas could help support increased numbers of young people entering into training through the proximity/accessibility of the employment sites. Actively promoting the SELs, with the aim of increasing the number of people coming to work in these areas, could stimulate spinoff business which would deliver wider benefits beyond Newry and Downpatrick.

Option 1 also could enhance some of the positive effects identified for the environmental Sustainability Objectives. The identification of SELs closes a policy gap which might otherwise result in the loss of employment sites to other uses, potentially reducing the timescale across which the need to zone additional land for this purpose would arise. Closing the policy gap would maintain a greater degree of control over where new development is located over the Plan period and enhance the positive influences identified for Objectives 7, 8, 12 and 13. While the SELs do not currently have any advantages in terms of connectivity with active/sustainable transport routes, promoting these areas with the aim of increasing the number of people coming to work in them would drive demand and make improvements to active/sustainable transport provision more feasible. Promoting Newry and Downpatrick as SELs could place pressure on some key sustainability issues. These settlements and the legacy zonings have known constraints around respect of flood risk and sewage infrastructure, which may affect the delivery of proposals within the SELs. The scale of proposals that SELs are aiming to attract may mean that that - at project-level - ground works are more extensive, design/integration mitigation more challenging and engineering solutions more complex to deliver, due to the baseline.

Overall, while the sustainability scores are the same for both Options, Option 1 is the preferred Option. In conjunction with the Council's Regeneration and Economic Development Strategy 2020-2025 and the projects identified under the City Deal, Option 1 maximises the potential to achieve the Council's Objective to regenerate and revitalise the district, support business growth and boost our economic performance, thereby improving the standard of living for residents. Option 1 is considered more sustainable, due to the greater potential it confers to deliver positive social and economic impacts by maximising and protecting the potential of Newry and Downpatrick as, respectively, a cross-border gateway and the northern hub for employment in the district.

The most sustainable option: The scores for Option 1 and Option 2 are the same.

The preferred option: Option 1.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The preferred option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: At LPP stage, the baseline/evidence base will be reviewed and updated and relevant statutory consultees and other stakeholders will be invited to comment on relevant aspects of site suitability when existing zonings are reviewed or new zonings are being identified. Key Site Requirements may be identified or changes to boundaries. Future Local and Regional Transport Plans will identify and deliver improvements to active and sustainable transport. Positive effects could be strengthened through successful delivery of projects promoted through the City Deal and the Council's Regeneration and Economic Development Strategy 2020-2025.

TS1 Sustainable Tourism & Policy TOU8 - Safeguarding of Tourism Assets

Option	Retain current strategic approach set out PPS16 for accommodating tourism development in both settlements and the countryside and Carry forward Policy TSM8 of PPS 16.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Tourism assets and tourism activities benefit residents as well as visitors. Many assets are outdoor leisure or recreation resources, which contribute directly to physical health and mental wellbeing. The tourism industry makes a considerable contribution to the district’s economy, with the industry providing a substantial number of jobs/additional income, which contributes indirectly to the well-being of residents. The approach seeks to preserve rural amenity and promote longer-term sustainability
2. strengthen society.	+	+	+	The overall strategy seeks to support rural and coastal communities as well as urban areas, in a sustainable way. The approach allows communities to capitalise on the district’s varied resources and can support areas of relative income/employment deprivation. Tourism assets are open to all in terms of inclusion and the resources are protected for everyone to enjoy. The approach helps to create, retain and enhance shared space and promotes positive social interaction.
3. provide good quality, sustainable housing.	0	0	0	Tourist accommodation is distinct from permanent dwellings. There is currently no evidence suggesting issues / pressure on housing stock from second homes/ holiday homes in the district. The overall effect is negligible.
4. enable access to high quality education.	0	0	0	The option has no effect on the Objective.
5. enable sustainable economic growth.	+	+	+	The focus of the approach is on creating an economy that is globally competitive and regionally balanced, and has links to the Council’s Corporate Plan vision of a premier tourism destination, without diminishing the value of the district’s assets. The approach recognises the importance of the industry - and seeks to promote and encourage investment while also safeguarding the assets and local communities, ensuring that growth and development is sustainable. It makes the district a more attractive place to live, work, visit and invest in. Assets encompass the marine resources of the district and the approach can also work to support marine interests. Other strategic and operational policies will support other industries/employment area and also encourage them to develop and grow.
6. manage material assets sustainably.	0	0	0	The approach places an emphasis on sustainability - it seeks to direct development towards settlements in the first instance, where the infrastructure to serve it should already be present. The approach to protect tourism assets has the potential to conflict with renewable energy development but other factors, such as availability of energy transmission infrastructure are more influential. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	+	+	+	Many sites that are of intrinsic interest to tourism are important for their earth science, recognised through wider plans to establish the Mourne AONB and the Ring of Gullion AONB as a UNESCO Geopark. The approach will help to safeguard these areas and their distinctive features. Council’s Tourism Strategy considers that UNESCO designation has the potential to be ‘game changing’ in terms of growing the tourism economy.
8. encourage active and sustainable travel.	0	0	0	The approach promotes ‘settlements first’, where links to public transport are more readily available. Some tourism uses can help to initiate demand and establish focal points /routes, but it is also acknowledged some sites/assets have limited accessibility and many journeys will be by car. Some of our settlements function as gateways to tourism destinations and have transport links with access to/from much wider areas. The overall effect on the Objective is negligible.
9. improve air quality.	0	0	0	The approach promotes ‘settlements first’, but there is no overall effect on the Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The approach capitalises on the district’s accessibility and promotes ‘settlements first’, but also looks to safeguard the natural environment as one of the principal assets - while there are synergies with the Objective in terms of efficiency and sustainability, there is no direct effect. Many overseas visitors will fly to the region, but walking or cycling might be the reason for visiting and will be facilitated when visitors get to their destination - the destination is the experience. The overall effect on the Objective is negligible.

11. protect, manage and use water resources sustainably.	0	0	0	The approach 'settlements first' but also looks to safeguard the natural environment as one of the principal assets. Many of the settlements are adjacent to waterbodies. It seeks to achieve tourism development that is sustainable appropriate and that does not undermine the key asset or the natural environment associated with the asset. Other operational policies will have more influence. The overall effect on the Objective is negligible.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach promotes 'settlements first' and to carefully manage development in the countryside - proposals must be sensitive to built heritage, biodiversity and benefit the rural population. The approach aims to ensure that the assets of the natural and built environmental that the industry relies so heavily on are safeguarded, which includes protected sites - including marine ecosystems, and other biodiversity. It recognises that adverse impact upon a tourism asset may also arise through indirect pathways, for example, noise, dust or pollution of air or watercourses. What constitutes 'adverse impact' and the determination of the extent of its influence are matters of planning judgement and each application will be assessed on its merits.
13. maintain and enhance landscape character.	+	+	+	The approach promotes 'settlements first' and to carefully manage development in the countryside - the main thrust is to protect the quality of the area which is so attractive to tourism, including natural landscapes that are recognised for their value, which is the main aim of TOU8. The approach seeks to avoid adverse impacts by promoting high quality design and avoiding visual impact, for example within an area of high landscape quality or in a Conservation Area, either of which could be important for attracting tourism.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The main thrust is to protect the quality of the area which is so attractive to tourism - the landscape, natural environment and historic environment are all intertwined. In addition to natural resources and landscape, tourism in the district is linked with exploring heritage and cultural heritage. Access to and interpretation of the historic environment is part of what attracts people to the area. The approach seeks to avoid adverse impacts by promoting high quality design, for example within a Conservation Area. The approach would help to protect and conserve but also sustain assets such as HPAGs.

Summary of Policy:

TS1 Sustainable Tourism

Future tourism accommodation and facilities will be directed to settlements. There will be opportunities for tourism development in the countryside where proposals are sensitive to the built heritage, biodiversity and natural environment while providing economic and social benefits to the rural population. Such opportunities are possible through conversion and reuse of locally important buildings, replacement and farm diversification schemes.

TOU8 Safeguarding of Tourist Assets

The Council will not grant planning permission that would in itself or in combination with existing and approved development have an adverse impact on a tourism asset. The policy provides for safeguarding of all tourism assets, whether afforded statutory protection or not.

Reasonable Alternatives:

No reasonable alternatives have been identified for TS1. Proposed policy wording is consistent with regional strategic Objectives for Tourism in the SPPS para 6.256.

No reasonable alternatives have been identified for TOU8. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.262 regarding the safeguarding of tourist assets.

Two strategic alternatives were appraised in the Interim SA for the POP, under Key Issue 13, 'Tourism Development'. The preferred option presented in the POP, which was identified as the most sustainable option in the Interim SA, was "*retain existing policy led approach set out within PPS 16 and bring forward Tourist Opportunity Zones*". Initially the purpose of identifying Tourist Opportunity Zones was to promote areas of potential, to provide the chance for growth and to create a greater spread of tourism development. Taking on board comments from the Council's development Management Team, it is considered that the existing tourism offer within the district

is well-developed. It was therefore not considered necessary to bring forward Tourist Opportunity Zones at draft Plan Strategy stage, as a policy approach would be more balanced across the whole district. However, the designation of Tourist Opportunity Zones will be further reviewed at LPP stage and may be brought forward if it appears that the Plan Strategy policy approach alone is not sufficient.

Summary and comparison of options against the Sustainability Objectives:

Tourism assets and the activities that occur at them benefit residents as well as visitors. Many of district's assets contribute to good physical health and mental wellbeing. They can also provide shared space, and create opportunities for employment and income generation throughout the district. The approach seeks to promote and encourage investment, while also safeguarding the assets and local communities, ensuring that growth and development is sustainable. This acts significantly for the achievement of Objectives 1, 2 and 5.

The approach places an emphasis on sustainability - it seeks to direct development towards settlements in the first instance, where infrastructure to serve it should already be present. Effects on Objectives 6, 8, 9, 10 and 11 are negligible, though some positive influences are noted from the 'settlements first' aspect. The overall approach aims to ensure that the assets of the natural and built environment that the industry relies so heavily on are safeguarded. This will have a positive effects on the delivery of environmental Sustainability Objectives 7, 12, 13 and 14.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy; and accord with other provisions of the LDP. Positive effects could be enhanced by the Council's Tourism Strategy as well as any future Regional Tourism Strategy, the Belfast Region City Deal and other actions / strategies arising out of the Programme for Government and the RDS 2035.

Strategic Policy CDS1 Coastal Development

Option	Bring forward directional policy for all coastal development.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	There is an amenity value from the coastal resource, which the approach aims to protect and sustain, or enhance and regenerate – where appropriate. The approach supports public access to the coast and provision of coastal amenity space. These aspects can indirectly help sustain good physical health and mental well-being, however these effects are indirect and other operational policy will be the primary driver. The overall effect is negligible.
2. strengthen society.	0	0	0	The approach accords with that of the draft Marine Plan (NI) and encompasses the coastal fringe, where coastal communities are located. It should benefit those communities by supporting regeneration in coastal settlements, but also protecting local character. The approach recognises amenity value of the coastline and seeks to support public access to the coast, which can act a shared space where social contact can take place. However, these effects are indirect and other operational policy will be the primary driver. The overall effect is negligible.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on the Objective. Other strategic and operational policies are the primary driver for delivery of new housing.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective but noted that the coast is often visited as an educational resource - the approach recognises the coast's amenity value and supports access.
5. enable sustainable economic growth.	+	+	+	The approach to direct and manage development in the coastal area recognises and protects the coastline as a resource which is available/ accessible all year. It aims to protect sensitive areas and sustain the district as an attractive place to live, work, visit and invest in. Visitors to the coast contribute significantly to the district's economy and development and regeneration within the coastal settlements will be supported. It and references the UK MPS and emerging Marine Plan which provide a policy framework for marine industries and interests, which are also important economic contributors, and will ensure that marine operations are considered and safeguarded.
6. manage material assets sustainably.	0	0	0	No direct delivery of Objective, but it is noted that the approach helps to ensure that proposals are properly considered. Any effect on the Objective is considered negligible.
7. protect physical resources and use sustainably.	+	+	+	Although the approach is primarily to protect the character of the coast, it indirectly helps to protect earth science features that contribute to the coastline – the coast itself being an earth science feature. Avoiding inappropriate development in the undeveloped coast can help to maintain natural coastal processes and coastal evolution.
8. encourage active and sustainable travel.	0	0	0	No direct delivery of Objective, but it is noted that the approach aims to maintain and enable public access to the coast and increase coastal amenity space.
9. improve air quality.	0	0	0	The option has no effect on the Objective.
10. reduce causes of and adapt to climate change.	0	0	0	No direct delivery of Objective, but noted that the approach to managing development in the undeveloped and developed coast indirectly helps retain natural sections of the coastline as an asset. Coastal buffers, dune systems and beaches and intertidal zones have a role in attenuating the effects of climate change and contributing to climate change resilience. However, these effects are indirect and other operational policy will be the primary driver. The overall effect is negligible.

11. protect, manage and use water resources sustainably.	0	0	0	No direct delivery of Objective, however it is noted that the overall approach seeks to safeguard the district's sensitive marine and coastal environment. This should include the transitional, coastal and marine waters and the aquatic food resources. As noted in O10 above, coastal buffers, dune systems and beaches and intertidal zones have a role in attenuating the effects of climate change and contributing to climate change resilience. The approach may therefore help reduce the potential for new development that subsequently becomes at risk of coastal flooding in the future. However, these effects are indirect and other operational policy will be the primary driver. The overall effect is negligible.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach to manage development in both the undeveloped and developed coast seeks to safeguard the district's sensitive marine and coastal environment and will help to protect the natural resources in these areas. Much of the district's coastline overlaps or is adjacent to designated sites and this approach will indirectly provide protection to these sites and their biodiversity from inappropriate development. Promoting settlements as the focus of development requiring coastal locations will help reduce the rate of incremental loss of natural land and reduces the risk of species being disturbed in more remote areas. It helps manage the extent of those areas where new coastal defences may be required in the future – maintaining areas of undeveloped coastline will allow natural coastal processes and coastal evolution to progress naturally, as an ecosystem service.
13. maintain and enhance landscape character.	+	+	+	The primary purpose of the approach is to manage development in respect of both the undeveloped and developed coast and specifically to prevent the diminishment of landscape and seascape character of the undeveloped coast, recognising the amenity value of these areas. It also promotes and supports the sensitive enhancement and regeneration of the Developed Coast, which would also contribute to maintenance/enhancement of landscape and seascape character.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The general approach to manage development in respect of both the undeveloped and developed coast and specifically to prevent the diminishment of landscape and seascape character of the undeveloped coast can also deliver for cultural heritage, in that the local distinctiveness of an area and its sense of place can be retained. It also promotes and supports the sensitive enhancement and regeneration of the Developed Coast, this can also help support the conservation and restoration of industrial and marine heritage in coastal settlements.
Summary of Policy: Planning permission will be granted for a proposal for development on coastal land where it complies with the coastal policies, accords with UK Marine Policy Statement and Marine Plan for NI and demonstrates that it meets the additional requirements listed.				
Reasonable Alternatives: No reasonable alternatives have been identified. This is a directional policy to assist navigation and understanding of coastal policies.				
Summary and comparison of options against the Sustainability Objectives: Although no overall effects are identified for the social Sustainability Objectives, 1, 2 and 3, some positive influences are noted through the approach to safeguard and enhance the amenity value of the coastal area, and to support regeneration in settlements. The approach has a minor positive effect on Objective 5 because it helps to deliver an attractive coastal area where local businesses, including those with marine interests, can coexist alongside protected landscapes and seascapes, which attract visitors and tourists all year. The policy approach supports regeneration of coastal settlements and delivery of sustainable tourism –an industry that contributes significantly to the local economy. It helps to manage the coastal area as a resource that should be available all year round. The approach to manage development at the coast will ensure that new development proposals along the undeveloped coast are considered in the context of their location. A minor positive effect is identified for Objective 7 as undesignated earth science features and semi-natural land located along the coastline will receive policy protection.				

Coastal buffers, dune systems, beaches and mudflats have a role in adapting to the effects of climate change and resilience to storms and flooding events. Although some positive influences are noted for Objectives 10 and 11, the approach does not directly deliver for these Objectives and the overall effect is negligible.

Minor positive effects are identified for the environmental Sustainability Objectives 12, 13 and 14, because the approach to manage development in respect of both the undeveloped and developed coast and specifically to protect the amenity of the coastline and prevent the diminishment of landscape and seascape character of the undeveloped coast all contribute towards these Objectives. As much of the coastline adjoins designated sites, it helps to establish a buffer around these sites. New habitat creation is also positively supported. The approach also helps maintain local distinctiveness and 'sense of place' in the coastal areas. Promoting and supporting regeneration in the coastal settlements would help to enhance their setting.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Coastal, flooding and natural heritage operational policies are also especially relevant. Alignment with the UK Marine Planning Statement and the draft Marine Plan (NI). Other policies and legislation may be applicable for development in proximity to the coast, including Habitats Regulations Assessment.

GP1 General Policy

Option	Bring forward a new strategic policy for all development, to avoid repetition of criteria throughout the subject policies.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Main elements of this approach are to ensure that new development does not give rise to nuisance effects that can impact health/wellbeing, and to promote safety. The aim of the approach is to have any potential negative impacts on amenity addressed within an application from the outset and its location at the beginning of the Plan is to highlight/promote this. The requirements for access and parking could support ageing population/those with mobility issues, however appraisal of the draft policy wording identified that the policy might benefit from the inclusion of elements that were in the J&A, to make this clearer.
2. strengthen society.	+	+	+	Criteria for access and movement will benefit the Objective in terms of addressing and reducing inequalities - approach aims to bring forward design that delivers practical movement networks and encourages the prioritisation of people rather than vehicles. The approach requires consideration of those with impaired mobility, avoiding undermining street scene and public realm. Appraisal of the draft policy wording identified that although access, movement and parking requirements are detailed in the J&A, the policy wording might benefit from the inclusion of some additional elements. Operational policy on transportation will help to strengthen positive effects.
3. provide good quality, sustainable housing.	+	+	+	While the approach doesn't have any influence on quantity or type of housing, it will indirectly support this Objective by helping to make new housing better quality - avoiding the creation of negative environments and promoting the design of residential areas with high amenity. Overall, it contributes to better quality residential areas.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	The aim of the approach is to ensure that consideration is given from the outset to the potential effects a proposal may have on amenity and to prevent business/industry from being constrained, should nuisance effects such as noise, light, pollution, etc. emerge which then require mitigation. Appraisal of the draft policy wording noted that the policy might benefit from clarification on receptors that should not be adversely impacted by amenity/nuisance effects, to ensure effects on the natural and historic environment are considered. While the approach seeks to achieve growth that is sustainable, the overall effect on this Objective is negligible.
6. manage material assets sustainably.	0	0	0	Approach requires that all necessary services are available, or can be provided, without significant adverse impact on the environment. This should help ensure that pressure on infrastructure is avoided. However, the overall effect on the Objective is considered negligible.
7. protect physical resources and use sustainably.	0	0	0	The approach aims to prevent air or water pollution and to have no significant impact on the natural environment. This may help avoid contamination of soils and, indirectly, might discourage conversion of greenfield land to developed land. The overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	+	+	+	The approach and policy aim of criteria on access and movement is to encourage and promote walking/cycling, but appraisal of the draft policy wording noted that this was primarily expressed through the J&A and was not clear in the draft wording of the policy itself. A recommendation was made to clarify the policy wording, as this would deliver more for this Objective, by clarifying the requirements to facilitate active travel. Operational TRA policies will also apply. Effects are also dependent on behavioural change.
9. improve air quality.	+	+	+	The aim of the policy approach is to avoid impacts from dust, fumes, air pollution and this is expanded on in the J&A. The appraisal noted that the draft policy wording focuses on impacts on residential amenity from light, noise, air and water pollution, but these impacts could also be detrimental to the natural environmental and historic environment. A recommendation was made to clarify the policy wording around receptors and this was actioned. Policy aims to promote and facilitate active travel (see remarks in O8 above), which may give rise to benefits through maintaining/air quality - though effects here are linked to behavioural change.

10. reduce causes of and adapt to climate change.	0	0	0	Aims to promote and facilitate active travel through access and movement criterion which could benefit the Objective (see remarks above at O8 on Criterion 2). Upfront consideration of air pollutant emissions that adversely affect amenity may have an indirect benefit, as these are often inter-related with GHG emissions, but is unlikely to reduce GHGs overall. In this regard, SP1 is considered to have a greater influence on the Objective, and the overall effect is negligible.
11. protect, manage and use water resources sustainably.	+	+	+	The approach out the requirement for development to have no unacceptable significant effect on the natural environment, which although not specified in the original draft policy wording, should include the water environment. Policy also requires that development proposals should have no significant adverse impact as a result of water pollution. A recommendation was made to clarify the policy wording around receptors and this was actioned. All proposals must demonstrate infrastructure can be provided (incl. wastewater treatment) without unacceptable adverse effects – this will help protect receiving waterbodies. Given NIW constraints, the requirement for infrastructure to be available has increased importance in preventing exacerbation of pollution from combined sewer overflows and preventing deterioration.
12. protect natural resources and enhance biodiversity.	+	+	+	Policy sets out requirement for no unacceptable impact on natural environment and that all necessary services are provided or can be provided available without significant adverse effect on the environment. This is relevant in terms of wastewater infrastructure network and treatment capacity constraints currently present in the district which may affect designated sites and the marine area, though avoidance of adverse effects would be primarily delivered through operational policy. A recommendation was made to clarify the policy wording around receptors and this was actioned.
13. maintain and enhance landscape character.	+	+	+	Policy is protective through its requirements for development proposals have no unacceptable impacts on historic and natural environment, which are intertwined with landscape. Main mechanism for delivery will however be the operational policies for NH, HE. The policy requires consideration of light pollution and seeks the preservation of dark landscapes The appraisal noted that these effects would be strengthened if policy wording encompassed other receptors and this was actioned.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policy is protective through its requirements for new development proposals to have no unacceptable impacts on the historic and natural environment, which are intertwined along with landscape. However, the main mechanism for delivery will be the operational policies for NH and HE. Overlooking/overshadowing, light, noise/vibration, air pollution, drainage are also relevant to features of the historic environment and the setting of heritage assets.
Summary of Policy: General Development Policy. New policy wording which removes and consolidates general policy criteria from across a number of existing policies.				
Reasonable Alternatives: No reasonable alternative has been identified. The policy sets out general criteria which reflect established planning principles, e.g. safeguarding residential amenity and ensuring no unacceptable significant impact on the historic and natural environment.				
Summary and comparison of options against the Sustainability Objectives: The approach to having a general policy for all development is considered to have a positive effect on all of the social Sustainability Objectives, through the preservation of amenity, the avoidance of health/safety impacts and the promotion of design that delivers practical movement networks and connectivity within settlements. No perceptible effects are identified for the economic Sustainability Objectives, though positive influences are noted from the option ensuring that pressures on infrastructure are avoided and that emissions and amenity are considered from the outset. This should mean that business/industry is not constrained, nor required to implement mitigation retrospectively. Promoting and facilitating active travel through access and movement criteria influences positive scores for Objectives 8 and 9, however behavioural change is also required to achieve transport modal shift. The strategic aim for new development to have no demonstrable harm from its emissions or characteristics, and to verify that services are present or can be provided has a positive effect on the majority of the environmental Sustainability Objectives, however the underpinning operational policies				

on transport, drainage and flood risk, natural heritage, landscape and historic environment will remain the primary mechanism for identifying and mitigating any negative impacts from new development proposals. When the approach was originally screened, it was not considered to have a perceptible effect on water resources. However, as GP1 will require all new development to have wastewater infrastructure available (or that it can be provided with no unacceptable adverse impact on the environment), GP1 will have a more direct role in preventing deterioration of water quality. It is now considered that this approach will have a significant positive effect on Objective 10.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No significant positive or negative effects are identified for the preferred option. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the other provisions of the LDP. Underpinning operational policies will contribute to implementing the strategic aims of this policy. Consultations with statutory and non-statutory consultees and internal advice.	

Policy HOU1 - Quality in Residential Developments, Policy HOU2 - Design Concept Statements and Concept Masterplans & Policy HOU3 - Residential Extensions and Alterations

Option	Carry forward Policy QD1 of PPS7 along with inclusion and amalgamation of Addendum to PPS7 - Safeguarding Character of Established Residential Areas Policy LC1 - Protecting Local Character, Environmental Quality and Residential Amenity. Consideration also given to PPS12 PCP1 Increased housing density within town cramming and PCP2 Good Design. Carry forward Policy QD2 of PPS7; with threshold for a Concept Master Plan reduced from 300 dwellings to 100 dwellings. Carry forward Policy EXT1 of Addendum to PPS7 Residential Extensions and Alterations.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Creating quality housing areas – this in itself delivers for health and well-being. Supports creation of accessible open space and promotes and facilitates active travel. Approach is able to support certain groups of people – possibly those with mobility issues. Aims to develop schemes that deter crime and promote personal safety.
2. strengthen society.	+	+	+	Some points from previous Objective also deliver for this Objective – shared space, personal safety, designing out crime. Open space can be enhanced with better connections created for the local community to use – social contact/ interaction. The approach delivers social benefits but also safety elements.
3. provide good quality, sustainable housing.	+	+	+	Cumulatively the approach aims for sustainable housing and, within that, the quality of housing. All housing must align to these policies so all people should benefit from improved amenity, safety, quality design, and so on. HOU3 enables people to stay in their homes for longer with the space and provisions that they need. The J&A refers to space standards across all tenures.
4. enable access to high quality education.	0	0	0	The connectivity aspect in the design of housing areas may enable better access to local educational facilities and services, or other community facilities. Section 76 agreements can provide educational establishments in some housing proposals if need is identified. Overall, the preferred option has no direct effect on this Objective.
5. enable sustainable economic growth.	0	0	0	Connectivity aspect in the design of 'quality' housing areas is likely to enable better access for people to local facilities and services as well as places of work (and without a car) which could have positive spin offs within the local economy. Overall, the preferred option has no direct effect on this Objective.
6. manage material assets sustainably.	+	+	+	The approach highlights the requirement to consider and plan for infrastructure requirements. Masterplanning (100+ units) helps coordinate proposals and promotes higher-level consideration of how infrastructure and services can be efficiently delivered (waste collection, other services), rather than piecemeal development– reflects proximity principle. Facilitating extensions and alterations helps to contain development and reduce the need for new development elsewhere, thus making more efficient use of materials and infrastructure.
7. protect physical resources and use sustainably.	+	+	+	People can stay in their homes for longer with the provisions and space they need enabled under the approach. Enabling people to stay in their homes for longer is a more efficient use of land as well as resources and is likely to help reduce the rate at which greenfield land is developed for new housing.
8. encourage active and sustainable travel.	+	+	+	The approach aims for well-designed layouts that encourage active travel by providing accessible networks/ connections via GBI, including greenways, as opposed to reliance on car travel. Access to public transport also committed to. Good quality design for <u>all</u> developments is aimed for. Masterplans (for larger sites) are focused on integrated land use. Policies will support and encourage people in making the modal shift from the car – aiming to increase uptake over time, thus reflected in the score.

9. improve air quality.	?	?	?	Active travel connectivity in well-designed housing areas should provide better access to local facilities and services including public transport links for people. This accessible connectivity is likely to help maintain local air quality and could improve it, if car use is reduced but it is recognised that new housing will generate more emissions and the modal shift in behaviour from car to other modes of travel is a personal choice. Whether this will happen is uncertain which is reflected in the score.
10. reduce causes of and adapt to climate change.	+	+	+	Access to active travel routes and public transport links are provided for with better access to local facilities and services which could potentially help to reduce transport related emissions. SuDS used in design will also help to alleviate local flooding. Approach delivers more effective planning that helps to consolidate development and avoid sporadic development across the wider countryside and natural habitats important for carbon and flood storage. Design of houses also to be more sustainable with improved energy efficiency measures considered and lower carbon footprints.
11. protect, manage and use water resources sustainably.	+	+	+	HOU1 references use of SuDS to reduce run-off as well as specific flood policies. Possible increased risk of flooding with more development and some areas are already under pressure –some settlements have existing flooding issues, including Newry, Newcastle and Downpatrick. Important to ensure proper infrastructure is in place and use of SuDS is applied. It is recognised that more development has the potential to increase hard surfaces and run-off but cross over with other policies will avoid flood risk. Policies deliver design that aims to minimise flood risk. This is reflected in the score.
12. protect natural resources and enhance biodiversity.	+	+	+	A Masterplan incorporates wider land use and accounts for wildlife corridors and other local natural heritage features and local biodiversity levels. GBI would be expected to be incorporated on these larger sites. This comprehensive planning approach should recognise local natural environment. Cumulatively the approach aims to deliver quality housing areas, so natural features are to be identified and integrated with natural screening i.e. tree planting on boundaries, referred to. J&A refers to natural heritage policies. Extensions and alterations are likely to help avoid wider impacts on the natural environment and local biodiversity as ‘new’ development of greenfield sites is avoided – note ecological surveys likely to be required to help with mitigation.
13. maintain and enhance landscape character.	+	+	+	Some points from previous Objective also deliver for this Objective. Landscape is accounted for with local features that add to the local landscape quality/ character required to be identified and respected. HOU1 must respect environmental quality and surrounding context. Natural features must be identified - these could also be landscape features. Interrelationship between local natural heritage features that are also integral to the local landscape is evident. Sensitive integration of development is also referred to.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	HOU1 - Sense of place and historic environment features are referred to. Site context, and existing and distinctive character must be considered. The approach should help protect historic environment features with integration of local heritage features expected. In Conservation Areas and ATCs the quality of these areas and their consideration is paramount. The J&A refers to historic environment policies.

Summary of Policy:

Policy HOU1 - Quality in Residential Environments.

The aim of HOU1 is to create a quality, sustainable, accessible and safe residential environment. Proposals are required to meet the listed criteria. In addition, new residential development within a Conservation Area or ATC will be required to maintain or enhance their distinctive character and appearance.

Policy HOU2 Design Concept Statements and Concept Masterplans.

This requires the submission of a Design Concept Statement or where appropriate a Concept Master Plan, accompanying all applications for residential development. A Concept Master Plan will be required for all applications of 100 dwellings or more; for a site of 5 ha or more zoned for housing or residential development on any other site of 10 ha or more.

Policy HOU3 Residential Extensions and Alterations.

This policy aims to promote high standard of design for residential extensions and alterations. It seeks to ensure that works are sympathetic to the existing property,

respect local character and protect residential amenity. It also aims to protect existing Landscape features and ensure adequate space is retained for recreational and domestic purposes

Policies HOU1-HOU3 have been appraised as a group as they work together to deliver the objective of quality and amenity in new housing development.

Reasonable Alternatives:

No reasonable alternatives have been identified for HOU1. The policies are consistent with the regional policy approach as set out in paragraph 6.137 of the SPPS, which states Councils should bring forward local policy or guidance for achieving quality residential developments.

No reasonable alternatives have been identified for HOU2. The policy is consistent with the regional policy approach as set out in paragraph 6.137, which states that in preparing LDPs should deliver sustainable forms of development through the use of design concepts incorporating good linkages to other infrastructure.

No reasonable alternatives have been identified for HOU3. The policy is consistent with the regional policy approach as set out in paragraph 6.137 of the SPPS. The SPPS states that the LDP should deliver good design to aid in the creation of places that are safe and attractive to live in, along with containing specific policy for safeguarding the character of residential areas.

Summary and comparison of options against the Sustainability Objectives:

The approach promotes and facilitates communities be more connected and to feel safer and will enable dwellings to be extended/alterd to accommodate changing needs, reducing the need for people to move. These elements act significantly for the achievement of the social Sustainability Objectives 1, 2 and 3. The effect on the economic Sustainability Objectives 4, 5 and 6 is negligible, as the focus is on residential development.

The promotion of good design encouraging active travel and linkages between residential areas, enabling homes to be extended/alterd and masterplanning of larger residential developments is considered to have a positive effect on almost all the environmental Sustainability Objectives. The approach will strengthen the opportunities for active travel over time as settlements become more consolidated. It should result in more efficient use of land and the retention and sympathetic incorporation of existing natural features, resulting in development that is better integrated with its surroundings. Positive effects are identified for Objectives 6, 7, 8, 10, 11, 12, 13 and 14. New housing will have associated aerial emissions, and although the approach aims to create the conditions for people to avail of active or sustainable travel, modal shift is a personal choice, and uptake cannot be predicted. The effect on Objective 9 is uncertain.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to reduce causes of and adapt to climate change through all timescales, and for the Objective to encourage active and sustainable travel in the long term. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Policies on renewable energy, flooding and SuDS, natural heritage, and the historic environment will be particularly relevant. Flood Risk Assessments and Drainage Assessments will help to manage surface water, and biodiversity checklists/ecological surveys would help inform the assessment of proposals brought forward.

Policy HOU4 - Conversion or Change of Use of Existing Buildings to Flats or Apartments

Option	Carry forward existing wording as contained within PPS7 Addendum: Safeguarding Character of Established Residential Areas, Policy LC1 'the Conversion or Change of Use of Existing Buildings to Flats or Apartments', along with amalgamation of PPS 12: Housing in Settlements HS1 - Living over the shop.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Access to local health facilities and services likely to be easier for people living in urban areas. The approach may facilitate development that can take advantage of local public transport routes and active travel as opposed to using a car. May be particularly advantageous for people with mobility issues (although not so much above shops). Some negatives recognised from increased density of housing in urban areas – nuisance pollution. Also possibly less private space and no garden but the centre location should enable people to access open space and to benefit from increased levels of social contact and interaction with a sense of security from this.
2. strengthen society.	+	+	+	Access to shared space – social contact/ interaction enabled. Part of these living shared spaces. Adding to the vitality of them and benefitting from them too. Some level of activity retained in the evening time which may help improve the local sense of security. Living in town centres likely to improve vitality in those areas with benefits for the Objective. Disability groups may not be able to take advantage of this policy. May help deliver for some groups in need of smaller accommodation which is a need in the District Council. Meeting the needs of specific groups.
3. provide good quality, sustainable housing.	+	+	+	Able to meet the specific needs of groups in the Council area – retired, student, single, small families. Able to better meet a variety of household types and size as well as potentially bringing vacant dwellings/ buildings and unfit homes back into use as good quality homes.
4. enable access to high quality education.	0	0	0	May help to support younger adults (and anyone else) that need convenient access to local educational facilities and services.
5. enable sustainable economic growth.	+	+	+	Ensure the vitality and vibrancy of centres are retained or improved by bringing people to those locations on a 24-hour basis. The approach facilitates living over shops without detracting from retail, as the ground floor is where the retail is usually located. Potentially able to make the locations better places for people to visit – more attractive and safer. HOU4 must not prejudice the commercial business below. Approach able to bring people 'back' to these locations with probable spend into the local economy.
6. manage material assets sustainably.	+	+	+	Best use of location promoted by enabling people to live where there is already existing infrastructure and services - the grid and waste management resources. Able to use vacant/ derelict buildings and bring those back into use where they can be supported by existing material assets. Best use of building resource.
7. protect physical resources and use sustainably.	+	+	+	The approach aims to encourage reuse or conversion of existing buildings as well as use of space above shops, which cumulatively could help to reduce the need to develop greenfield land. It is an efficient use of land which is already developed, and resources. The primary purpose of the approach is to contribute to the housing Objective, but there is some uncertainty as to how many units would be created, in the context of historic uptake and challenges in meeting modern efficiency standards.
8. encourage active and sustainable travel.	+	+	+	Locations in themselves will enable people to take advantage of public transport and active travel routes. These locations place people near to existing facilities and services and make it easier for people to move about without a car and is most likely to support those without access to a car. Conversions are most likely to be town centre locations, but there may be locations further out of centres. However, provision of convenient and secure bike storage is required.
9. improve air quality.	+	+	+	People living in these locations may have more scope to not need their own private vehicle, which could reduce car journeys and local transport related emissions and congestion. Smaller spaces are likely to be easier to heat and there may be some heat transfer from retail locations up to the living spaces. The urban heat island effect and density may also reduce overall emissions from heating.

10. reduce causes of and adapt to climate change.	+	+	+	Focusing people in locations where the need to own a private vehicle can be reduced is likely to help reduce GHG emissions from transport. The approach takes advantage of the existing built form and existing infrastructure, which is good for reducing use of resources including energy consumption. It helps reduce construction of new buildings/sites which would have a higher carbon footprint. Conversions are likely to incorporate modern energy efficient measures, which will help to reduce overall energy consumption and GHG emissions in the future. As noted against Objective 7 this may not always be feasible, but is a requirement of SP1.
11. protect, manage and use water resources sustainably.	?	+	+	The approach takes advantage of the existing built form, and NIW infrastructure should already be in place. It should not increase run-off or reduce local water quality because the development/ hard surfaces are already present. Possible NIW capacity issues may exist as some areas in the district are affected, but existing infrastructure is already there and should be available for use - at some point. The approach aims to reduce the rate at which development spreads into the wider countryside. The score reflects NIW upgrade programme which will deliver increased wastewater capacity for the district as well as the higher tiers of the settlement hierarchy.
12. protect natural resources and enhance biodiversity.	0	0	0	The approach may help reduce the rate at which settlements spread into greenfield areas, indirectly conserving biodiversity. Conversion of some buildings may require ecological surveys and, if required, mitigation and biodiversity enhancement measures can be applied. The overall effect on the objective is considered negligible.
13. maintain and enhance landscape character.	0	0	0	The approach is unlikely to affect the wider countryside and landscapes, because it is focused on centre locations and existing buildings. The preferred option has no effect on this Objective.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The approach provides potential to restore older buildings that are vacant or in disrepair for reuse. May be beneficial for key historic buildings and/ or features that are linked to local townscape and sense of place. People could benefit from associated cultural activities from the interaction of people living in these buildings/ areas where historic features/ built heritage is present. Policy is able to play a part in 'sensitive' regeneration of centres – improved townscapes. The SA noted that the draft policy wording may benefit from additional referencing to the historic environment.
Summary of Policy: Planning permission will only be granted for the conversion or change of use of existing buildings to flats or apartments where all criteria set out on HOU1 are met and criteria listed covering issues such as local character, environmental quality, space standards, access, waste and bicycle storage are also met.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with the regional policy approach as set out in Paragraph 6.137, which states that the LDP must deliver increased housing density without town cramming and which also promotes residential uses above shops within town centres.				
Summary and comparison of options against the Sustainability Objectives: The approach encourages the provision of housing unit types that generally tend to be more affordable and accessible, and that have infrastructure already in place. It will also ensure that due consideration has been given to the amenity of residents in developing such proposals. It promotes positive social interaction and inclusivity and supports vitality and vibrancy in city and town centres. Positive effects are identified for almost all the social and economic Sustainability Objectives, Objectives 1-6, the being Objective 4, where the effect is negligible. It is noted that it may be challenging to meet modern energy efficiency standards and to incorporate renewable energy measures in some proposals. The approach supports and provides opportunities for people to live without need for a private vehicle and seeks to maximise the use of existing buildings. It promotes and encourages more efficient use of land, infrastructure and resources. Consideration will need to be given to localised issues of wastewater network/treatment capacity, and there is some uncertainty in the short term for Objective 11, but this will move to positive effect as planned NIW upgrades in the district's settlements are				

delivered. As the approach concerns development within existing buildings, the effects on environmental Sustainability Objectives 12 and 13 are negligible. Positive effects are identified against the remaining environmental Sustainability Objectives (Objectives 7, 8, 9, 10, and 14).	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to strengthen society, to provide good quality, sustainable housing, to enable sustainable economic growth, to encourage active and sustainable travel and to reduce causes of and adapt to climate change. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Consultation with NI Water will avoid potential negative effects.	

Policy HOU5 - Affordable Housing & Policy COU3 - Affordable Housing in the Countryside

Option	Bring forward a standalone policy for affordable housing with revised thresholds based on the Planning Control Principle detailed within PPS12: PCP4 - Balanced Communities and HS2 Social Housing. Carry forward Policy CTY5 of PPS21, tailored to reflect the variation in small settlement size, with the threshold aligned with the number of households per settlement.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach provide access to accommodation for people who may otherwise not be able to afford to buy a house – and includes provision to address identified needs which might include people with health conditions. This can improve people’s health and well-being - and that of the extended families. Potentially enabling families and friends to live near to one another and with this social contact and support systems are maintained/ strengthened.
2. strengthen society.	+	+	+	Promotes inclusion of all groups and enables social contact/ interaction. Lack of access to affordable housing is a key factor of inequality and by integrating and ‘peppering’ social and affordable housing throughout development, the approach helps meet identified needs and reduce inequalities – in urban and rural areas.
3. provide good quality, sustainable housing.	+	+	+	The approach delivers affordable housing – and contributes to variety in the size and tenure of homes for people and families with specific needs which helps to reduce homelessness across all of the district. Account taken of the different population sizes in the different tiers, and what is appropriate within the settlement hierarchy. A more sustainable approach accounts for existing settlements and available facilities and services – scale considered. Thresholds set – proportionate approach.
4. enable access to high quality education.	+	+	+	Potentially brings more people into communities which can help to sustain local educational establishments particularly in rural areas. Could then help bring further investment to those schools/ facilities – particularly rural locations. Positive spin-offs for all local communities through access to these educational resources.
5. enable sustainable economic growth.	+	+	+	The approach makes the area more attractive place to live, work, and possibly invest in. Access to affordable housing helps support people who work in various roles across a range of employment sectors. (In comparison with other sectors) a greater proportion of key workers and minimum wage earners may benefit from access to affordable housing – provision is important to sustaining the local economy.
6. manage material assets sustainably.	+	+	+	The approach supports the proximity principle, as the aim is to take advantage of existing infrastructure with any new connections. Brownfield sites could be used for affordable housing within settlements. It is noted that rural applications may increase, but the approach adopts a sequential test to sites that ensures that infrastructure is available and avoid pressure on existing material assets i.e. access to the grid, telecoms and waste management resources. This is more efficient than a dispersed/ sporadic approach to housing
7. protect physical resources and use sustainably.	+	+	+	The approach may result in conversion of greenfield land, however the approach applies a sequential test in the countryside, aligning any housing to the scale of the existing settlement and facilities and services should mean that development is efficient and proportionate. HOU5 - housing within settlements also aims to reduce the rate of settlements spreading into greenfield sites. Overall, the policies aim for sustainable land use through efficient use of land and resources.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective. Other housing policies will deliver more directly for this Objective but the overall approach to location of housing under these policies should enable access to local public transport and active travel links that connect to local facilities and services.
9. improve air quality.	0	0	0	The preferred option has no direct effect on this Objective but noted that other policy will require new housing to incorporate energy efficient measures and low carbon building specifications which will be better for local air quality. The NIHE also has standards/specifications for its housing stock.
10. reduce causes of and adapt to climate change.	0	0	0	The preferred option has no direct effect on this Objective. Other policies are the primary method of directing to sustainable locations and incorporating renewable energy and energy efficient measures.

11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the approach aims to locate affordable housing in areas where there is already other housing and where wastewater infrastructure should be available, although there are capacity issues in some areas. In addition to the sequential test, 'environmental considerations' will inform the acceptability of proposals in the countryside. Overall, any effect is considered negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	Possible impacts on local biodiversity, particularly under COU3 due to the potential for development on greenfield land which can have a higher level of biodiversity. However, there is a sequential approach and sites would be subject to 'environmental considerations'. The approaches are also proportionate/ scaled to the Council's settlements/ baseline information. With COU3 a limit on scale/number as well as location of development will ensure land is sustainably managed and with that any loss of local biodiversity. Overall, any effect is considered negligible.
13. maintain and enhance landscape character.	0	0	0	Under HOU5 - urban context - there will be no impact. Under COU3 there could be some impact but with the sequential approach to sites (edge of settlements) and the proportionate approach to scale, any impact should be minimised from the protective approach. 'Amenity and environmental considerations' referred to in the policy wording will provide policy control. Overall, any effect is considered negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective and considering the approach of the policies to the location of affordable housing (sequential approach) and 'environmental considerations' referred to in the policy wording, any effect is considered negligible.

Summary of Policy:

Policy HOU5 - Affordable Housing.

Within the district's city and towns this policy sets out a requirement for all housing schemes of 10 dwellings or more on sites of 0.5 ha or more to provide a minimum of 20% affordable housing. Within the district's villages and small settlements on sites of 0.2 ha or comprising 5 residential units or more provision should also be a minimum of 20% Sites below the thresholds set out may also need to provide affordable if there is an identified localised need. Where there is a localised need the proportion required may be uplifted on an individual site.

Policy COU3 - Affordable Housing in the Countryside.

Planning permission may be granted for a group of dwellings adjacent to or near a small settlement to provide affordable housing to meets the needs of the rural community.

Policies HOU5 and COU3 have been appraised as a group as they both work to deliver affordable housing in the district.

Reasonable Alternatives:

No reasonable alternative has been identified for HOU5 at draft Plan Strategy stage. Four options were appraised in the Interim SA for the POP under Key Issue 6. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, consisted of a combination of 2 elements. This proposed that developments should provide 20% of the development as social housing units in schemes over a threshold of 50 units or in a scheme of 1ha or more. In areas of high social housing, the threshold could be reduced to 25 units in urban areas and 10 units or more (or 0.5ha or more) in rural areas. The second element proposed to zone sites for social housing and facilitate social housing as a proportion of larger housing schemes through key site requirements. These thresholds have now been reduced, with varying thresholds within the settlement hierarchy. The NIHE advised in response to POP that they now considered the thresholds discussed prior to publication of the POP were too high to

make any significant impact on the need for affordable housing within the district. Work was therefore undertaken to consider a number of different thresholds while ensuring that the policy approach remained consistent with achieving balanced communities which is one of the themes underpinning the SPPS.

No reasonable alternatives have been identified for COU3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding social and affordable housing.

Summary and comparison of options against the Sustainability Objectives:

The approach recognises that there is a demand for housing that is affordable and works with strategic and operational policies to deliver a range of housing of various types, size and tenures throughout the district. The policies help to meet identified needs and, in doing so, can improve the health and wellbeing of the district's residents, and can help to address inequality. These aspects deliver strongly for the achievement of Objectives 1, 2 and 3.

The approach promotes the proximity principle and makes best use of location and existing infrastructure. Provision of affordable homes will also benefit sustainable economic growth, by creating opportunities for people to live near where they work, in particular those in lower-income employment sectors. These aspects also support the achievement of the economic Sustainability Objectives 4, 5 and 6.

COU3 would, exceptionally, facilitate new housing development outside a small settlement development limit, if a need has been identified. However, the policy approach is protective and the scale of development that could be provided will be proportionate to the settlement size, protecting undeveloped land. A positive effect on Objective 7 is identified. As this approach mainly influences the composition of housing and does not directly influence the quantum of housing nor its location (other than directing it to within settlements and including a sequential test which helps to promote efficient use of land) there is no perceptible impact on the environmental Sustainability Objectives 8 -14.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects.

Policy HOU6 Housing Type, Size and Tenure & Policy HOU7 - Adaptable and Accessible Homes

Option	Bring forward a standalone policy for mixed housing type, size and tenure based on PPS12 Housing in Settlements: HS4 House type and size and PCP4 Balanced Communities.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Supports provision of a housing mix which enables social contact and interaction across generations and helps to enable intergenerational contact to be maintained amongst families and friends. HOU7 aims to deliver wellbeing benefit by enabling house adaptation to improve accessibility for people with disabilities – near-by car parking spaces, appropriate access and turning spaces, and specific provisions for wheelchair access. Facilitates the provision of accommodation suitable for those with long term health and disability issues and helps meet social need.
2. strengthen society.	+	+	+	Promotes inclusion of all groups, so helping to reduce inequalities by delivering housing need to specific groups with opportunities for social contact and interaction. Able to serve the most deprived communities with housing that delivers for the most likely specific needs in those areas – older people. Cross over with HOU5 and a need to support smaller households. HOU7 enables people to stay within their community - may not need to move away. This can in itself help to maintain a community and strengthen society by helping to keep those people together. The approach helps meet social need.
3. provide good quality, sustainable housing.	+	+	+	Approach helps deliver a variety of house types and size as well as affordable homes. Able to reduce homelessness and meet the needs of specific groups and not just families – less able, retired. Local need met through liaison with NIHE and known thresholds for the district. More feasible to deliver housing aligned to the district's baseline.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective. Noted that increase in housing in areas may help to sustain educational establishments and facilities and services. Likewise, younger adults in education may benefit from the approach.
5. enable sustainable economic growth.	+	+	+	By requiring a mix of sizes and types, the approach may enable workers on a range of income levels to live closer to employment centres, increasing access to jobs across different sectors. Could help support key workers to obtain housing - indirectly helping to retain lower-wage workers as a critical part of the local economy. It is noted that the approach may alter margins for developers, but affordable homes are an important part of the housing mix. Construction also has multiple positive spin-offs for the local economy through jobs provision, skills training, and local spend. The location of housing could be in areas where there is more deprivation and they may provide people with an established address/ base to help them gain work.
6. manage material assets sustainably.	0	0	0	The approach helps to make the best use of land and reflects the proximity principle. Variation in unit size and density can make more efficient long-term use of infrastructure and resources, and also allows efficient delivery of services. Requirements for adaptable and accessible homes can reduce the need for people to find / build a new home if their circumstances change. The overall effect on the objective is negligible.
7. protect physical resources and use sustainably.	0	0	0	Some similar comments apply from the previous Objective. The approach may help people to stay in homes for longer/avoid the need for new builds elsewhere. Variation allows a more efficient approach to house building and the use of space/land.
8. encourage active and sustainable travel.	0	0	0	The approach does not directly deliver for the Objective however it is noted that this approach and requirements for affordable housing may support residents that are less likely to have access to their own car. Other policies (SP1, GP1 TRA8) focus on provision of access and movement and public transport links.
9. improve air quality.	0	0	0	The option has no effect on this Objective.

10. reduce causes of and adapt to climate change.	0	0	0	No direct delivery of this Objective, but it is noted that the approach to the use of land for a mix of housing is considered efficient and could reduce greenfield development and possibly use of new resources.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.
12. protect natural resources and enhance biodiversity.	0	0	0	The option has no effect on this Objective.
13. maintain and enhance landscape character.	0	0	0	The option has no effect on this Objective.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has no effect on this Objective.
Summary of Policy: <u>Policy HOU6 - Housing Type, Size and Tenure.</u> This policy aims to provide choice within residential development, to assist with the creation of sustainable and balanced communities. Planning permission will only be granted for new residential development of 10 or more units on sites of 1 ha or more where a mix of house types and sizes are provided. An appropriate mix of house tenure is also required, this aspect will be addressed through Policy HOU5. <u>Policy HOU7 - Adaptable and Accessible Homes/Lifetime Homes.</u> To assist with the delivery of adaptable and accessible homes, planning permission will be granted for new dwellings, regardless of tenure where the proposed development meets the listed accessibility criteria. The onus will be on the developer to demonstrate by way of a compliance statement that the dwellings are in accordance with the standards set out in the most recent DfC Housing Association Guide. At least 10% of new dwellings on developments of 10 dwellings or more will be required to be built to wheelchair standards. Policies HOU6 and HOU7 have been appraised as a group as they both work together to facilitate a mix of house types and sizes that are accessible and meet changing needs.				

Reasonable Alternatives: No reasonable alternative has been identified for HOU6 and HOU7 at draft Plan Strategy stage. Three options were appraised in the Interim SA for the POP under Key Issue 8 'Future Proofing and Housing for All'. The Preferred Option at POP stage, which was appraised as the most sustainable option, focused on requiring 20% of units to be built to lifetime homes and wheelchair accessible standards on sites of 50 or more dwellings. In its representation to the POP, the NIHE stated that the proposed percentages detailed in the POP would only achieve minimal numbers of Lifetime Homes being constructed, due to the small number of housing schemers over 50 units being developed within the district.	
Summary and comparison of options against the Sustainability Objectives: In context of an ageing population in the district (and wider region) and the baseline trend towards smaller average household sizes, the approach contributes strongly to the delivery of the social Sustainability Objectives, 1, 2 and 3, by facilitating a future inter-generational society which supports and enables people to remain with / live near to their family and friends. It will also enable those that develop mobility issues to remain in their homes and communities for longer in the future. Facilitating and encouraging a mix of house types, sizes and tenures indirectly supports Objective 5 by providing opportunities for people on a range of incomes to live near where they work. The approach will have no effect on any of the environmental Sustainability Objectives.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects, in particular operational policy on affordable housing, access, movement and parking and active travel.	

Policy HOU8 - Specialist Residential Accommodation

Option	Bring forward a standalone policy for specialised residential accommodation based on the PPS12 Housing in Settlements: HS4 House type and size and PCP4: Balanced Communities.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach aims to deliver accommodation for a specific age group and/ or healthcare for those people and their specific housing and healthcare needs – suitable accommodation. It enables social contact and interaction and intergenerational contact with all the positive spin-offs that brings for those individuals and their families. There is an aging population in the district with both physical and mental health needs. The need for this type of accommodation is likely to grow in the future.
2. strengthen society.	+	+	+	Positive social interaction is enabled within these settings, through accommodation being shared with others. Able to meet identified needs and help reduce inequalities by providing suitable accommodation for specific groups of people and a level of security for people (and their families) in their older years. There is an aging population in the district and need for this type of accommodation is likely to grow in the future. Likely to deliver more benefits over time.
3. provide good quality, sustainable housing.	+	+	+	Able to meet the needs of specific groups within society, so able to reduce inequalities that may otherwise be there. Helps to establish variety in household types. Potential to reduce the amount of unfit homes by enabling elderly folk or less able to move to this type of specialised accommodation. Also suitable vacant buildings could be reused for the purpose of this policy. It could be a stimulus within the housing market by enabling older generations and people with specific needs to move. Potential to see more benefits overtime.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective.
5. enable sustainable economic growth.	0	+	+	The approach may indirectly provide jobs linked to facilities and services supporting the specialist accommodation. The policy supports an industry – this type of accommodation is usually a business, and the employment and skills base associated with the sector would be maintained/ supported. The people living in such facilities will be contributors to the economic profile of the district. Jobs/ skills linked to the construction/ building/ maintenance industry may also be supported, and vacant buildings could be reused.
6. manage material assets sustainably.	0	0	0	No direct delivery of this Objective, but it is noted that placing people with similar healthcare needs in the same accommodation (and ideally in a settlement) reflects the proximity principle and takes advantage of communal facilities and services which may help reduce pressure on delivery of material assets like waste management services and make best use of existing infrastructure.
7. protect physical resources and use sustainably.	0	0	0	Similar comments to previous Objective in that focusing groups of people in the same accommodation (and ideally in a settlement) may help to reduce pressure on physical resources, however the overall effect is negligible.
8. encourage active and sustainable travel.	+	+	+	Careful consideration is referred to in J&A for access to local facilities and services with good access links to public transport links referred to. It is noted that access to public transport links and active travel routes may not be appropriate for the residents in these types of accommodation but the workers and visitors could also benefit from their accessibility.
9. improve air quality.	0	0	0	The preferred option has no direct effect on this Objective but it is noted that the communal approach to ‘living’ is more likely to provide a shared heating/ energy system (more efficient than several) with less need for individual vehicular transport use. These aspects are likely to help reduce emissions but not completely.
10. reduce causes of and adapt to climate change.	0	0	0	Similar comments to the previous Objective in that communal living could avoid sporadic development and reduce the need for individual vehicular journeys as well as use one energy system (more efficient than several) which could help reduce GHG emissions, but not completely. The overall effect is considered negligible.

11. protect, manage and use water resources sustainably.	0	0	0	Similar comments to above in that communal living may help to reduce pressure on water infrastructure by consolidating the development and the people in the same accommodation (and ideally in a settlement), but overall the effect is considered negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	Similar comments to above in that communal living may help to reduce pressure on wider countryside and biodiversity by consolidating the development and the people in the same accommodation (and ideally in a settlement). Any countryside location would have to meet a specific need. The overall effect is considered negligible.
13. maintain and enhance landscape character.	0	0	0	Similar comments to above in that communal living may help to reduce pressure on wider countryside and landscape by consolidating the development and the people ideally in a settlement location. Any countryside location would have to meet a specific need. The overall effect is considered negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective but it is noted that the policy is most likely to be applied in settlement locations with scale and appearance accounted for. The overall effect is considered negligible.
Summary of Policy: Planning permission will be granted for specialist residential accommodation included sheltered accommodation, retirement villages and other care-related facilities subject to the criteria listed being met.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with paragraph 6.137 of the SPPS, which relates to the creation of balanced communities, and 6.147 of the SPPS.				
Summary and comparison of options against the Sustainability Objectives: In the context of an ageing population in the district, the approach to facilitate the provision of suitable accommodation for people with physical or mental health issues or specific needs will deliver multiple benefits for groups of vulnerable people. It will encourage social and intergenerational contact and help to reduce inequalities. It acts strongly for the delivery of the social Sustainability Objectives, 1, 2 and 3. Positive effects are also identified for Objective 5 in the medium and long term, as such facilities may become direct and indirect sources of employment through the facilities themselves and the provision of services. The effect on the environmental Sustainability Objectives is negligible, however, the requirement for development under this policy to be conveniently accessible to sustainable transport routes and close to relevant local services and facilities has a minor positive effect on Objective 8, as it will promote accessibility and reduced dependency on private vehicles for families of residents and the people working at the accommodation.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Operational policy on creating accessible environments for all will help to enhance the positive effects.

Policy HOU9 - Accommodation for the Travelling Community

Option	Carry forward existing wording as contained within PPS12: Housing in Settlement - HS3 Travellers Accommodation and PCP4 Balanced Communities, along with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	May enable more regular social contact and interaction for families in an established zone. Having a more permanent place of residence from which people can avail of local health and social services, will benefit personal health and well-being of the entire community. Provision of work space on the sites may help support residents to have a steady income and all the positives that brings to people's health and well-being. Educational establishments and services likely to be easier for residents to access with positive spin-offs from that linked to well-being as well as social interaction. Sanitary aspect of sites also important for resident's health and well-being – proper waste and sewage facilities. The benefit for the travelling community of this approach is reflected in the score.
2. strengthen society.	+	+	+	The approach helps to create and enhance shared space with a greater sense of place for those residents. It is noted that there may be an increase in local tension within a community or local area but the approach aims to reduce inequalities by providing housing for a specific group of people - the travelling community and to integrate those people to the wider community. Their specific needs are to be met.
3. provide good quality, sustainable housing.	+	+	+	Transit or permanent status is enabled at the sites, which meets the needs and wants of the travelling community. An option to move into a house is also available. The approach helps deliver a range of housing options for a specific group of people and their needs as well as providing fit-for-purpose living accommodation. The district receives a higher number of travellers relative to other Council areas.
4. enable access to high quality education.	+	+	+	The approach enables a more permanent location and address for Travellers. This can enable access to local educational establishments, facilities and services. This will help to reduce inequalities by ensuring those residents can receive education and learn. Sites are directed toward settlement locations which aligns to where the larger educational facilities and services are more likely to be located.
5. enable sustainable economic growth.	0	0	0	Workspace provision should enable some independent working. Settlement locations likely to enable residents to go to work much easier than when travelling and without a fixed address. May enable employment opportunities for those residents. The overall effect on the Objective is considered negligible.
6. manage material assets sustainably.	0	0	0	The approach focuses on provision at settlements, where infrastructure and related services will already be located. Sites to be serviced, so grid infrastructure and waste management services should be available. Unlikely to place any additional pressure on existing material assets due to location. Overall considered a negligible impact.
7. protect physical resources and use sustainably.	0	0	0	Brownfield sites are feasible to use under the settlement first approach to location of sites but considering the likely overall scale of sites coming forward, any impact on the Objective is considered negligible.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective but noted the settlement first approach to location of sites likely to enable access for residents to active and sustainable travel routes.
9. improve air quality.	0	0	0	The preferred option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The preferred option has no effect on this Objective.

11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective. A criterion on sewage and drainage is included, but considering the likely overall scale of sites coming forward, any impact on the Objective is considered negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	The preferred option has no direct effect on this Objective. A criterion on natural environment is included, but considering the likely overall scale of sites coming forward, any impact on the Objective is considered negligible.
13. maintain and enhance landscape character.	0	0	0	The preferred option has no direct effect on this Objective. A criterion on landscape is included, but considering the likely overall scale of sites coming forward, any impact on the Objective is considered negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective. A criterion on historic character is included, but considering the likely overall scale of sites coming forward, any impact on the Objective is considered negligible.
Summary of Policy: Where a local housing needs assessment identifies that there is a demonstrable need for Travellers specific accommodation and it is located on land zoned for that purpose, planning permission will be granted for a suitable facility subject to the listed criteria being met. Proposals for facilities on non-zoned land will only be considered where it is demonstrated that there is no suitable zoned land available. Where need cannot be met in an existing settlement applications will be required to meet the sequential requirements of Policy COU3 or exceptionally a single family site or service site may be permitted in the countryside.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with Para 6.137 which relates to the creation of balanced communities and 6.144 - 6.146 of the SPPS.				
Summary and comparison of options against the Sustainability Objectives: Although the population that would be impacted by this policy provision is relatively small in the context of the overall population of the district, the effects delivered by the approach will be significant for the groups that benefit from it. It will enable members of the Travelling community to gain access to facilities and services, including services for health, education, income and employment and will help meet identified needs and reduce inequalities experienced by this specific group. A significantly positive effect is identified for the delivery of Objectives 1, 2 3 and 4. No other perceptible impacts on the remaining Sustainability Objectives 5-14 are identified, however some positive influences are noted through the 'settlements first' approach.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to enable access to high quality education. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Positive effects may be enhanced through application of other operational policy on housing, in particular COU3.

Policy COU1 - Dwellings in Existing Clusters, Policy COU2 - Replacement Dwellings & Policy COU6 - Ribbon Development.

Option	Carry forward Policy CTY2a of PPS21 and provide additional clarification by way of J&A. Do not carry forward Policy CTY2 on Dispersed Rural Communities, carry forward Policy CTY3 of PPS21 and carry forward Policy CTY8 of PPS21.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	?	?	?	The approach of facilitating dwellings in the countryside in locations where such development is already present (rather than dispersed/isolated dwellings), promotes a degree of social contact. Housing the countryside may not be as accessible to healthcare and emergency services in comparison to urban areas. It is less likely that residents would be able to reach schools and workplaces via active travel. For those that live in the countryside, there may be some benefits in terms of lifestyle/wellbeing. Many people of working age might choose to live in the countryside for this reason. The approach can deliver positive effects in respect of mental health, but these effects may change from positive to negative as people get older. The overall effect is uncertain.
2. strengthen society.	+	+	+	The approach enables small scale, localised social contact in rural communities and sustains this, especially the requirements for clusters. Clusters need to be linked to a focal point, and the requirement for other buildings in a cluster to be dwellings would include/enable interaction. Dwellings provided by this approach may be located further from some urban services and facilities, but the approach may also help to provide a population that sustains a rural service or facility. Overall, the approach seeks to support rural communities.
3. provide good quality, sustainable housing.	+	+	+	The approach to enabling replacement dwellings supports the Objective by reducing the number of unfit homes and vacant dwellings. Although facilitating dwellings in the countryside contributes to the overall variety of housing sizes and types in the district, most of such dwellings are the same general size / type.
4. enable access to high quality education.	?	?	?	The majority of education facilities are in settlements, dwellings coming forward under this option could be very isolated and not conveniently located to schools. The approach sustains a population in rural areas that may help with sustainability of rural primary schools, however it may be more difficult to have access to choice / options for post-primary, further or higher education. In many cases opportunities will be linked to the available transport options. Adults might find it more difficult to access skills training/apprenticeships as they may need a car. The effect is uncertain as there are both positive and negative effects identified and site-specific factors that cannot be reasonably predicted.
5. enable sustainable economic growth.	?	?	?	The approach controls development in the countryside, but enables provision for those that desire to live rurally. This can make the Council a more attractive place to live, and visit. Dwellings in the countryside can support the rural economy, people may use local shops and services and avail of local /small scale construction industries and tradespeople. Not facilitating such dwellings could have a negative effect on rural businesses and tradespeople - the approach maintains a level of rural economy. While the approach can help people that work in rural industries to live near where they work, the majority of jobs are located in the larger settlements (which may include settlements outside the district) and these may be less accessible. It therefore may not support vitality and vibrancy of city and town centres as much.
6. manage material assets sustainably.	?	?	?	The overall approach somewhat supports the proximity principle - facilitating new dwellings where development already exists - some of the infrastructure may already be present. It encourages best use of location in terms of dwelling clusters and replacement dwellings may bring derelict land back into use. However, dwellings in the countryside are in general more inefficient in the provision of infrastructure and services, as there is not the same economy of scale as in settlements. Other policy such as SP1 may reduce negative effects through promoting the use of low carbon / energy-efficient technologies which may reduce pressure on electrical infrastructure.
7. protect physical resources and use sustainably.	?	?	?	The overall approach somewhat provides for more efficient use of land - clusters and infills are not necessarily fully greenfield sites, as the site's footprint should adjoin existing development, likewise a replacement will have already had some development at the site. The majority if infill sites would be agricultural fields (beside roads). Nonetheless there will still be a degree of land use and it is less efficient than development in settlements. The approach allows materials to be locally sourced - (especially in conjunction with design policy).

8. encourage active and sustainable travel.	-	-	-	The approach to facilitating dwellings in the countryside and enabling dispersed development outside settlements will sustain dependence on cars and does not help to promote modal shift to active travel and/or public transport. Infrastructure such as footpaths and cycleway are rarely available (and this is unlikely to change) and public transport routes are limited. More dwellings in the countryside could help to make a rural bus service more viable, but the approach is unlikely to generate sufficient critical mass to establish more widespread routes/services as it affects a small proportion of the overall population. The LDP provides policy for the provision of infrastructure such as greenways and parking (e.g. park and ride/park and share) which can form part of an integrated transport network. DfI's Local Transport Study is linked to the LDP and its aim along with wider regional transport planning is to identify and provide opportunities to encourage modal shift and reduce the need to use the car for entire journeys through an eventual Local Transport Plan. The LTP should help support part of journey to be made using more sustainable modes and ultimately reducing congestion in settlements.
9. improve air quality.	-	-	-	The approach to facilitating dwellings in the countryside sustains use of cars, as options for alternative modes are more limited. New dwellings will also produce emissions and the approach is unlikely to improve air quality. However, rural areas will have generally good air quality, as pollutant emissions are rapidly dispersed and so the approach is unlikely to significantly impact any sensitive receptors. While the primary purpose of SP1 is to reduce CO ₂ emissions from the new dwellings, it may indirectly also serve to reduce other emissions.
10. reduce causes of and adapt to climate change.	-	-	-	The approach to facilitating dwellings in the countryside is unlikely to reduce private vehicle use, and as such is unlikely to reduce greenhouse gas emissions from transport. National/regional policy on vehicle emissions may help to reduce emissions from cars in the future (though only if renewable energy sources are used for EV charging). SP1 encourages low carbon and energy efficient technologies and might reduce/offset overall domestic greenhouse gas emissions from new dwellings.
11. protect, manage and use water resources sustainably.	-	-	-	Dwellings in the countryside will typically be non-mains / septic tank or treatment plant and policy WW1 will ensure this is included. At the point of consent, development in the countryside should meet the required legislative standards and not contribute to pressures on water quality. However, septic tanks are also identified in the RBMP as contributing to water quality impacts and their ongoing maintenance and regulation is outside the remit of Council. Issues of runoff management and flood risk would be managed through the application of GP1 and FRD policies.
12. protect natural resources and enhance biodiversity.	?	?	?	The overall approach to clustering/infill directs development towards more sustainable locations; rather than facilitating dispersed single dwellings through the countryside it aims to avoid undeveloped areas where there is no existing human activity, so the effects for a given amount of dwellings might be reduced. Vacant or old dwellings being replaced can be host to protected species, NH policies would apply and surveys would inform on impacts/mitigation at the DM level. Policies COU9-11 include requirements for retaining natural boundaries and incorporating additional planting, which could help reduce or offset net loss of biodiversity. The overall effect is uncertain as there are site specific factors that cannot be reasonably predicted.
13. maintain and enhance landscape character.	+	+	+	The overall approach to cluster/replace/infill aims to minimise the visual intrusion from new dwellings. New dwellings must be visually established or integrated with the neighbouring development and absorbed/consolidated within a cluster. Replacement dwellings are managed so that they do not have a visual impact significantly greater than the existing building. Policies COU9-11 supplement these criteria and additional tests must be met in AONBs or exceptional landscapes.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The approach to replacement dwellings promotes the retention, sympathetic restoration and continued use of non-listed vernacular dwellings and buildings. Replacement can result in loss of built heritage and there is crossover to HE14 and other operational HE policies on archaeology - HED might need to be consulted depending on the location, characteristics and age of building to be replaced. The approach encourages retaining distinctive features and/or incorporating them into the dwelling. There is further crossover with policies COU9-11 on local distinctiveness - the dwelling design must reflect the design/distinctiveness of the cluster.
Summary of Policy: <u>Policy COU1 Dwellings in Existing Clusters.</u> Planning permission will be granted for a dwelling at an existing cluster of development provided it meets all the listed criteria.				

Policy COU2 Replacement Dwellings.

Planning permission will be granted for a replacement dwelling where the building to be replaced is of permanent construction and exhibits the essential characteristics of a dwelling and as a minimum all external walls are substantially intact.

Policy COU6 Ribbon Development.

Planning permission will be refused for a building which will create or add to a ribbon of development. An exception will be permitted for the infilling of a small gap site, sufficient only to accommodate up to a maximum of two dwellings, within an otherwise substantial and continuously built-up frontage, subject to meeting other policy requirements.

Policies COU1, COU2 and COU6 have been appraised as a group, as they concern development in the countryside at locations where development already exists and the principle of development has already been established.

Reasonable Alternatives:

No reasonable alternative has been identified for COU1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding new dwellings in existing clusters.

No reasonable alternative has been identified for COU2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding replacement dwellings.

No reasonable alternative has been identified for COU 6. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding infill development.

Summary and comparison of options against the Sustainability Objectives:

While the approach does promote a number of positive effects through helping to sustain a young, economically active population in the countryside and contributes positively to the overall provision of housing across the district, the appraisal recognises that dwellings in the countryside are not as sustainably located and they are largely of the same housing type. Accordingly, some minor negative effects are also identified. This mixture of positive and negative aspects and the overall influence of site-specific factors that cannot be easily predicted has led to an uncertain score for Objectives 1, 4, 5, 6, 7 & 12.

It is recognised that facilitating dwellings in the countryside will sustain dependence on cars and does not help to promote or enable modal shift to active travel and/or public transport. Infrastructure such as footpaths and cycleway are often unavailable (and this is unlikely to change) and public transport routes are limited. As such, a significant negative effect is identified for Objective 8. These transport aspects also contribute towards minor negative effects for Objectives 9 and 10. Dwellings will be reliant on private sewage treatment which may require ongoing maintenance to ensure its effectiveness. Septic tanks have been identified in the draft RBMP as contributing towards pressure on waterbodies, influencing a minor negative effect on Objective 11. Establishing locational criteria which reduce the opportunity for new dwellings in previously undeveloped areas and the emphasis on clustering and integration with other surrounding development that the approach requires will have a positive effect on Objectives 13 and 14, plus some positive contributions towards Objective 12.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are no significant positive effects identified. A significant negative effect is identified for the Objective to encourage active and sustainable travel. Mitigation is therefore required and is identified below.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? There are unlikely to be any measures which can mitigate against reliance on the car within and between rural areas. The effects of rural-to-urban travel may be capable of being mitigated through the establishment of wider active and sustainable travel options, particularly if these are developed further or enhanced over the lifetime of the Plan. Measures such as greenways and park and ride / park and share hubs can enable rural residents travelling or commuting to urban areas to use more sustainable forms of transport for part of their journey. This would support the Objective in terms of reducing traffic congestion within settlements and will reduce the scale of the negative effect and the option is considered to be a sustainable option. Such measures will also help to achieve the Objectives in the Council's Community Plan, which identifies lack of connectivity as a barrier to accessing services, and its Active Travel Master Plan which seeks to reduce overall journeys.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP - SP1 and operational policies relating to design in the countryside, natural heritage (incl. biodiversity checklist / ecological survey), flood risk and drainage and the historic environment will help to avoid/reduce negative effects. DfI's Local Transport Study and future Local Transport Plan(s). Consultation with NIEA WMU (and Loughs Agency, for applicable watercourses) to inform on any potential constraints affecting feasibility of a Discharge Consent for septic tanks / sewage treatment plants.	

Policy COU4 - Personal and Domestic Circumstances, Policy COU5 - Dwellings for Non-Agricultural Rural Enterprises & Policy COU8 - Dwellings on Farms

Option	Carry forward Policies CTY6 and CTY 7 of PPS21.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach enables suitable accommodation to be provided where a need is demonstrated. Where the personal circumstances/need is associated with a long-term health problem or disability, this should have a positive effect, but dwellings on farms may also help support through maintaining family cohesion and intergenerational contact. Housing the countryside may not be as accessible to healthcare and emergency services in comparison to urban areas. There are also wider wellbeing linkages for dwellings on farms in terms of looking after a farm business and having family-on hand to help. It is less likely that people will be able to reach schools or workplaces by active travel.
2. strengthen society.	+	+	+	The approach helps to support small scale, localised social contact and interaction in rural communities and to sustain those communities. It may assist in maintaining independent living for those needing some level of care, if those needs can be looked after by family members. It provides an opportunity for people who might not otherwise be able to afford to purchase a dwelling in the countryside to live near where they work, if they can avail of land that they or their families own.
3. provide good quality, sustainable housing.	+	+	+	Facilitates the provision of housing which meets a locally identified need and which meets the need of specific groups of people. Considering the scale, the effect is minor as it meets individual needs rather than the collective housing need of the district.
4. enable access to high quality education.	?	?	?	The majority of education facilities are in settlements, some new dwellings could be very isolated. Approach sustains a population in rural areas that may help with sustainability of rural primary schools, however the range of education options for post-primary, further or higher education available may be constrained by the availability of transport. Adults/young adults might find it more difficult to access skills training/apprenticeships, as they may need a car. The effect is uncertain as there are both positive and negative effects identified and site-specific factors that cannot be reasonably predicted.
5. enable sustainable economic growth.	+	+	+	Should enable sustainability/succession in farms and will also support non-agricultural rural business, though dwellings under COU5 are less common. The approach helps to sustain the rural economy, whether it's a farm or another rural enterprise. COU5 & 8 are for people who have a need to live in the countryside and they allow this group to live near where they work. Agriculture is an important component of the district's economy.
6. manage material assets sustainably.	?	?	?	COU8, which is expected to form the majority of applications under this group, generally supports the proximity principle as the dwelling must be clustered with other farm buildings- putting new development where development already exists - much of the infrastructure required and service provision (e.g. waste collections) will already be present and the new dwelling should be able to avail of extant connections. There is less certainty for COU4. Other policies such as SP1 will also apply in terms of energy.
7. protect physical resources and use sustainably.	?	?	?	The approach somewhat supports the efficient use of land and aims to reduce conflict with other potential land uses (such as minerals) - due to policy requirement to locate near to existing development / clustering for COU5 & COU8, though less so for COU4. However, there will still be a degree of loss of greenfield land. The effect is uncertain as there are site specific factors that cannot be reasonably predicted.
8. encourage active and sustainable travel.	-	-	-	The approach to facilitating dwellings in the countryside and enabling dispersed development outside settlements will sustain dependence on cars and does not help to promote modal shift to active travel and/or public transport. However, the majority of dwellings brought forward under these policies are associated with the place of work, so there may be slightly less requirement to travel for work, although not all family members might be employed in a farm business and people would still need to travel by car to shops and other services. The number of new dwellings will also be relatively low and will represent a small proportion of the overall population in the context of the district's growth and so the effect is considered minor.

9. improve air quality.	-	-	-	The approach to facilitating dwellings in the countryside sustains use of cars, as options for alternative modes are more limited. New dwellings will also produce emissions and the approach is unlikely to improve air quality. However, rural areas will have generally good air quality, as pollutant emissions are rapidly dispersed. While the primary purpose of SP1 is to reduce CO ₂ emissions from the new dwellings, it may indirectly also serve to reduce other emissions.
10. reduce causes of and adapt to climate change.	-	-	-	The approach to new dwellings is unlikely to reduce vehicle use and is likely to increase greenhouse gas emissions, though increasing EV use may help - RE and SP policies would apply, these might offset some emissions, but only if electricity is sourced from renewables. Not anticipated to be any effects in terms of flooding/resilience etc.
11. protect, manage and use water resources sustainably.	-	-	-	Dwellings in the countryside will typically be non-mains / septic tank or treatment plant. Policy WW1 will therefore apply, and, at the point of consent, development in the countryside should meet the required legislative standards and not contribute to pressures on water quality. However, septic tanks are also identified in the RBMP as contributing to water quality impacts and their regulation is outside the remit of Council. Issues of runoff management and flood risk would be avoided through the application of GP1 and FRD policies.
12. protect natural resources and enhance biodiversity.	?	?	?	The overall approach seeks to avoid locating new dwellings in previously undeveloped areas where there is no existing human activity, but still may result in loss of biodiversity. Policies COU9-11 include requirements for retaining natural boundaries and incorporating additional planting, which could help reduce or offset net loss of biodiversity. NH policies would apply should protected species or habitats be present and surveys would inform on impacts/mitigation at the DM level. The overall effect is uncertain as there are site specific factors that cannot be reasonably predicted.
13. maintain and enhance landscape character.	+	+	+	The approach seeks to minimise the impact of new dwellings in the countryside on the wider landscape. New farm dwellings would have to be grouped with the surrounding buildings - the dwelling needs to be beside the enterprise and to integrate with its buildings. Although there will be an increase in development, the policy approach tries to minimise it. Policies COU9-11 will also apply to minimise impact on landscape character.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Dwellings brought forward will always be new dwellings, there are less likely to be links with existing vernacular buildings under these policies. The requirements to cluster with existing farm or rural business buildings means that there is potentially less risk of conflict with heritage / settings, though sometimes farms can include listed buildings or scheduled monuments. HE policy would apply and HED might need to be consulted depending on the location and characteristics of the area.

Summary of Policy:

COU4 Personal and Domestic Circumstances in the Countryside

Planning permission will be granted for a dwelling in the countryside to meet the long term needs of a person where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances. Applicants must submit satisfactory evidence to demonstrate the need for the dwelling and that there are no alternative solutions.

COU5 Dwellings for Non-Agricultural Rural Enterprises

Planning permission will be granted for a dwelling in connection with an established non-agricultural business enterprise where a site specific need exists that makes it essential for an employee of the business to live at the site of their work.

COU8 Dwellings on Farms

Planning permission will be granted for a dwelling house on a farm to accommodate those engaged in the farm business or other rural dwellers where a number of criteria can be met.

Policies COU4, COU5 and COU 8 have been appraised as a group, as they all relate to dwellings in the countryside, where a need for the dwelling should be demonstrated.

Reasonable Alternatives:

No reasonable alternatives have been identified for COU4. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding personal and domestic circumstances.

No reasonable alternatives have been identified for COU5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding dwellings for non-Agricultural Rural Enterprises.

No reasonable alternatives have been identified for COU 8. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding dwellings on farms.

Summary and comparison of options against the Sustainability Objectives:

The approach promotes a number of positive effects on the social Sustainability Objectives, through helping to sustain and support rural businesses and allowing people to live in the countryside and remain part of their community if they have a need to do so. It contributes positively to delivering the overall range of housing types across the district. However, the appraisal recognises that dwellings in the countryside are not as sustainably located as they do not accord with the proximity principle. Accordingly some negative effects are also identified. This mixture of positive and negative aspects and the overall influence of site-specific factors that cannot be easily predicted has led to an uncertain score for Objectives 4, 6, 7 & 12.

It is recognised that facilitating dwellings in the countryside will sustain dependence on cars and does not help to promote or enable modal shift to active travel and/or public transport. However, as this approach is to support those that have businesses or personal circumstances that require them to live in the countryside, which may slightly reduce commuting journeys, and the number of new dwellings is expected to be relatively low, the negative effect on Objective 8 is considered minor rather than significant. Transport and heating aspects also contribute towards minor negative effects for Objectives 9 and 10. Dwellings will be reliant on private treatment and septic tanks have been identified in the draft RBMP as contributing towards pressure on waterbodies, influencing a minor negative effect on Objective 11. The approach to managing new dwellings in the countryside in conjunction with policy emphasis on clustering and integration with other surrounding development will help to maintain landscape character, and makes some positive contributions towards Objective 12.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other strategic and operational housing policies and SP1 will help strengthen the positive effects, in particular operational policies on design of development in the countryside COU9-11, natural heritage, flood risk and drainage and historic environment will help to avoid/reduce negative effects. Policy on development relying on non-main sewerage and consultation with NIEA around Discharge Consents for septic tanks / sewage treatment plants.

Policy COU7 – Residential Caravans and Mobile Homes

Option	Carry forward Policy CTY9 of PPS21.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Can support the Objective through connections with personal /domestic circumstances, COU7 is where people will be directed to in the first instance, if there are caring needs/personal circumstances requiring people to be located nearby. This would support family cohesion and care and benefit the people who need to avail of the policy for the temporary period. May support wellbeing by allowing people to live beside the site of their new dwelling while it is being constructed - peace of mind.
2. strengthen society.	0	0	0	The approach only permits temporary development, but it may provide some positive social interaction (in association with caring - which is sometimes the reason why it might be availed of). The overall effect is negligible on the basis of the likely duration and scale of such development.
3. provide good quality, sustainable housing.	0	0	0	Provides a temporary dwelling - not a quality or sustainable form of development, but does help to meet a specific housing need for a short time.
4. enable access to high quality education.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
5. enable sustainable economic growth.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
6. manage material assets sustainably.	0	0	0	Such accommodation is temporary and is unlikely to have any effect on the Objective. Where not required for personal/domestic circumstance it must be adjacent to the building being built and will be superseded by permanent dwelling - regardless of the temporary dwelling, infrastructure/services will be present or provided for the dwelling relating to the personal/domestic circumstance or the new dwelling being constructed.
7. protect physical resources and use sustainably.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
8. encourage active and sustainable travel.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective. The personal circumstances criteria may reduce journeys to visit for care, likewise journeys to visit new dwelling being constructed.
9. improve air quality.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
10. reduce causes of and adapt to climate change.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
11. protect, manage and use water resources sustainably.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective - the requirement to treat sewage and manage runoff would be managed by the other provisions of the LDP and relevant legislation.

12. protect natural resources and enhance biodiversity.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective. While there may be some disturbance initially, this type of development will usually be located within the curtilage of a permanent dwelling. Any relevant NH policies will have been applied for the new dwelling under construction.
13. maintain and enhance landscape character.	+	+	+	Policy approach recognises that the design and finish of a caravan limits is potential to be integrated. The approach to make such development temporary helps to maintain and protect landscape character. Must also accord with general criteria for development in the countryside - such development will be subject to same planning and environmental considerations. Must be screened from public view and must be visually linked and clustered within a group of buildings on a farm.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Such accommodation is temporary, small scale and is unlikely to have any effect on the Objective.
Summary of Policy: Planning permission may be granted for a residential caravan or mobile home, for a temporary period only, in exceptional circumstances.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.73 regarding provision of residential caravans.				
Summary and comparison of options against the Sustainability Objectives: As the policy approach will only facilitate a temporary dwelling, in exceptional circumstances only and for a limited time period, the effects on the Sustainability Objectives are limited. As the exceptional circumstances include caring, a positive effect is identified for health and wellbeing. As the development will be small-scale and will usually be associated with another permanent dwelling or farm, infrastructure/services required to serve the temporary dwelling should, in general, already be available in proximity and the development is still required to meet general policy and other provisions of the LDP in respect of its emissions. The approach recognises that the design and finishes of a residential caravan or mobile home limits its potential for integration into the landscape and seeks to limits the impact on landscape character. As such a minor positive effect is found for Objective 13.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be a sustainable option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP.				

Policy COU9 - Design and Integration of Buildings in the Countryside, Policy COU10 - Rural Character & COU11 - Setting of Settlements

Option	Carry forward Policy CTY13 of PPS21, carry forward Policy CTY14 of PPS21 and carry forward Policy CTY15 of PPS21.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The approach mainly concerns the appearance of buildings and avoiding sprawl/marring - this doesn't directly link to delivery on improving health, but indirectly supports wellbeing through creating a distinct and more visually appealing/pleasant rural environment.
2. strengthen society.	0	0	0	The approach concerns the appearance / aesthetics of development outside of settlements, which would have no overall effect on this Objective.
3. provide good quality, sustainable housing.	0	0	0	The approach isn't aimed at delivering housing, but is focused on its design, form and the integration of development - there is The preferred option has no direct effect on this Objective, but it helps to make rural housing more sustainable by protecting the rural character of an area.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	Helps to make the council a more attractive place to live, work, visit and invest. The overall effect on the Objective is negligible.
6. manage material assets sustainably.	0	0	0	The option has no effect on this Objective. (There are separate operational policies concerning design and siting of telecoms and infrastructure).
7. protect physical resources and use sustainably.	0	0	0	Overall approach aims to constrain urban sprawl and avoid ribbon development, which may indirectly have an influence on reducing greenfield land use, but the overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The option has no effect on this Objective. The incorporation of renewable energy into the design of new development is promoted under SP1, the incorporation of renewable energy technology into domestic dwellings is not restrained by designations such as AONB/SCA, however large-scale proposals will have to take account of the character of such protected areas.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.

12. protect natural resources and enhance biodiversity.	+	+	+	The approach requires sites to have an established natural boundary and for features such as trees, hedges, stone walls to be retained (or reinstated following access) then augmented by new planting with native or other species characteristic of the area. It also recognises that ancillary works can be impactful and aims to prevent this. It highlights that where necessary this will be controlled by condition, which will protect biodiversity.
13. maintain and enhance landscape character.	+	+	+	The purpose of the approach is to maintain landscape and seascape character, particularly in undeveloped rural and coastal areas It will help to minimise visual intrusion through requiring new development to be integrated and to blend in with landform and the existing landscape, to avoid prominence and to retain existing vegetation rather than relying on new landscaping, which will protect and enhance local character and distinctiveness. It helps to protect areas designated for their landscape value, including the AONBs.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The approach seeks to preserve sense of place and protect rural settings and local distinctiveness. The landscape is intertwined with the historic environment. It seeks to retain natural boundaries which may have value, such as patterns of field boundaries and stone walls which may be representative of the cultural heritage of an area. The approach directs developers to follow published guidance such as Building on Tradition which seeks to preserve distinctive local traditions. This is particularly important in areas such as AONBs where additional policy and design guides will apply.

Summary of Policy:

Policy COU9 - Design and Integration of Buildings in the Countryside

This policy aims to ensure that all new development in the countryside are designed to integrate sympathetically with its surroundings and meet other planning and environmental considerations. All proposals for buildings must be accompanied by a statement setting out how they have taken account of 'Building on Tradition'.

Policy COU10 Rural Character

This policy seeks to ensure that development proposals do not have an adverse impact on the rural character of the area.

Policy COU11 Setting of Settlements

This policy seeks to ensure that development which mars the distinction between a settlement and the surrounding countryside or would result in urban sprawl is refused.

Policies COU9, COU10 and COU11 have been appraised as a group, as they aim to protect the character of rural areas, including the undeveloped coastal areas.

Reasonable Alternatives:

No reasonable alternatives have been identified. COU9 is consistent with the regional policy approach as set out in Para 6.70 of the SPPS regarding integration and design of development in the countryside. COU10 is consistent with the regional policy approach as set out in Para 6.70 of the SPPS regarding rural character. COU11 is consistent with the regional policy approach as set out in Para 6.71 of the SPPS regarding the settings of settlements.

Summary and comparison of options against the Sustainability Objectives:

The overall proposed approach mainly concerns the external design and appearance of new buildings and the avoidance of sprawl/marring. As such, it has limited impact on the majority of the Sustainability Objectives, as it does not influence the quantity, general location or nature of any development. Positive effects are identified for Objectives 12, 13 and 14 as these Objectives are all intertwined in terms of the influence the landscape has on the natural and historic environment, and vice versa. It is considered that the approach to integrate development and to retain natural boundary features will benefit all of these Objectives, but no other perceptible effects are identified.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Supplementary Planning Guidance, including 'Building on Tradition'. Separate operational policy and guidance for exceptional landscapes and AONBs.	

Policy CF1 - Community Facilities

Option	Bring forward new policy in line with the thrust of PSU1 Community Needs (PSRNI) and CTY1 Non-Residential Development in the Countryside. Set out criteria based policy which supports community facilities in locations that encourage active and sustainable development and the extension of such facilities.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach has the potential to retain or enable development of a community facility and provision of healthcare, social care, education/ learning resources, or any other community resource with social contact/ interaction facilitated. Instrumental for delivering wide range of social facilities and services – crèche, library, youth club venue etc. Potentially able to reduce emergency response times with access to healthcare services. Able to promote and encourage healthy lifestyles through provision of sports/ leisure activities as well as outdoor recreational/ educational resources. The approach can deliver benefits for people's physical and mental health and well-being and deliver on specific community need.
2. strengthen society.	+	+	+	Similar comments from previous Objective also apply to this Objective. The approach is able to provide facilities/ services where positive social contact/ interaction for all groups within society can occur in shared space. It is an - inclusive approach which can reduce inequalities across different communities/ localities.
3. provide good quality, sustainable housing.	0	0	0	Housing is outside the remit of this policy – The preferred option has no effect on this Objective.
4. enable access to high quality education.	+	+	+	The approach can retain and provide educational establishments, facilities and services that support education, learning and training including skills courses. Multiple use of facilities feasible so a community centre could be used for several outputs, for example a library could be used as a day crèche but also for further education or night classes.
5. enable sustainable economic growth.	+	+	+	Resources could be used to help educate local employment force and add to their skills base with positive spin offs for the Council by making it a more attractive place for employers/ investors and for people to live and work too. The approach directs toward settlements but if there is a 'need' in the countryside the potential is there to also deliver. Sustainable tourism could be supported when facilities are used as galleries/ museums and made available to all throughout the year. These resources can be central to the provision of jobs skills/ training in those localities and also provide jobs in themselves and associated opportunities for people. Post Covid these locations can be used to work from.
6. manage material assets sustainably.	+	+	+	Approach to location in settlements aligns to the proximity principle where existing infrastructure is located. Also targeting reuse of resources is likely to 'fit' with the proximity principle i.e. multifunctional use of the buildings. More likely to be served by existing Council facilities and waste management provisions. Community facilities very often provide central recycling points for use amongst the local community but also as likely to be used by visitors too. Potentially able to reuse derelict/ contaminated land.
7. protect physical resources and use sustainably.	0	0	0	No direct delivery of this Objective, but it is noted that the approach aims to make the best use of location and a more efficient use of land whereby greenfield sites can be avoided by encouraging reuse/ multifunctional use but considering scale of proposals the overall effect is negligible.
8. encourage active and sustainable travel.	+	+	+	All proposals should be accessible by active and sustainable travel to help people opt for alternative modes of transport to the car as well as facilitate access for those without access to a vehicle. Settlement locations more likely to enable this. SA found references to 'promotion' of active and sustainable travel in the J&A may be beneficial for this Objective if transferred into the draft policy wording.

9. improve air quality.	0	0	0	There may be some positives at local level due to accessible active and sustainable travel but overall a negligible effect on delivery of Objective.
10. reduce causes of and adapt to climate change.	+	+	+	Accessibility by active and sustainable travel to help people opt for alternative modes of transport to the car able to reduce GHG emissions that may otherwise occur. Settlement locations also more likely to enable this. The approach to promote reuse and multifunctional uses (in preference to new build) as well as potential to use derelict land all able to help reduce resource and energy consumption.
11. protect, manage and use water resources sustainably.	0	0	0	No direct delivery of this Objective, but noted that the approach toward settlements and the support for reuse of facilities, more feasible to take advantage of existing infrastructure and avoidance of wetlands. Overall a negligible effect.
12. protect natural resources and enhance biodiversity.	0	0	0	Approach directs toward settlements and aligns to the population/ community need so large scale proposals are not expected to be a likely proposal in rural areas although some larger scale developments may come forward. In such instances, ecological surveys and possible impact assessments may be required to help mitigate any losses with cross over to natural heritage policies.
13. maintain and enhance landscape character.	0	0	0	Policy has criteria regarding scale and appropriate design which should help to sensitively integrate proposals with no impacts on local character and setting. Settlement locations are less likely to affect landscape so the overall effect is negligible on delivery of the Objective.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Some likely locations for community facilities (schools, halls, libraries) are existing historic buildings or culturally important buildings and their reuse can help to conserve these buildings and their settings within local communities, possibly helping to maintain or regenerate a sense of place. Criteria regarding design may help to integrate proposals more sensitively with regards to townscape – scale, appropriate design, character and setting considerations. End uses under this policy could deliver for this Objective if associated with culture or enabling people to take part in cultural activities – museums/ galleries, cooking classes, craft skills.
Summary of Policy: All proposals for community facilities must demonstrate that there is a clear community need. Proposals should be of a quality design and appropriate scale having regard to local character and setting and accord with SP2. New facilities should be located within settlements unless it is demonstrated that a countryside location is necessary. The Council will not support proposals that may be detrimental to or result in the loss of community services and facilities.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with the SPPS paragraphs 4.6 and 6.246, which states that Councils may bring forward local policies which promote the provision of health, security, community and cultural infrastructure and other local facilities.				
Summary and comparison of options against the Sustainability Objectives: Through facilitating and enabling community infrastructure that includes health and social care facilities and safeguarding land for the delivery of a range of community facility types, where a need is identified, this option will deliver strongly for Objectives 1 and 2. Significant positive effects are delivered for Objective 4 through the direct provision of policy for education facilities, but also indirectly via enabling facilities such as libraries and community centres which can also be important centres for learning and skills development. These elements also benefit Objective 5, along with facilitating community and cultural development that might also support the tourism industry. The overall approach to locate such development in settlements promotes the proximity principle and should ensure that infrastructure is present, according with Objective 6. The locational aspects coupled with encouraging development to be accessible by active and sustainable travel has a positive effect on environmental Sustainability Objectives 8 and 10,				

but the effect on Objectives 7, 9, 11, 12 and 13 is negligible. A positive effect is identified for Objective 14 as the approach safeguards existing community and cultural buildings and it will facilitate new development that might encourage people to engage in cultural activities.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable access to high quality education and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Positive effects may be enhanced through relevant operational policies under the natural environment and historic environment themes. Ecological surveys, Impact Assessments and archaeological assessment and evaluation.	

OSS1 Protecting and Enhancing Open Space, Policy OS1 - Protection of Open Space, Policy OS2 - Public Open Space in New Residential Development & Policy OS8 - Green and Blue Infrastructure

Option	Carry forward Policy OS1 of PPS8, carry forward Policy OS2 of PPS8 with amended wording to align with the SPPS and bring forward a standalone policy which promotes both blue and green infrastructure.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach provides opportunities for and encourages healthy lifestyles and physical activity for all ages. It helps to create and retain open space with public access, aiding and promoting social contact and provides places for visitors to spend time in the district. Vegetated / natural open space can act as a ‘green lung’, maintaining air quality. Establishing more green and blue infrastructure will encourage and support walking, running, cycling, wheeling and active travel to schools and workplaces. Being outdoors benefits physical and mental health, especially so during and after the Covid-19 pandemic.
2. strengthen society.	+	+	+	Lack of recreation space can be a source of social inequality - the approach helps to provide new shared space and safeguard existing shared space, with access for all. It promotes positive social interaction. Open space provides meeting places for people - some open space areas can be focal points for a community. There is cross-over between OS2 and some of the policies on housing in settlements.
3. provide good quality, sustainable housing.	+	+	+	Good quality housing should have provision for open space - this approach will add to the amenity value of new housing development in these areas. The approach also helps meet the needs of specific groups - young people need places for leisure/recreation and social contact. Provision and protection of open space should not preclude the delivery of housing, in conjunction with the overall housing strategy.
4. enable access to high quality education.	+	+	+	The approach can help to establish and protect active travel linkages and corridors to places of education, such as community greenways - where these can be suitably located. There are also relationships between schools and areas of open space and providing for multiple uses of facilities. The futureproofing element of OS8 will ultimately help in supporting better connections for active travel for education facilities. Physical activity is important for students and young people.
5. enable sustainable economic growth.	+	+	+	The approach helps make the Council area a more attractive place to live, work, visit and invest. It contributes positively to the character, attractiveness and vitality of our city, towns and villages through providing and protecting important spaces for both amenity and recreational purposes. Quality open spaces can help to attract visitors and strengthen the tourism potential of the district. The aim of the futureproofing element of OS8 is to help establish better walking and cycling connections between the places where people live and where they work.
6. manage material assets sustainably.	+	+	+	Some potential corridors or open space areas such as former transport routes may be derelict/contaminated land - this approach may support the restoration / reinstatement of such areas - e.g. the plans for restoring Albert Basin to a public park. This can bring disused land within settlements back into use in a positive way, although it is noted that the disposal of contaminated soils can be an issue. The potential positive reuse of derelict land is significant in its own right, but there is no delivery on other Objective themes of recycling and infrastructure, so the overall effect is considered minor.
7. protect physical resources and use sustainably.	0	0	0	OS1 seeks to avoid the loss of open space within a settlement, not all zoned open space is vegetated, but zoning can protect a resource. The restoration of derelict sites and industrial corridors may help to improve soil quality, however the overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	+	+	+	The provision/protection of open space areas and the approach to ensuring that access to existing public open space and existing path and active travel networks is available where opportunities arise will help to retain, create, or enhance walking or cycling routes. A network of connectivity for green and blue infrastructure and community paths in settlements may encourage active travel. It benefits those without access to a vehicle and in conjunction with SP1 the approach may help to encourage and support modal shift to active travel and/or public transport, and reduce traffic congestion. There is a close relationship between OS8 and TRA 1, 5 and 8. The approach will ensure that potential corridors can be protected once they have been identified, in an attempt to deliver networks within and between settlements.

9. improve air quality.	+	+	+	‘Green’ open space allows pollutants to be dispersed and improve air quality. It also provides a buffer between different land uses. The approach promotes, supports and enables projects that will improve air quality through its aim to deliver green and blue infrastructure networks that encourage active travel and reduce the number of journeys made by car.
10. reduce causes of and adapt to climate change.	+	+	+	The approach is considered to act positively via its aim to deliver green and blue infrastructure networks that encourage active travel and reduce the number of journeys made by car. OS8 expects development to deliver elements that contribute to the green network and, along with OS1, provide green infrastructure which may have a role in carbon capture, including tree planting. Likewise, it encourages design that helps intercept and absorb rainfall. Open spaces that are already present may include parks or recreation areas that can function to attenuate rainfall, provide flood water storage, or allow beach movement, providing resilience. ‘Soft’ SuDS and other measures promoted through OS8 and FRD6 may necessitate long term management and maintenance, which is recognised in OS2.
11. protect, manage and use water resources sustainably.	+	+	+	Zoned open spaces can serve a dual function as flood storage, vegetated parks and open space can also function to slow runoff in urban areas - retaining and filtering surface water through vegetation can improve water quality. OS8 encourages development of more blue infrastructure and greater consideration of interception and absorption of rainfall. Appraisal of the draft policy wording noted that there could be an opportunity for OS2 to achieve more for this Objective if the criterion for designing space to be multi-functional was more obviously linked with OS8. Text referencing the positive impact soft SuDS can have on a development has been added, highlighting that these areas may be considered as contributing to open space requirements.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach helps to protect designated sites where zoned open space can function as a buffer between development and adjacent natural habitat. It actively promotes the establishment of new green and blue infrastructure and active travel networks, where this does not conflict with natural heritage interests. This supports ecosystem services and provides positive environmental benefits which can extend to protecting marine ecosystems and areas through buffer zones and rainfall interception areas and their influences on improving water quality. It encourages and protects green spaces which have a positive effect on biodiversity.
13. maintain and enhance landscape character.	+	+	+	Zoned open space can help to protect and/or enhance the setting of prominent features, settlements and transport corridors. OS2 includes the requirement to retain important landscape and heritage features and to incorporate and protect these in an appropriate fashion and that new open space should have demonstrable amenity value. While OS1 and OS2 are within settlements only, OS8 includes the countryside and its aims for enhancement of the green network could be more widespread.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Listed public buildings often have parks and/or zoned open space around them, the approach helps to protect their setting in settlements. OS2 include the requirement to retain important landscape and heritage features and to incorporate and protect them in an appropriate fashion. Some of the more obvious potential green and blue infrastructure corridors may be associated with industrial heritage, former railways, canal, mills, etc. - the Newry Canal is a scheduled monument. Development of former transport routes can help with the interpretation of industrial / cultural heritage - there will be crossover with HE policy to ensure that any development incorporating areas with industrial heritage is sensitively managed and carried out in consultation with relevant authorities.

Summary of Policy:

OSS1 Protecting and Enhancing Open Space

Sets out the Council's approach to the protection, enhancement and management of open space in the district.

OS 1 Protection of Open Space

Development that results in the loss of existing open space or land zoned for the provision of open space will not be permitted. Two exceptions to the policy are set out. Firstly where is significant community benefit or secondly where the loss would have no significant detrimental impact on amenity, biodiversity and character and certain criteria are met.

OS 2 Public Open Space in New Residential Development

The provision of public open space within residential developments of 25 or more units, or 1 hectare or more is required. Normal expectation will be at least 10% of the

total site area or 15% if 10 ha. Policy also requires provision of an equipped children's play area for residential development of 100 units or more. OS2 also covers management and maintenance of open space.

OS 8 Green and Blue Infrastructure

Planning permission will not be granted for development either within or adjacent to a designated or community greenway which could prejudice the retention, enhancement or further development of an identified route. Developers must ensure that green networks are considered in the preparation of future planning applications.

OSS1, OS1, OS 2 and OS8 have been appraised as a group, as they work together to implement the Open Space Strategy.

Reasonable Alternatives:

No reasonable alternatives have been identified for OS1. The policy is consistent with the regional policy Para 4.8 and 6.205 which relate to the importance of protecting of existing and provision of new open space.

No reasonable alternatives have been identified for OS2. The policy is consistent with regional policy approach as set out in the SPPS Para 6.206 which states policy must be brought forward to provided open space as integral part of the development for (generally) 25 or more units

No reasonable alternatives have been identified for OS8. Paragraph 6.210 recognises the importance of making adequate provision of green and blue infrastructure.

Summary and comparison of options against the Sustainability Objectives:

The approach to protect existing areas of open space and to promote and facilitate the establishment of new areas of open space associated with new development in settlements will work towards the achievement of all of the social and economic Sustainability Objectives. The approach encourages and enables social interaction and physical activity in spaces that are accessible and contributes positively to the character, attractiveness and vitality of our city, towns and villages, making the district a more attractive place. It also encourages and supports the redevelopment and beneficial use of derelict land.

The approach recognises that open space can be multi-functional and that it can and should provide positive environmental benefits alongside its amenity value. The approach requires wider linkages and benefits to be identified and considered from the outset in the design of a proposal. Accordingly, positive effects are also predicted for all of the environmental Sustainability Objectives, as opportunities to deliver for each Objective are more likely to be realised and are less likely to be missed.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to strengthen society, to encourage active and sustainable travel, to improve air quality, to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Operational policy on housing in settlements, flood risk and drainage, natural heritage and the historic environment may be particularly relevant for promoting positive effects.

Policy OS3 - Outdoor Recreation in the Countryside

Option	Carry forward Policy OS3 of PPS8 with amended wording to align with the SPPS			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach provides opportunities for facilities that encourage physical activity and healthy lifestyles for all ages outside of settlements. They can promote and increase social contact and the approach requires consideration of the needs of people with disabilities. It also requires consideration of accessibility and road safety. While it will provide opportunities, it is protective towards the natural qualities of the countryside which have a role in wellbeing and will safeguard the amenity of nearby residential areas.
2. strengthen society.	+	+	+	Provides opportunity for rural communities to gain access to new facilities and services. Sports brings people together and sports facilities can be a shared resource. Criteria on accessibility help to promote inclusivity; the approach helps to reduce inequality and promotes positive social interaction.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective, unlike other OS policies there are unlikely to be many education facilities outside of settlement limits that could benefit from shared use.
5. enable sustainable economic growth.	+	+	+	Recreational activities which currently take place within the countryside play a role in contributing positively to the rural economy. The approach allows best use of location to be made and helps to make the countryside an attractive place to live, work and visit. Some rural areas experience relative deprivation in terms of their access to services, income and employment - the approach may provide opportunities through diversification of farming or other rural businesses.
6. manage material assets sustainably.	?	?	?	The approach does not accord with the proximity principle - the countryside is less well served by infrastructure and the range of development that could come forward includes golf courses, driving ranges and equestrian uses which could have energy / infrastructure needs. The overall effect is uncertain as it would depend on the location, nature and scale of proposals. SP1 would encourage the incorporation of energy efficient and low carbon or renewable energy technologies which may reduce the scale of any potential negative effect.
7. protect physical resources and use sustainably.	?	?	?	The approach could give rise to change in land use affecting greenfield land, the recreation may not necessarily result in the conversion of land to development, but a change of use. Such development is unlikely to impact earth science features and or other land uses - agriculture receives specific policy protection but other potential uses such as mineral extraction are unlikely to be adversely impacted. The overall effect is uncertain as it would depend on the location, nature and scale of proposals.
8. encourage active and sustainable travel.	-	-	-	Development in the countryside will not have the same degree of access to active and sustainable travel as development in settlements, but some development could be located accessible to settlements. The approach does seek to encourage proposals to be accessible by means of transport other than the private car, but this may not always be feasible.
9. improve air quality.	0	0	0	Although the approach encourages proposals to be accessible by means of transport other than the private car, opportunities may be limited and proposals are likely to be mostly accessed by car. The types of development are unlikely to give rise to significant levels of emissions and there are not the same issues around air quality in the countryside as in settlements - background levels are generally quite good and unlikely to impact receptors. The overall effect on the Objective is negligible.
10. reduce causes of and adapt to climate change.	0	0	0	Development in the countryside will not have the same degree of access to active and sustainable travel as development in settlements but the approach promotes and encourages access through other modes, if they are available. The types of development are unlikely to give rise to significant levels of emissions though energy needs may vary, depending on the type of facility. SP1 would apply. Other operational policy on flood risk / coastal development may apply, but recreational use can be an exception. The overall effect on the Objective is negligible.

11. protect, manage and use water resources sustainably.	0	0	0	Recreation facilities near water are covered under separate policy. Facilities in the countryside may not have access to mains drainage and sewage treatment. Ancillary buildings may require wastewater treatment. The approach will require all proposals to have satisfactory arrangement for drainage and waste and also to have no adverse impact on features of importance to nature conservation which would include watercourses. The overall effect on the Objective is negligible.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach provides opportunities for development in the countryside which may be more sensitive, but the criteria are protective and have an emphasis on avoiding adverse impact on features of importance to nature conservation or biodiversity. It acknowledges that special care is needed for assessing proposals in locations designated for nature conservation importance.
13. maintain and enhance landscape character.	+	+	+	The approach provides opportunities for development in the countryside which may be more sensitive, but the criteria are protective and have an emphasis on avoiding impact on the on visual amenity or the character of the local landscape. It requires that the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography and acknowledges that special care is needed for assessing proposals in locations designated for their landscape.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The approach is protective in that it requires any facilities to not have any adverse impact on features of importance to archaeology or built heritage and to be designed to a high standard and of a scale appropriate to the local area or townscape. It acknowledges that special care is needed for assessing proposals in locations designated for their heritage importance and requires development to be sympathetic to the surrounding environment in terms of its siting, layout and landscape treatment.
Summary of Policy: Development proposals for outdoor recreational use in the countryside will be permitted where they meet all the listed criteria.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with Para 6.212 of the SPPS, which recognises the importance of the countryside for recreational uses.				
Summary and comparison of options against the Sustainability Objectives: The approach will facilitate the creation of new shared space and provide opportunities for healthy lifestyles and physical activity for all which may also benefit mental health, and takes into account the needs of people with disabilities. These elements act significantly towards the achievement of Objectives 1 and 2. The approach will facilitate sustainable rural development which may help to support rural tourism / business diversification and may create some new jobs, with positive effects on Objective 5. The approach to facilitate development in the countryside does not accord with the proximity principle, infrastructure may not be present/fit for purpose and larger proposals such as golf courses or equestrian facilities could have a significant land take and energy requirements. The overall effect for Objectives 6 and 7 is uncertain, as it would depend on the nature and scale of proposals. Development in the countryside will not have the same degree of access to active and sustainable travel as development in settlements. The approach does promote the use of sustainable transport modes, but this is unlikely to be feasible for many proposals and the overall effect on Objective 8 is minor negative. While sustaining reliance on cars also acts contrary to Objectives 9 and 10, the influences are more indirect and the overall effect on these Objectives is negligible. While the approach provides opportunities for development in the countryside which may be more sensitive, the policy criteria are protective and have an emphasis on avoiding adverse impact on features of importance to nature conservation, biodiversity, archaeology or built heritage. The policy acknowledges that special care is needed for assessing proposals in locations designated for their importance. This is considered to act positively for the delivery of Objectives 12, 13 and 14.				

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects identified for the Objectives to improve health and well-being and to strengthen society. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. SP1, GP1, and the other operational Open Space policies – in particular those concerning rural design, natural heritage and historic environment would be especially relevant.	

Policy OS4 - Intensive Sports Facilities, Policy OS5 - Noise Generating Sports and Outdoor Recreational Activities, Policy OS6 - Development of Facilities Ancillary to Water Sports & Policy OS7 - The Floodlighting of Sports and Outdoor Recreational Facilities.

Option	Carry forward Policy OS4 - OS 7 of PPS8 (with minor changes, in line with SPPS).			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Facilities of these types provide opportunities for and encourage physical activity and healthy lifestyles for all ages. They can promote and increase social contact. The approach caters for different types of sport, but recognises that these types of facilities can be a source of impact in terms of noise, light and disturbance. The approach seek to try and minimise this as much as possible. The approach also considers accessibility and road safety - OS4 and OS6 include criteria for access by active travel and wider linkages.
2. strengthen society.	+	+	+	Sports brings people together and sports facilities can be a shared resource irrespective of background -the approach helps to reduce inequality and promote positive social interaction. Criteria on accessibility will promote inclusivity.
3. provide good quality, sustainable housing.	0	0	0	No link other than ensuring amenity issues on residential areas are considered and managed.
4. enable access to high quality education.	+	+	+	Sports facilities may also be used by schools and the approach permits multiple use of facilities. Acts positively on the Objective in terms of the relationships between physical education and sport.
5. enable sustainable economic growth.	+	+	+	These facilities would be businesses and will provide employment - some types of facility may have a role in tourism, as well as serving a local population. The approach should help ensure that such development is sustainable. OS6 covers inland waters but may provide opportunities for access to marine resources where these link to the sea. Appraisal of the draft policy wording identified that there could be crossover with the Marine Plan and a recommendation was made to reference coastal locations and marine waters. The approach helps make the Council area a more attractive place to live, work, visit and invest -good provision of leisure and recreation can indirectly help to attract investors and workforce to the district for its quality of life benefits.
6. manage material assets sustainably.	0	0	0	OS4 takes a settlements first / sequential approach - infrastructure should already be present, however there may be exceptions - but other operational policies would apply (GP1 in particular). OS6 Water sports has a link with the proximity principle, the facility must be located at the resource itself, but such areas may not be well served by infrastructure. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	0	0	0	OS4 takes a settlements first / sequential approach which seeks to avoid 'sprawl' and use land within a settlement, however there are exceptions. Facilities under OS6 can be anywhere, but are likely to be relatively small-scale. Overall the approach should not result in a perceptible effect on the Objective.
8. encourage active and sustainable travel.	+	+	+	OS4 takes a settlements first / sequential approach and includes the requirement that the development is located so as to be accessible to the catchment population, giving priority to walking, cycling and public transport. In addition, where possible it should provide connections to community greenways and other footpath/cycleway networks. Although such development could occur outside a settlement, this is by exception and the thrust/aim of the policy is strongly supportive of this Objective. OS6 does not have an emphasis on access in the policy itself. Appraisal of the draft policy wording identified that OS6 could have a more positive effect if it contained similar criteria to OS4, however GP1 can also be relied on. The policy criteria were subsequently reviewed.

9. improve air quality.	?	?	?	OS4 takes a settlements first / sequential approach and aims to encourage and facilitate the use of active and sustainable transport for the catchment population. It and OS6 seek to avoid exacerbating congestion through transport criteria. As noted in O8, OS6 may be more reliant on the application of GP1 for walking/cycling. The effect is uncertain as it cannot be reasonably predicted what nature and scale of development might come forward and where during the plan period.
10. reduce causes of and adapt to climate change.	?	?	?	OS4 takes a settlements first / sequential approach and proactively seeks to link with more sustainable transport modes. Facilities taken forward under OS4 might be large energy users - SP1 will be relied on to promote energy efficiency and incorporation of renewable/low carbon technology. GP1, TRA and OS8 policies to ensure opportunities to enhance or grow active travel networks are taken. While the approach aims to deliver a positive effect, the score is uncertain as it depends very much on the location, scale and nature of any proposals brought forward and this cannot be predicted.
11. protect, manage and use water resources sustainably.	+	+	+	OS4 takes a settlements first / sequential approach which should mean it can be connected to mains sewers for drainage and waste disposal (noting that there are capacity issues where significant intensification may present an issue, however other relevant FRD, general policy and other provisions of the LDP will apply. OS6 recognises that water sports can conflict with this Objective and has protective criteria, the first of which is that the development is compatible with any existing authorised use of the water, including non-recreational uses - so should not impede infrastructure. The approach also recognises that noise and disturbance can also have adverse effects.
12. protect natural resources and enhance biodiversity.	+	+	+	OS4 takes a settlements first / sequential approach which should mean such development is primarily located within areas that are already urbanised, though this can be challenging for intensive sports and sites may still be greenfield/edge of settlement. The thrust of the approach is to avoid adverse impacts on nature conservation/ biodiversity and livestock including indirect effects such as noise/disturbance. OS5 and OS7 provide policy requirements on noise / light generating sports/recreation development (NH policies will also apply).
13. maintain and enhance landscape character.	+	+	+	The overall approach recognises that some types of sports facility development can be difficult to integrate due to their size but the overall approach seeks to integrate development, minimise visual impact and to prevent negative effects through sensitive design. OS4 takes a settlements first / sequential approach which aims to protect the countryside and minimise impacts, but it also recognises that this must be balanced with other locational constraints and development is still likely to occur outside settlements. OS7 includes for the consideration of effects from lighting where this is required, including the types of condition that may be required.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The overall approach to managing the effects of new sports facilities is protective -it recognises that sports facilities can be incompatible with surroundings. Criteria for OS4 require design to be of a high standard, facilities to be of a scale appropriate to the local area or townscape and to be sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment. Criteria also included to avoid impact on wider setting in terms of disturbance or nuisance caused to the enjoyment of environmentally sensitive features and locations or areas valued for their silence and solitude. All HE policies would apply if such a development had a risk of adversely affecting known or undiscovered features/assets.

Summary of Policy:

OS 4 Intensive Sports Facilities

Development of intensive sports facilities will only be permitted where there is an identified need and are located in settlements. An exception may be permitted in the case of the development of a sports stadium where all the following criteria are met.

OS 5 Noise Generating Sports and Outdoor Recreational Activities

The Development of sport or outdoor recreational activities that generate high levels of noise will only be permitted where they result in no unacceptable level of disturbance /nuisance/conflict with residential neighbours; other sensitive uses; farm livestock and wildlife; environmentally sensitive features and locations and have no adverse impact on nature conservation features of importance to local character.

OS 6 Development of Facilities ancillary to Water Sports

Development of facilities ancillary to water sports adjacent to and/or associated with inland lakes, reservoirs and waterways will be permitted where the development meets all the listed criteria. Facilities adjacent to and or associated with inland lakes, reservoirs and waterways must also accord with Policy on Protection of Main River Corridors and Open Water Bodies.

OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities

Development of floodlighting associated with sports and outdoor recreational facilities will only be permitted where there is no unacceptable impact on residential amenity; on features of importance to nature conservation, biodiversity, archaeology or the historic environment; public safety is not prejudiced and the proposal does not represent unacceptable adverse intensification.

Policies OS4-OS7 have been appraised as a group, as together they implement the policy for the development of facilities for sport or recreation.

Reasonable Alternatives:

No reasonable alternatives have been identified for OS 4. The policy is consistent with the SPPS, paragraph 6.207. No reasonable alternatives have been identified for OS5. The policy is consistent with the SPPS, paragraph 6.208. No reasonable alternatives have been identified for OS6. The policy is consistent with the SPPS, paragraph 6.213. No reasonable alternatives have been identified for OS7. The policy is consistent with the SPPS, paragraph 6.213.

Summary and comparison of options against the Sustainability Objectives:

The approach recognises the strong relationship that sport and recreation has with physical and mental health and the role that sport and leisure plays within a community and in education. It also recognises that this type of development can give rise to nuisance impacts that may be detrimental and therefore seeks to minimise such effects as much as possible. It is considered to work positively towards the achievement of Objectives 1, 2 and 4 without adversely affecting Objective 3.

Positive effects are also identified for Objective 5, as the facilities that these policies will enable may directly (through the facility) or indirectly (through tourism/community spinoffs) provide employment. The settlements first / sequential approach for intensive sports facilities and requirements around walking/cycling access for the communities they serve, in combination with the more specific policies around noise, water sports and floodlighting are all considered to work positively towards achieving many of the environmental Sustainability Objectives. Positive effects are therefore predicted on the delivery of environmental Objectives 8, 11, 12, 13 and 14. However, the approach will enable some development outside of settlements and may include facilities that require considerable energy inputs. The effect on Objectives 9 and 10 are more uncertain, as they will be dependent on the incorporation of low carbon/energy efficiency measures or transport plans that, if required, would be identified and secured through other operational policies.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society and to enable sustainable economic growth. No significant adverse effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. SP1 and operational policy for natural heritage, flood risk and drainage, transportation and the historic environment will be especially relevant.

Policy OS9 - Community Growing Spaces and Allotments

Option	Bring forward a standalone policy which supports the provision of community growing spaces and allotments.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The basis of the approach is supporting health and well-being of residents. It enables social contact and intergenerational contact alongside open space element. Outdoor spaces can support and improve people's physical and mental health and well-being alongside provision of home-grown fresh food. Policy wording refers to 'no unacceptable impact on residential amenity' and requires consideration of the road network in terms of safety.
2. strengthen society.	+	+	+	Inclusion of all groups is aimed for with accessibility to these shared spaces where positive social contact and interaction of people, including those with disabilities can occur. The approach promotes accessibility by public transport and active travel with connections to community greenways also highlighted. Cumulatively all aspects are able to support social inclusion and community cohesion. J&A refers to these sites as a source of 'community pride', improving 'social cohesion' and providing 'a focus for the community'.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective. Noted that land lost will not affect housing provision as other policies apply.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective but noted that these sites do provide an educational resource for growing your own food and plants, with the J&A referring to how the sites can 'increase education and awareness about good food and healthy eating.'
5. enable sustainable economic growth.	0	0	0	No direct delivery of Objective but noted how the approach can make the Council a more attractive place for people to live in.
6. manage material assets sustainably.	+	+	+	Innovative reuses of materials and products often takes place on these sites which could help people to deliver on the principles of the waste management hierarchy. Uses can include making compost on site and having space may make it easier for people to do this type of waste management for themselves. Likely to be some potential reuse of derelict land where it can be brought back into use with the policy referring to appropriate management of any risks from contaminated land.
7. protect physical resources and use sustainably.	+	+	+	Where derelict land is used, 'green spaces' are made. The approach is able to deliver better soil quality and may reduce/ avoid soil erosion in some locations. The end outputs enable people to have locally sourced, fresh food – vegetables, fruit, and honey production are all feasible.
8. encourage active and sustainable travel.	+	+	+	Sustainable locations are sought with and accessibility via active and sustainable travel with walking, cycling, public transport, and community greenways all highlighted in the policy wording. This approach can help encourage the modal shift of people to other modes of transport than the car and will support those without access to a vehicle. J&A refers to support for sites that will enable this transition as part of the Council's commitment to sustainable development.
9. improve air quality.	+	+	+	Potential is there for the policy to improve local air quality by creating 'green spaces' with no associated emissions that are accessible by active and sustainable travel so people can choose not to use the car.
10. reduce causes of and adapt to climate change.	+	+	+	Creates 'green spaces' in areas where natural vegetation can be established where it may not have been previously. Sites may become part of the district's wider GBI network with composting and recycling activities feasible, and active and sustainable travel supported. Food can be grown locally which should help reduce food consumption and food waste from commercial avenues and reduce food miles – carbon footprint. Sites able to maintain and potentially improve local soil and water quality with positive spin-offs for local level carbon and water storage as well as maintaining/ improving local air quality. The Covid-19 pandemic has increased the popularity and need for outdoor spaces and it there is potential for the benefit to strengthen over time.

11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that these 'green spaces' must demonstrate 'access to water' for the purpose of growing plants. By their very nature, growing spaces can help slow down and retain runoff, whilst practices on site may make more efficient use of water such as rainwater harvesting.
12.... protect natural resources and enhance biodiversity.	+	+	+	The approach recognises that growing spaces can be important for wildlife and biodiversity and these must be supported and not adversely impacted. Sites can contribute to the district's GBI network, with potential links to biodiversity projects such as the All-Ireland Pollinator Programme and the Council's LBAP. The approach can assist in the delivery of ecosystem services - food production, waste management, pollination, social inclusion, community cohesion, horticultural education, etc.
13. maintain and enhance landscape character.	+	+	+	Low impact development in scale and materials plus likely locations considered unlikely to significantly impact on landscape. An 'appropriate landscape scheme' is referred to in the policy wording with a long term management/ maintenance plan expected to ensure integration is evident. Any derelict land that may be used under this policy could improve local landscape in those instances.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the policy wording refers to no adverse impacts on archaeology or built heritage - the J&A states no unacceptable impact on the historic environment. Sites may create a sense of place, but overall any effect is considered negligible.
Summary of Policy: The development of community growing spaces/allotments will be permitted where they meet criteria relating to suitable growing environment; there is appropriate landscaping and long term management/ maintenance of the scheme; no unacceptable impact on residential amenity; the site accessible to the catchment population and the road network can handle the additional vehicular traffic.				
Reasonable Alternatives: No reasonable alternatives have been identified. Improving Health and Well Being is recognised as one of the Core Principles underpinning the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The approach promotes and facilitates new community growing spaces and allotments that would provide citizens with a shared, social activity as well as a source of fresh, home-grown produce. Sites may be a source of 'community pride', with people's health and well-being at the core of their function. This is reflected in the significant positive effects identified for the social Sustainability Objectives 1 and 2. The approach has a minor positive effect on Objective 6 through beneficial practices for waste management (especially food/green waste) and potential to bring derelict or disused areas into use. The approach provides scope and opportunity to convert unproductive land into functional green space, with multiple environmental benefits such as maintaining clean air, reducing food waste/miles, adding to the district's blue/green infrastructure and local biodiversity networks, whilst also improving the 'look' of some areas. People can not only grow their own food and plants on these sites but also compost, reuse materials and harvest rainwater. Only sustainable locations are sought, so that people can easily access them without the need for a vehicle. As a low impact development, positive effects are evident across most of the environmental Sustainability Objectives (Objectives 7, 8, 9, 10, 12 & 13). This approach can deliver ecosystem services right across the district - food production, waste management, pollination, social contact, community cohesion, horticultural education.				

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, strengthen society, encourage active and sustainable travel, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Cumulative / strengthening effects may occur in conjunction with local plans such as Council's Local Biodiversity Action Plan, the All-Ireland Pollinator Programme and other similar programmes.	

Policy OS10 - Cemeteries and Burial Space

Option	Bring forward a specific policy for cemeteries and burial spaces.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the approach is specific in providing space for burial - these spaces are often quiet and safe places for people to visit and reflect when they spend time there. While there may be positives for people's well-being, the overall effect is considered negligible.
2. strengthen society.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the approach provides a service for end-of-life in society. There are some indirect influences, in that it facilitates burial spaces and people may wish to be buried in, or close to, the community where they came from, or near to family and friends. The overall effect is considered negligible.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted as part of the LDP process the most suitable land is zoned for its most appropriate use and the overall delivery of the objective would not be affected by this policy.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	No direct delivery of Objective but it is noted that there are jobs linked to these sites. There is possible crossover with economic policy on compatibility of land uses to ensure sustainable economic growth. Some development types may not be suitable for areas adjacent to cemeteries. Likewise, some uses may be better suited. At the LPP stage consideration will be given to what land is needed for which land use type, and where. Any effect is considered negligible
6. manage material assets sustainably.	+	+	+	Cemeteries are considered a material asset and the approach makes provision for this type of land use and helps safeguard potential for expansion, if required.
7. protect physical resources and use sustainably.	0	0	0	Identification of new sites may require greenfield land due to the nature of the land use and the type of ground required. The approach also provides for extensions to existing sites which could also lead to the alteration of greenfield land. Considering the scale of sites likely to come forward, relative to other land uses in the district, any effect on the Objective is considered negligible.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no effect on this Objective., but it is recognised that active travel to any new sites would be sought under other policies.
9. improve air quality.	0	0	0	The preferred option has no effect on this Objective., but it is recognised that sites could to help support / maintain good local air quality through open space provision.
10. reduce causes of and adapt to climate change.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that sites are likely to help maintain areas of open space that are relatively free from development with good air quality and only in 'appropriate locations' where no adverse impact on the local water environment, or any features of nature conservation or biodiversity importance i.e. habitats important to combat effects of climate change, are allowed.
11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the approach is protective and places specific emphasis on the local water environment and groundwater. Liaison with NIEA Water Management Unit will be required for all new cemetery developments. The overall effect is considered negligible.

12. protect natural resources and enhance biodiversity.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the approach is protective and places specific emphasis on avoiding unacceptable adverse impact on features of importance to nature conservation and biodiversity as well as the local water environment. There is potential for open space to be created which could contribute to the district’s wider GBI network. The approach is protective but appraisal of the draft policy wording found that the policy may deliver more for the Objective if additional references to local biodiversity and/ or natural heritage were made.
13. maintain and enhance landscape character.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that there is potential for open/ green spaces to be created that could contribute to local landscaping with natural features, boundary planting and landscaping used to sensitively integrate proposals. Sites will be protected from ‘inappropriate development’ and only ‘appropriate locations’ sought but appraisal of the draft policy wording found that the approach could benefit from references to landscape quality/ character which could deliver more for the Objective.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the approach is protective and places specific emphasis on avoiding unacceptable adverse impact on archaeology and the historic environment. Existing sites are also often linked to local churches (some listed) and their settings, which are of historic and cultural heritage value and the J&A highlights this with reference to consideration of any impacts on ‘historic church sites and graveyards’. Overall any effect on the Objective is considered negligible.
Summary of Policy: All existing cemeteries and burial spaces will be protected from inappropriate development. A proposal for provision of new cemetery/burial space or an extension to an existing facility will be permitted where it will not have an adverse impact on the historic environment or local water environment and groundwater underlying the site; no adverse impact on features of importance to nature conservation interest.				
Reasonable Alternatives: No reasonable alternatives have been identified. Creating and Enhancing Shared Spaces is recognised as one of the Core Principles underpinning the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The approach supports the delivery of end-of-life services for citizens by facilitating the provision of additional lands for burial sites. The narrow focus and scope of this approach is reflected in the one positive effect identified in the appraisal, which is for Objective 6 - to manage material assets sustainably. Cemeteries are considered a material asset and the policy provides for this type of land use, with the potential to expand existing cemeteries, if required. Any effects on all other social, economic and environmental Sustainability Objectives are considered negligible due to the scale of sites relative to other land uses within the district. If a need is identified for the requirement of additional cemetery/burial space provision, the LDP will take account of this at the Local Policies Plan stage, zoning sufficient lands where appropriate.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.				The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No significant positive or significant negative effects area identified. The option is considered to be a sustainable option.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Operational policies on economic development, flood risk and drainage, and historic environment are especially relevant. Cumulative / strengthening effects may occur in conjunction with local plans such as Council's Local Biodiversity Action Plan, the All-Ireland Pollinator Programme and other similar programmes. Potential negative effects will be avoided through liaison with NIEA Water Management Unit and adherence to best practice guidance. Further consideration may be given at the Local Policies Plan stage.

Strategic Policy EDS2 - Protection of Economic Development Land, Policy ED1 - Economic Development in Settlements & Policy ED8 – Development Incompatible with Economic Development Uses

Option	Policy thrust in line with PED1, PED7 and PED8 of PPS4 and the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Provides employment and related opportunities for people as well as incomes and skills, and all the positives that brings for people's health and well-being. Nuisance pollution should also be avoided through the approach to location of economic uses. It is recognised that some economic uses may lead to issues such as air quality, but cross over with general policy and ED8 which seek to avoid incompatible land uses and negative impacts are able to reduce any negatives on the business, and people. Consultation process also applicable to help provide mitigation. There are positives for physical health and well-being with regards to zonings and centre locations where active travel links are likely to be more accessible for workers.
2. strengthen society.	+	+	+	Employment opportunities provided near to where people live so providing jobs and incomes and all the positives from that for those individuals and their families – a quality of life. Approach may help enable people to choose to stay near to where they come from including rural areas and coastal communities as ED1 permits economic development in villages and small settlements provided they are of a scale and nature appropriate to the settlement and are compatible with nearby uses. In the wider context, the approach helps to deliver a healthy provision of employment opportunities across all of the district which can be considered a direct link to strengthening society. Land is protected for suitable economic uses (EDS2).
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that incompatible land uses are addressed under ED8 which helps to ensure there is no future prejudice of the use of a site.
4. enable access to high quality education.	?	?	?	The approach cumulatively ensures a local economy exists that can provide a variety of skills training and apprenticeship opportunities. Sites can attract certain employers who may have link-ups to local colleges, higher/ further education facilities but there is some uncertainty as to how many of these opportunities could come forward and when. Funding also a consideration. Uncertainty reflected in the score but the potential positives for this Objective are recognised.
5. enable sustainable economic growth.	+	+	+	The approach helps to ensure a sufficient amount of land is available for economic development use, with a range of job types able to be provided with associated training and skills opportunities for workers – improving skills base. This provision of land can help drive competitiveness within the local economy and improve/ support the vitality and vibrancy of centres because it makes the best use of location and attracts investment. This ultimately helps to make the district a more attractive location for people to work and live as well as invest in. The LDP recognises marine industries and fishing, and protecting land for economic development around ports and harbours will help sustain those industries. Separate policy is provided for retail development and town centres.
6. manage material assets sustainably.	+	+	+	The approach can help reduce the amount of derelict/ contaminated land through facilitating redevelopment for economic use as well as making the best use of existing infrastructure by directing economic development toward settlements which also supports the proximity principle. Zoning land gives the ability to plan ahead in respect of service providers. Renewable energy and the manufacturing of renewables can be accommodated. Approach most likely to 'fit' with existing services and facilities.
7. protect physical resources and use sustainably.	+	+	+	The approach can help reduce the rate at which greenfield land is developed by identifying sites and protecting land that is best suited to economic uses, and existing industries (EDS2 & ED8), as well as directing development toward settlements and keeping settlements compact (ED1). The best use of brownfield sites is aimed for as opposed to expansion into greenfield sites. Soil quality may be reduced at some previously developed sites - particularly those linked to industry, but General Policy will ensure that effects are identified and mitigated to avoid any adverse effects. Separate policy is also provided for minerals development.

8. encourage active and sustainable travel.	?	?	?	The approach to protect land zoned for economic development use may not benefit this Objective - it retains land that that may not currently be served by active/sustainable transport. The approach does not make direct reference to active/ sustainable travel however General Policy and Transportation policies are provided which will help identify improvements where development comes forward. There is likely to be more opportunity to access active/ sustainable travel in the settlement locations, but this may not help move people from the car to other modes of transport – behavioural change is also needed. At Local Policies Plan stage zonings will be reviewed and access to sustainable transport modes will form part of this review. DFI's emerging Transport Plans will be relevant as well as Key Site Requirements which could identify and make space for linkages. Uncertainty reflected in the score based on location of existing sites versus new sites plus changing people's behaviour.
9. improve air quality.	?	?	?	By its nature, economic development is likely to give rise to emissions, with some uses leading to higher levels of traffic and potentially direct emissions – industrial, chemical, factories. Much depends on the nature of the business, but transport related emissions are likely due to either nature of business and/or the number of employees. ED8 highlights that some industry sectors require clean air for their processes – pharmaceuticals/ medical equipment. The approach can help to manage local air quality issues through avoiding incompatible land uses – protecting the receptor from the source of impact. There are legislative requirements (permits, licences) and other operational policy to help manage local air quality but there is also uncertainty regarding what may come forward and the scale, and to some extent where, which is reflected in the score.
10. reduce causes of and adapt to climate change.	?	?	?	Economic uses generally produce GHG emissions but much depends on the nature of the business and its related transport emissions. Noted that the renewables industry can be supported and facilitated in the district under these policies. Wider approach of the plan is to locate economic uses where there are sustainable /active travel routes which should help to reduce GHG emissions from transport but as noted this may not be deliverable with some older existing sites as well as behavioural change. Appropriate locations for the most appropriate economic use are sought so economic uses deemed suitable can be directed toward settlements thus avoiding the wider countryside where habitats important in combatting the effects of climate change are located – wetlands, floodplains, peatlands and vulnerable coastal areas. There is also cross over with strategic policy to help reduce scale and mitigate for the Objective, as well as cross over with operational policy such as flood policies; plus, legislative requirements (permits, licences) to help control GHG emissions. Uncertain outcome reflects the mix of comments as well as the uncertainty regarding what may come forward and to some extent where.
11. protect, manage and use water resources sustainably.	-	-	-	The approach should help retain or enable economic use, where existing infrastructure is already in place and at same time avoid wetlands/ floodplains in the wider countryside including coastal areas. Water is required by many economic uses and some can be heavy users and/ or may produce significant amounts of wastewater. There could be a risk to water quality and other ecological effects linked to increased quantities of run-off. Pollutants are likely to end up in coastal/marine areas where there are multiple interests/sensitivities, including aquaculture. NIW current business plan has scheduled infrastructure investment in the district including Newry City but the potential additional pressure on water (quantity/ quality) as a resource is acknowledged. Some areas of Newry have also been identified as at significant flood risk. Natural heritage and flood related policy (SuDS, Drainage Assessments) would ensure effects are examined. Legislative requirements also have to be met – buffers, discharge consents, permits/ licences, etc. This risk combined with the potential additional pressure on water (quantity/ quality) as a resource is reflected in the score.
12. protect natural resources and enhance biodiversity.	?	?	?	Wider countryside and GBI network should be avoided through the approach, which aims to protect economic development land and target (where applicable to do so) settlement locations. Urban locations are considered more suitable under these policies than the wider countryside and undeveloped coast - likely to be more protective of local biodiversity. It is noted that some sites are in coastal areas where multiple designated sites for nature conservation are located. Potential impacts need careful consideration and may require HRA. Natural heritage policy would also be relevant. There is potential to integrate GBI and biodiversity measures to sites with application of KSRs to mitigate for the Objective, but there is some uncertainty, particularly with new sites, as to how much may be deliverable. There is also uncertainty about the nature and scale of proposals brought forward over the plan period (and - to some extent – the location).
13. maintain and enhance landscape character.	?	?	?	The approach aims to avoid landscape impacts through identification of zonings and, where applicable, direction of economic development uses toward settlements. Settlement locations are preferable to outside of settlements which helps to avoid risk of visual intrusion to the wider landscape resource across the district. It is feasible that some economic uses may come forward in areas where there is potential for visual intrusion and impact on local setting, e.g. marine industries, but the overall aim would be to integrate any economic uses and avoid impacts on landscape/seascape. KSRs could be applied for the Objective but there is also uncertainty about the nature and scale of proposals brought forward over the plan period (and - to some extent – the location).

14. protect, conserve and enhance the historic environment and cultural heritage.	? ? ?	There may be potential to reuse buildings and/ or features of industrial/ cultural heritage, either in existing sites or new locations. This approach could become part of the identification of new zonings. KSRs could also be attached to sites to help deliver for the Objective. The scale of proposals would have to be considered in the context of their existing surroundings –the approach aims for development that is proportionate, but for this Objective much would depend on application of historic environment policies. There is uncertainty about the nature and scale of proposals brought forward over the plan period (and - to some extent – the location).
Summary of Policy: <u>Strategic Policy EDS2 - Protection of Economic Development Land</u> Development that would result in the loss of land zoned for economic development use in the LDP to other uses will not be permitted unless the zoned land has been substantially developed for alternative uses. An exception will be permitted for a sui generis use where a number of criteria are met. Development on unzoned land in settlements that would result in the loss of existing Class B2, B3 or B4 use, or on land last used for these purposes, will only be permitted where one or more of a number of listed criteria are met. <u>Policy ED1 - Economic Development in Settlements</u> Newry City centre and the district’s town centres will be the focus for Class B1 business uses. These uses will also be permitted in other locations specified for such use in the LDP. Elsewhere in the City and Towns Class B1 business use will only be permitted where a number of criteria are met and a sequential approach will apply. Class B2 and B3 Industrial Uses and B4 Storage or Distribution Uses will be permitted in an area specifically allocated for such purposes in the LDP or in an existing industrial area subject to a number of criteria being met. Elsewhere in the City and Towns such proposals will be determined on their merits. In villages and small settlements, an economic development use will be permitted where it can be demonstrated the proposal is appropriate to the character of that settlement in scale, nature and design and it is compatible with nearby uses. <u>Policy ED8 - Development Incompatible with Economic Development Uses</u> A proposal for the development in the vicinity of an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation will be refused. Policies EDS2, ED1 and ED8 have been appraised as a group, as they all work together to deliver sustainable and compatible economic development across the district.		
Reasonable Alternatives: No reasonable alternatives to EDS2 have been identified. Three options were appraised in the Interim SA for the POP under Key Issue 12. The Preferred Option at POP stage, which was also appraised to be the most sustainable option, offered flexibility to allow a limited number of compatible uses falling outside Part B of the Planning (Use Classes) Order (NI) 2015. Having considered the responses to the POP, the Council recognises the importance of protecting land and buildings for economic development to ensure a sufficient and appropriate supply. Therefore, the Council seeks to carry forward Policy PED7 of PPS6 with the wording amended to take account of paragraph 6.89 of the SPPS regarding the loss of unzoned land in settlements. No reasonable alternatives to ED1 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.85-6.86 regarding economic development proposals in cities, towns, villages and small settlements.		

No reasonable alternatives to ED8 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.90 regarding development which may be incompatible with nearby economic development enterprises either already operating or approved.

Summary and comparison of options against the Sustainability Objectives:

Cumulatively the approach helps to deliver sustainable economic growth (Objective 5) with provision of employment opportunities across the district's urban, rural and coastal communities.

This approach aims to ensure there is a sufficient amount of land for economic use. A range of job types can be provided near to where citizens live, with multiple positive effects for people's health and well-being. The security that employment brings to quality of life through income and personal and professional development is reflected in the positive effects identified for the social Sustainability Objectives 1 and 2. By having a policy that manages compatible land uses (ED8), any risk of nuisance pollution can also be avoided with positive effects for people's health.

The other economic Sustainability Objectives (6 and 7) are also supported by these policies through their approach to seeking appropriate locations whereby existing and future access to adequate infrastructure is key. The focus on settlements reflects the proximity principle and helps to avoid loss of greenfield land, with the opportunity to redevelop more brownfield sites.

The overall effect is uncertain for the majority of the environmental Sustainability Objectives - 8, 9, 10, 12, 13, and 14. This is because we do not know what type of proposal may come forward and its scale and (to some extent) what location. This makes it difficult to know if people will be able to walk to work, if local air quality may be affected, or greenhouse gas emissions increased, how much semi-natural habitat may be lost, and landscape or the historic environment affected. Likewise, for the social Sustainability Objective for education, there is uncertainty because while the approach provides land for employment, it does not establish business / new employment in its own right. The future availability of training or access to courses is unknown.

A minor negative effect is identified against the environmental Sustainability Objective 11 because of the potential risk to water quality that economic uses can pose. Industry can be heavy users and/or producers of significant amounts of water and wastewater. There are capacity issues in the district including Newry and some areas are at potentially significant risk of flooding. These issues may impact the suitability of employment land. Given the risk downstream to marine interests and to water quality from pollutants, as well as the additional pressure likely to be placed on water as a resource from increased economic development, there is a minor negative effect. Other policies and legislative requirements will work to identify and assess impacts and provide mitigation at the project level.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. At LPP stage, the baseline/evidence base will be reviewed and updated and relevant statutory consultees and other stakeholders will be invited to comment on relevant aspects of site suitability when existing zonings are reviewed or new zonings are being identified. Key Site Requirements may be identified or changes to boundaries. Future Local and Regional Transport Plans will identify and deliver improvements to active and sustainable transport. Positive effects could be strengthened through successful delivery of projects promoted through the City Deal and the Council's Regeneration and Economic Development Strategy 2020–2025. In the interim, general policy requirements on infrastructure and other operational policies will work to identify and, where feasible, mitigate any potential negative effects on a case-by-case basis. Policies on economic development, town centres and retail, transportation, natural heritage, flood risk and drainage and historic environment will be especially relevant.

Policy ED2 - Expansion of an Established Development Use in the Countryside & Policy ED3 - Redevelopment of an Established Economic Development Use in the Countryside

Option	Carry forward Policies PED3 and PED4 of PPS4, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Able to retain existing jobs as well provide new jobs/ opportunities with multiple, positive spin-offs for health and well-being via income and job skills to those people and their families – rural focus. Extensions feasible to already established development locations which could potentially cause less impacts on local people's health and well-being. Cross over with GP1 for nuisance pollution. ED3 – proposals will be 'viewed sympathetically' and those uses include sport and community facilities, etc. with positives for this Objective via end use of those facilities and services i.e. community use, recreation/ leisure, tourist related. SA of the draft policy wording found that the policy may benefit from additional references to other policy.
2. strengthen society.	+	+	+	The approach supports provision of jobs in the countryside and bring employment to rural locations including coastal, which may help with inequalities in terms of employment and incomes to the rural population. There may be potential links to Marine Plan, as marine/ aquatic-based businesses like oyster farming could be supported. A predominantly rural district – proposals under these policies likely to deliver well for this Objective in rural locations – wider community benefit. Any redevelopment proposals providing alternative uses – recreation/ tourism related, likely to also facilitate increased social contact/ interaction, with positive benefits more people.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The approach does not directly deliver for the Objective, but it is recognised that there is potential for skills training/ apprenticeships and possible links to further/ higher education but due to the countryside location, the amount of likely opportunities is not considered significant and much less likely to occur than in settlements.
5. enable sustainable economic growth.	+	+	+	The approach can help sustain the rural economy with provision of rural opportunities contributing to the overall range of accessible jobs. There are exceptions under these policies, but there is still a settlement-first approach for economic use of land. The policies build on what is already there and develop already developed land, with some potential for alternative uses. It makes best use of location and supports sustainable rural business. Possible links to sustainable tourism could also be feasible under these policies and they may well attract more people to the area for the work enabled under the policies. The district is predominantly a rural one and the policies are important contributors to controlling the rural economy as a sustainable one. Effects could be strengthened by Regeneration and Economic Development Strategy.
6. manage material assets sustainably.	+	+	+	Established sites should have existing infrastructure already in place with the possibility of reusing buildings and/ or other development located on the site. Possibly able to reduce the creation of additional contaminated or derelict land through the re-use of existing sites. It is noted that telecommunications and even grid infrastructure can be poorer in rural areas and may be less able to support a site but as these policies deal with established development, it is assumed that fit-for-purpose infrastructure should already be in place or upgrading be feasible. Waste management provision should already be accounted for too.
7. protect physical resources and use sustainably.	+	+	+	The approach helps manage land use and reduce rate of greenfield land uptake, with a controlled approach directing to reuse of existing buildings in the first instance, and clustering with existing development. Overall, the policies are able to manage development and protect soil quality across the wider countryside by focusing on existing sites and development of the curtilage of these sites. Minerals development is managed under own policy.
8. encourage active and sustainable travel.	-	-	-	People are likely to be much more reliant on vehicular travel to these sites in the countryside without much scope for choosing active or sustainable travel. Policies are unlikely to encourage a modal shift to modes of transport other than the car; public transport is unlikely to serve the sites now or in the future. However, application of GP1 and transportation policies will support the Objective insofar as is possible.

9. improve air quality.	?	?	?	It may depend on the economic use as to the emissions and their impact on air quality but as the policies concern established developments, legislative requirements / regulation should already apply and emissions would be managed. Rural locations can help to facilitate dispersal of emissions but it is noted that the policies may increase the number of workers, or visitors (in the case of alternative uses permitted) travelling to these locations and that they are likely to be reliant on cars. The overall effect is uncertain as it depends on the number, nature and scale of proposals brought forward, and the size of workforce/ number of visitors.
10. reduce causes of and adapt to climate change.	-	-	-	The approach facilitates sustainable land use in the countryside, i.e. modest expansion, which will lead to some form of development with emissions likely either through end use and/ or transport related journeys. However, proposals are to be associated with existing development with encouragement of extensions to existing, and reuse, and avoidance of 'major' expansions. There should be cross over with SP1 – proportionate development, but some form of development with emissions will result and reliance on vehicular travel is most likely. These negatives are reflected in the score.
11. protect, manage and use water resources sustainably.	0	0	0	Established sites should already have existing infrastructure in place and water as a resource should already be managed (to a certain extent). Any upgrades should be feasible because of the association to existing development and may enable cleaner technologies to be implemented. Expansions may require an increase in the amount of water required for use or may generate increased wastewater. However, proposals will be screened under general policy and separate legislative requirements will apply including Discharge Consents. Emissions are unlikely to be significantly altered from the existing and the effect is considered negligible.
12. protect natural resources and enhance biodiversity.	?	?	?	Any proposals should be associated with already established sites and use i.e. curtilage and existing features, but it is noted that there may be some impacts on local biodiversity if present, particularly redevelopment of sites that have been left. Much depends on what comes forward and where, although the overall amount is not expected to be large. The policies aim to 'ameliorate' any impacts on the local environment. Noted that legislative requirements apply and relevant ecological surveys would be required, plus the planning process enables consultation which can provide informed mitigation to help reduce any potential negative impacts on natural heritage. Sustainability is aimed for within the policies (controlled expansion/ growth) but there may be uncertainties - case-by-case basis. Cross over with natural heritage policies and GP1. The SA identified that the policies may benefit from additional references to biodiversity.
13. maintain and enhance landscape character.	+	+	+	Visual intrusion is referred to in the policy with reference to both scale and nature highlighted, that can protect rural character and appearance of local area. The approach to use established sites and to reuse buildings and existing infrastructure, as well as avoid major expansions, will help to minimise any visual intrusion. Any new buildings must be integrated and proportionate with 'measures to aid integration into the landscape' clearly stated. There is cross over with countryside/ design policies.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy refers to 'no harm' to the rural character or the appearance of the local area which can encompass built and cultural heritage features. The drive to reuse existing buildings could also deliver for this Objective when industrial or cultural heritage buildings are available. There is reference to respecting the scale, design and materials of original buildings and 'any historic or architectural interest the original property may have'. Historic features must be protected and there is cross over with historic environment policies. The alternative uses under ED3 could also support delivery of this Objective as end-uses could 'fit' with this type of preservation and reuse.

Summary of Policy:

Policy ED2 - Expansion of an Established Development Use in the Countryside

Planning permission will be granted for the expansion of an established economic development use in the countryside where the scale and nature of the proposal does not harm the rural character and appearance of the local area and there is no major increase in the site area of the enterprise. Proposals will normally be expected to be accommodated through the reuse or extension of existing buildings. A proposal for a major expansion of an existing industrial enterprise that would not meet the policy provisions will only be permitted in exceptional circumstances where a number of criteria are met.

Policy ED3 - Redevelopment of an Established Economic Development Use in the Countryside

Planning permission will be granted for the redevelopment of an established economic development use in the countryside for industrial or business purposes (or a sui generis employment use) where it is demonstrated that a number of criteria have been met. Redevelopment of established storage and distribution for continuing this use

will be subject to the same criteria. However, storage and distribution will only be permitted on a previously established industrial or business site in exceptional circumstances. Alternative uses for tourism, outdoor sport and recreation or community facilities will be viewed sympathetically where the same criteria can be met. Retailing however will not be permitted.

Policies ED2 and ED3 have been appraised as a group, as they both concern economic development in the countryside, where the principle of development has already been established.

Reasonable Alternatives:

No reasonable alternatives have been identified for ED2 or ED3. Proposed policy wordings are consistent with regional policy approach as set out in the SPPS paragraph 6.87 regarding economic development proposals in the countryside.

Summary and comparison of options against the Sustainability Objectives:

Any employment and the security that this brings to people through income and opportunity has multiple benefits for people's health and well-being. These policies can provide jobs but also help to retain them whilst ED3 can facilitate rural development that may provide a wider community benefit. These positive effects are reflected in the social Sustainability Objectives 1 and 2.

Cumulatively the policies help to sustain a rural economy, providing scope for new opportunities/ jobs in rural areas. The district is predominantly a rural one and the policies are important contributors to a sustainable rural economy. The significance of this for people living and working across the wider countryside is reflected in Objective 5. Objective 6 is also achieved through the approach to control expansion and to focus on existing sites where fit-for-purpose infrastructure/ services should already be in place, or where upgrades are more feasible.

Buildings can be reused, which helps reduce the development of greenfield land and protects soil quality across the wider countryside, delivering for Objective 7, but the difficulty accessing rural locations by any other means than a car is unavoidable. The reality of existing public transport services and the likelihood of not being able to walk or cycle to work, is reflected in the negative score for the environmental sustainability Objective 8. Transport emissions contribute to greenhouse gases, and the effect on Objective 10 is also negative.

The approach to using established sites, reusing buildings and controlling growth can avoid new visual intrusion on local landscape character. Any new development must be proportionate and integrated, with a minor positive effect on Objective 13.

The uncertainty as to what development may come forward, the scale of it, and where it will be located, is reflected in the environmental Sustainability Objectives for air quality and natural resources. Rural locations can help disperse air emissions from operational processes including commuting, but emissions are linked to the type of economic proposal as well as the size of workforce, which is unknown. Likewise, a site may have biodiversity present if it has been left for a certain amount of time, or a proposal for expansion may pose risks to local natural heritage and biodiversity. Although the approach of the policies aims to reduce any impacts on the natural environment, much depends on the scale and location of any proposals brought forward, which cannot be predicted.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. GP1 will help to support and encourage sustainable movement patterns. Wider plans such as Regeneration and Economic Development Strategy could strengthen some of the positive effects.

Policy ED4 - Major Industrial Development in the Countryside

Option	Carry forward Policy PED5 of PPS4.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	?	?	?	Policy provision enables jobs and incomes for people with all the positives this brings to those people and their families with regards to health and well-being. Proposals may bring huge benefits to a locality in terms of local employment (in rural context) but likewise work force may come from other areas. Major industrial sites are likely to have nuisance pollution – noise, light and/ or odour, but due to countryside location are less likely to affect local people. General policy, GP1, will ensure nuisance pollution is managed effectively. The overall effect is uncertain as cannot predict what may come forward and where.
2. strengthen society.	?	?	?	Depends on the nature of the development/ proposal coming forward and where it is, but there could be negatives associated with it i.e. work force may come from other areas, possible nuisance pollution. Type of proposals under this policy may not integrate with the local community at all and there could be potential for community level tensions between the companies and local people- divisive. Uncertainty is reflected in the score.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective, but noted that there may be some scope for skills training/ opportunities and link ups with further/ higher education. Historical data suggest the frequency / number of applications is likely to be low. Any effect on the Objective is considered negligible.
5. enable sustainable economic growth.	+	+	+	Note that any proposal must make a 'significant contribution to the regional economy' – the policy is able to provide for this type of proposal, if it comes forward. It helps make the best use of location based on a sequential approach to locating this type of development. The policy helps contribute to the regional economy by ensuring a proposal that makes a significant contribution to the regional economy will be permitted in the countryside where it is demonstrated the proposal needs a countryside location, subject to a number of considerations. Potential exists in the district for offshore wind energy, and tidal has been successful, so manufacturing links may be eligible under this policy. This could make the district a more attractive location for the renewables industry which is likely to become ever more important, as well as for other types of investors.
6. manage material assets sustainably.	-	-	-	There is potential for a lack of adequate infrastructure due to the proximity principle not being followed. Rural locations more likely to have inadequate telecoms, grid infrastructure, waste management services etc. Policy is unlikely to promote reuse of derelict/ contaminated land as countryside locations most likely to be greenfield land. A sequential approach is applied to location, and the number of proposals coming forward is not likely to be high, but the negatives of locating major developments outside of a settlement are reflected in the score.
7. protect physical resources and use sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policy is most likely to involve development of greenfield land even with its sequential approach to location. Soil quality could also be affected, but considering the number and frequency of proposals likely to come forward, any effect on the Objective is considered negligible.
8. encourage active and sustainable travel.	?	?	?	The policy does not deliver directly for this Objective but requirements around Transport Assessment/ Plan and application of general policy GP1 would ensure that linkages are made where the development may be served by a public transport route. A sequential approach to location does steer toward edge of settlements, where active/ sustainable travel is more feasible, but as what may come forward and where is uncertain, this is reflected in the score.
9. improve air quality.	?	?	?	Much depends on what comes forward and where, but local air quality is unlikely to be affected as any emissions are more likely to be dispersed due to rural locality. Legislative requirements will need to be met with relevant permissions in place – permits/ licences. Also, the sequential approach to location which can steer toward edge of settlements, where active/ sustainable travel is more feasible, may help reduce reliance on car travel but as what may come forward and where is uncertain, this is reflected in the score.

10. reduce causes of and adapt to climate change.	?	?	?	Any development is likely to give rise to GHG emissions and resource consumption during construction and most likely during its operation. SP1 would help reduce negative effects. The nature of any development that comes forward is not known so GHG emissions during operation cannot be quantified. There is potential for reduced car reliance for workers when the most sustainable locations are feasible - near edge of settlements, with potential positives for the Objective from reduced transport emissions as well as protection of habitats across the wider countryside. The nature and exact scale and location of any proposal is uncertain, which is reflected in the score.
11. protect, manage and use water resources sustainably.	?	?	?	There is uncertainty about the type of proposal that may come forward and therefore how much water would be required and whether any wastewater would be produced. Due to the rural aspect of the policy, it is less likely that existing infrastructure would be in place but the sequential approach to location could locate at edge of settlement, where a mains connection would be more feasible. Under the policy environmental impacts are to be assessed, so any impact on wetlands/ floodplains is unlikely to be allowed. Other policies on natural heritage and drainage and flood risk would ensure potential negative effects are managed, but the effect is uncertain.
12. protect natural resources and enhance biodiversity.	?	?	?	Any proposal is likely to have an impact on this Objective because of its location in the countryside and the reference to 'major' development – local and wider consequences. Rural locality has local biodiversity and makes up part of the district's wider GBI network. Although there is a sequential approach to location, sites are most likely to be greenfield with the possibility of coastal locations as well. Cross over with SP1 and general policy GP1 is noted and its promotion of sustainability and biodiversity but Environmental Impact Assessments (EIAs) and Habitats Regulations Assessments (HRAs) are more likely to be applicable due to the type of proposal enabled under the policy and the likelihood of pollution pathways to European sites or other designated sites – in particular coastal/ marine areas. Potential to impact on coastal areas may also have implications for the draft Marine Plan – energy or commercial related projects. Appraisal of the draft policy wording noted that the policy may benefit from additional references to biodiversity or nature conservation.
13. maintain and enhance landscape character.	-	-	-	Policy has a sequential approach to the location of sites with edge of settlements feasible and, 'An edge of town location will be favoured over a location elsewhere in the rural area.' The developer must show that urban and edge of urban sites are not suitable. AONB, SCA and design policy will ensure that effects are considered, but the scale of any proposal that may come forward and its impact on the immediate locality is reflected in the score.
14. protect, conserve and enhance the historic environment and cultural heritage.	-	-	-	Policy has a sequential approach to the location of sites with edge of settlements feasible but there is no reference in the policy to this Objective. The scale of any proposal that could come forward and its impact on that locality is reflected in the score as there could be a risk to local built and cultural heritage buildings/ features. Application of historic environment policies will help reduce scale of potential negative effects by identifying, assessing and, where required, mitigating.
Summary of Policy: Planning permission will be granted for a major industrial project which makes a significant contribution to the regional economy where it is demonstrated that the proposal due to its size or site specific requirements needs a countryside location. An edge of town location will be favoured over a location elsewhere in the rural area.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.88 regarding major or regionally significant economic development proposals in the countryside.				
Summary and comparison of options against the Sustainability Objectives: The policy ensures that if a proposal that can make a significant contribution to the regional economy comes forward within the district, that it can be considered and facilitated, so long as certain criteria are met. Any proposal must demonstrate a direct link to the region's economy and because of this, there is a significant positive effect on Objective 5.				

In spite of this, it is uncertain whether the policy can deliver for some of the social Sustainability Objectives (1 and 2) and environmental Sustainability Objectives (8 - 12). This uncertainty is based upon the pros and cons of the economic uses enabled by the policy and the potential for these to positively or negatively affect people, communities, and natural heritage, depending on location. For example, there is potential to provide employment in a rural locality but there is no guarantee where the workforce will come from. Likewise, there is potential to increase greenhouse gas emissions during operation but without knowing the economic use this cannot be quantified and the operational use could well be linked to combating climate change. There is a sequential approach to the location of sites, which can reduce impacts across the environmental Sustainability Objectives, but the uncertainty as to what may come forward and exactly where is reflected in the scores. Although the exact location of any proposal that may come forward is not known, it will be outside of a settlement and in a rural location, so it is unlikely to be supported by adequate infrastructure and most likely unable to facilitate development of brownfield sites. The reality of locating major industrial uses in the countryside is that the proximity principle is not followed. The policy promotes a sequential approach to location, but it cannot achieve the Objective for material assets. The policy's sequential approach should favour protection of landscape but the reality of locating a major industrial use in the countryside is that local landscape is most likely to be at risk of visual intrusion from a relatively large development. Any proposal coming forward under this policy is likely to be large scale, which could also adversely impact any buildings or features of historic or cultural heritage. Effects will be managed via the implementation of other relevant operational policy (in particular General Policy, SCA, AONB, Historic Environment) but for the environmental Sustainability Objectives 13 and 14, a minor negative effect is appropriate.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. SP1, general policy and other operational policies for AONB and SCA landscapes, rural design policy, natural heritage and historic environment policies will all be especially relevant. Transport Assessments / Travel Plans may promote positive effects. Other assessments such as EIAs and HRAs may help to ensure impacts are appropriately identified and assessed and to control/reduce the scale of negative effects.	

Policy ED5 - Small Rural Projects & Policy ED6 - Farm and Forestry Diversification

Option	Carry forward provisions of Policy PED6 of PPS4 and Policy CTY11 of PPS21 with amendments to wording.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Physical and mental health benefits deliverable from potential end uses linked to recreation/ tourism related ventures, with provision of jobs/ incomes and increased social contact/ interaction. Community related projects likely to deliver wider benefits for well-being through increased levels of social contact/ interaction and possible intergenerational contact. Policies may enable continued use of a business, an extra income, or generation of new revenue streams to a family business that could make it more viable – farm diversification. Overall helping to sustain the rural economy.
2. strengthen society.	+	+	+	The approach can establish focal points (shared spaces) for meeting up where positive social contact/ interaction and intergenerational contact can take place. Able to reduce inequalities for people/ families in those areas by providing access to community facilities and services with opportunities. Overall able to strengthen local community links.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective, but it is recognised that there are potential opportunities for rural populations to benefit from related skills training/ apprenticeships. Open farms and technology demonstration farms can be used as educational resources, but overall any effect on the Objective is considered negligible.
5. enable sustainable economic growth.	+	+	+	The approach enables potential tourism related opportunities such as farm/ craft shops, or glamping sites which can improve the economic viability of associated farms whilst also linking into the local tourism industry – farm diversification. Rural communities can be deprived and lack certain opportunities. Local enterprise could help boost rural economy with employment and accessibility to a range of job types. Policies able to deliver for start-ups and support the local rural economy including coastal areas which could help deliver for marine interests.
6. manage material assets sustainably.	+	+	+	Proximity principle reflected in the approach – best use of location via diversification. Likewise, the reuse of degraded or derelict buildings is favoured and clustering (links to existing development) so existing infrastructure should be more readily available.
7. protect physical resources and use sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is recognised that there may be some loss of greenfield land. A sequential approach encourages use of sites near settlements (ED5) and reuse of buildings. As most applications under these policies have been linked to existing building, the overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	0	0	0	The approach encourages clustering with a sequential approach to location of sites to be near settlements (ED5) where proximity to active/ sustainable travel is more likely to be available. This may not be the case and a small project may be enabled outside of a settlement, but the overall aim is to reduce car use which is also achieved by enabling diversification on the farm where the workers may already reside. Visitors may still be reliant on cars but considering the amount of projects coming forward under these policies, the overall effect on the Objective is negligible.
9. improve air quality.	0	0	0	The approach is unlikely to affect delivery of the Objective considering the likely nature of proposals as well as the scale and number of projects coming forward. It is noted that active/ sustainable travel may not be as feasible but preference is given to edge of settlement locations (ED5) where avoiding car use may be more feasible. Considering the number of projects likely to come forward, the overall effect is negligible.

10. reduce causes of and adapt to climate change.	0	0	0	The approach is unlikely to affect delivery of the Objective, but it is noted that preference to edge of settlement locations (ED5) can reduce dependence on the car and related GHG emissions, and reusing/ adapting building stock is a positive for reducing resource and energy consumption. However, considering the type of likely project and the scale and number coming forward, the overall effect is negligible.
11. protect, manage and use water resources sustainably.	0	0	0	The approach is unlikely to affect delivery of the Objective, but recognised that existing infrastructure likely to already be in place and the type, scale and number of proposals coming forward are not considered likely to be heavy water users. It is noted that septic tank systems or private wastewater treatment plants are more likely to be relied upon in rural areas but relevant legislative requirements and discharge consents will be in place to mitigate any impacts. The overall effect is negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	The approach is unlikely to affect delivery of the Objective, but it is recognised that the sequential approach to location, clustering and the reuse of buildings are all favourable to reducing impacts on the natural heritage resource – local biodiversity and GBI network of the wider countryside. Relevant ecological surveys may be applicable to some proposals (older buildings) and application of natural heritage policies and general policy GP1 will ensure that protected species and habitats are considered. The overall effect on the Objective is negligible.
13. maintain and enhance landscape character.	+	+	+	The policies are likely to avoid any impacts on landscape by reusing buildings and avoiding any new buildings (exceptional circumstances apply but scale and integration are essential considerations). The sequential approach to location of rural projects which are also small-scale and preferably visually linked and integrated with any existing buildings and compatible to the rural area also delivers for the Objective. ED5 states any proposals will not 'adversely affect landscape setting or otherwise contribute to urban sprawl' and ED6 must be 'appropriate to its location' while in exceptional circumstance a new building is justified it is to be of a scale compatible with the rural area and be satisfactorily integrated with an existing group of buildings- minimal visual intrusion and integration are aimed for.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The reuse and adaptation of buildings can enable the conservation of local built and cultural heritage buildings and features and bring them back into daily use. This potential to conserve features of traditional importance can also support preservation of local cultural activities – crafts/ old traditions/ food making. Under ED6, appropriate scale and character are referenced in the policy wording and the reuse or adaptation of existing buildings is favoured to any new developments. Appropriate scale and nature to the rural character must be considered to ensure integration. Application of general policy and historic environment policies will ensure this occurs.
Summary of Policy: <u>Policy ED5 - Small Rural Projects</u> A firm proposal to develop a small community enterprise park/ centre or a small industrial enterprise on land outside a village or small settlement will be permitted where it is demonstrated that a number of criteria are met. A sequential approach will apply. Where an economic development proposal is permitted under this policy any subsequent proposal should preferably be sited to cluster or visually link to this, subject to amenity and environmental considerations. <u>Policy ED6 - Farm and Forestry Diversification</u> Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm or operations on the forestry enterprise and provided a number of criteria are met. Proposals should re-use and adapt existing buildings. Exceptionally, in certain circumstances as detailed in the policy, a new building may be permitted. In this circumstance it should be of a scale compatible with the rural area and satisfactorily integrate with an existing group of buildings.				
Reasonable Alternatives: No reasonable alternatives have been identified for ED5. Two options were appraised in the Interim SA for the POP under Key Issue 11. Key Issue 11 sought to explore the option of providing further support to start-up businesses. It specifically suggested the possibility of providing small scale workshop-style development in the countryside which is ancillary to an existing dwelling where it is demonstrated a suitable serviced site was not available. It noted how a floorspace of 100sqm could be applied. Having				

considered the responses and the SPPS further, the Council acknowledges that regional planning policy seeks to restrict new building for economic proposals in the interests of rural amenity and wider Sustainability Objectives. Therefore the Council seeks to carry forward Policy PED 6 of PPS 4. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.88 regarding small scale new build economic development projects. No reasonable alternatives have been identified for ED6. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.73 (non-residential development) farm diversification and paragraph 6.87 regarding farm diversification and re-use of rural buildings.	
Summary and comparison of options against the Sustainability Objectives: The provision of jobs and incomes and the security that employment brings to people delivers multiple benefits for health and well-being, but particularly so in areas that may be more deprived or lacking in opportunities, which may include some rural areas. Likewise, any increase in social contact and interaction from related employment is good for those people, but also for the wider rural community when new community focal points such as a farm shop are created. This is reflected in positive effects for the social Sustainability Objectives 1 and 2. The approach contributes to enabling sustainable economic growth (Objective 5) across the district, with the focus on rural areas and farms/ forestry enterprises. Rural areas can lack employment opportunities, but these policies can facilitate local enterprise and diversification projects, with potential for new jobs, opportunities and revenue streams. The policies can help make farms more economically viable, as well as support marine interests and local tourism. The policies also deliver for Objective 6, because they promote diversification where there is existing development, so infrastructure is more readily available and they favour the reuse of buildings as well as clustering, which reflects the proximity principle. This approach also delivers for the landscape Objective (13) as the reuse of buildings and clustering avoids visual intrusion, whilst any new development must demonstrate appropriate consideration of scale and integration with rural projects following a sequential approach to location. Any reuse or adaptation of buildings can help to conserve buildings of local built or cultural heritage and bringing those buildings or features of traditional importance back into daily use can benefit delivery of Objective 14 for the historic environment and cultural heritage. The approach provides the potential for old ways and cultural traditions in rural areas to be preserved and shared, which also supports delivery of the Objective.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The options are considered to be sustainable.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Proposals may require to meet other relevant legislative requirements such as discharge consents. The historic environment policies can help to promote positive effects.	

Policy ED7 - Agricultural and Forestry Development

Option	Carry forward Policy CTY12 of PPS21 with amended wording to align with the SPPS and with inclusion of criteria relating to ammonia emissions.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Protective elements of the policy refer to health and well-being – no detrimental impact on residential amenity from nuisance or pollution, no damaging impacts on human health, no pollution, and waste must be managed. The policy can provide work/ income for people and all the positives for health and well-being that this security brings.
2. strengthen society.	+	+	+	The approach can enable job opportunities in those areas (rural) and reduce any inequalities that may exist between urban and rural localities with regards to employment opportunities.
3. provide good quality, sustainable housing.	0	0	0	No direct delivery of Objective but noted that the policy does protect residential amenity from nuisance pollution.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective but noted that there may be skills training/ apprenticeships provided through proposals under this policy.
5. enable sustainable economic growth.	+	+	+	The rural economy is directly supported by the policy which enables provision of a range of jobs. It makes best use of location. It can help with local competitiveness and innovation and its approach to addressing several criteria upfront helps to make the end uses the most sustainable they can be.
6. manage material assets sustainably.	+	+	+	The focus is on well-established businesses (6 years+) and locates development where existing infrastructure is already in place – proximity principle reflected. There is less scope to place any additional pressure on existing material assets including waste management provisions with all waste expected to 'be managed in accordance with all relevant legislation.' Cross over with SP1 noted.
7. protect physical resources and use sustainably.	-	-	-	Established businesses are targeted under the policy but greenfield losses remain likely due to the rural locations and the ability for new buildings (which could be of a large scale) and sites to be facilitated (subject to criteria).
8. encourage active and sustainable travel.	-	-	-	Unlikely to deliver for the Objective due to the rural location of proposals. Unlikely to promote in any way a modal shift from the car to active/ sustainable travel.
9. improve air quality.	+	+	+	Protective criteria in the policy exist to ensure good air quality. There is reference to ensuring residential amenity by avoiding any impacts from smell and pollution as well as no 'damaging impacts on human health...sensitive habitats' from 'increased ammonia emissions.'
10. reduce causes of and adapt to climate change.	?	?	?	The approach supports agriculturally related developments and forestry practices that are likely to increase GHG emissions – agriculture biggest contributor to GHG emissions in NI. Reference is made in the policy wording to no 'adverse impact on the natural or historic environment', and 'no damaging impacts on human health, as well as <i>sensitive habitats</i> , waterways and wider biodiversity and <i>ecosystem resilience</i> through increased ammonia emissions'. The policy should help avoid habitats important for climate change adaptation but there is uncertainty about what might come forward and where, and its emissions which is reflected in the score. Cross over with SP1 and natural heritage policies noted.

11. protect, manage and use water resources sustainably.	?	?	?	Policy supports agriculturally related developments and forestry practices that may increase pressure on water as a resource. There is protective reference to waterways and other habitat references which can encompass wetlands and peatlands (sensitive habitats, wider biodiversity). Ammonia, agricultural run-off from excessive nutrient inputs and their potential significant impact including on the marine environment are recognised. The uncertainty about what might come forward and where, and its risk to the water environment is reflected in the score.
12. protect natural resources and enhance biodiversity.	?	?	?	Protective policy wording refers to no adverse impacts on the natural environment, as well as protection of 'sensitive habitats, waterways, wider biodiversity', and ecosystems from increased ammonia emissions. Ammonia is referred to in more detail in the J&A and its potential to significantly impact on the natural environment is recognised. Although proposals will be required to demonstrate that they will not result in an adverse impact on natural environment agricultural development can result in ammonia emissions. As there is uncertainty about what might come forward and where and the scale of impact, this is reflected in the score. Cross over with natural heritage policies and general policy GP1 is noted and application of relevant ecological surveys, as well as Habitat Regulation Assessments (HRAs) where applicable.
13. maintain and enhance landscape character.	+	+	+	Protective criteria for the Objective – character, scale, appropriate location, and visual integration all referred to in policy wording. Siting of new buildings referred to and preference made to be 'sited beside existing farm or forestry buildings' with choice of design and materials also referenced which should be sympathetic to the locality and existing buildings. 'Building on Tradition' is referenced in the J&A and cross over with other operational design policies (RICs).
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	No 'adverse impact on the natural or historic environment' is stated in the policy wording with reference to design and materials which should be sympathetic to the locality and existing buildings. 'Building on Tradition' is referenced in the J&A and cross over with general policy GP1 and historic environment policies are noted but overall the overall effect on the Objective is negligible.
Summary of Policy: Planning permission will be granted for development on an active and established agricultural or forestry holding where a number of criteria are met. New buildings will only be permitted on an alternative site away from existing farm and forestry buildings in exceptional circumstances.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.73 (non-residential development) agriculture and forestry development.				
Summary and comparison of options against the Sustainability Objectives: The provision of jobs and incomes and the security that employment brings to people delivers multiple benefits for their health and well-being but particularly so in rural areas where there can be inequalities concerning employment and skills training opportunities. The policy achieves the social Sustainability Objectives 1 and 2 for these reasons but also for its protective wording ensuring no adverse effects on people from nuisance pollution. The policy is focused on supporting the rural economy through agriculture and forestry development. It can help stimulate local competitiveness and innovation, whilst facilitating provision of more jobs. Its approach makes the best use of location and by addressing several criteria upfront, the policy ensures that end uses are the most sustainable they can be. The policy achieves Objective 5 – to enable sustainable economic growth. The focus on well-established businesses (6 years+) means that Objective 6 is also achieved, because existing infrastructure is already in place and adequate facilities / services such as waste management should be available so the proximity principle is followed.				

Negative effects of the policy are likely for the environmental Objectives 7 and 8, because loss of greenfield land is likely due to the rural locality of proposals and the potential for new buildings, which could be relatively large. The rural location also makes avoidance of car use much more difficult and the reality is that there are unlikely to be connecting public transport services, or accessible walking or cycling routes to these rural locations.

The protective criteria of the policy support the environmental Sustainability Objectives 9 and 13. Protective wording ensures protection of residential amenity and human health from odour and pollution; whilst the character, scale and visual integration of proposals are also sought with design sympathetic to the locality.

However, there is uncertainty about the outcome of this policy for several of the environmental Sustainability Objectives (10 to 12) based upon what might come forward and where, and its (operational) emissions, potential risk to the water environment, and scale of impact. Although proposals will have to demonstrate no adverse impact on natural environment, it is acknowledged that there could still be an increase in greenhouse gas emissions including ammonia and degradation of local habitat or downstream.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Design policies highlighted. Reference to guidance 'Building on Tradition'. Application of natural heritage policies and Habitats Regulation Assessment where required, to identify and appropriately assess impacts and avoid or mitigate them where required.

Strategic Policy RS1 - Retail Hierarchy, Policy RET1 – Town Centre First, Policy RET2 – Primary Retail Core and Primary Retail Frontage, Policy RET3 – Retail Impact Assessment and Assessment of Need, Policy RET4 – Retail Development outside City and Town Centres, Policy RET5 – Local Centres, Policy RET6 – Retail Development in Villages and Small Settlements & Policy RET7 – Retail Development in the Countryside.

Option	Bring forward a retail hierarchy aligned with the proposed settlement hierarchy. Reorder settlements based on the extent of their retail offer. Carry forward the broad thrust and direction of the SPPS and the direction of retail policy in the SPPS which refers to the requirement for a RIA and associated threshold of 1000 sq. m. Bring forward a countryside retail policy aligned with wording of the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Enables people to access retail services across the district and to benefit from this access to retail facilities and services. A good range of services, as well as health related centres will enable social contact/ interaction/ intergenerational contact. Supports vitality and vibrancy of centres, with positive spin-offs for people’s mental health and well-being. Note that neighbourhood centres can bring day-to-day facilities and services closer to where people live so that they can walk rather than use a car, which also supports people without access to a vehicle. Likewise, RET4 could support those with mobility issues in those localities by bringing day-to-day essentials closer to home. Cumulatively the policies create an environment that underpins the local community – convenient access and walkable. Safety aspect also looked at so that people can safely access daily needs.
2. strengthen society.	+	+	+	The approach creates focused areas where people can arrange to meet up in a shared space and benefit from social contact/ interaction/ intergenerational contact. Cafes, and restaurants good for attracting and retaining people. Rural communities are also included under these policies, which aim deliver equal access to facilities and services for people across the district - proportionate. RET4 can facilitate small-scale retail (under certain criteria) which could be important for less mobile individuals living in those localities, or those without (easy) access to centres. RET5 recognises that ‘Local centres make a significant contribution to the flexibility and choice within the community they are located, reducing the need to travel and promoting social inclusion.’
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective but it is noted that vibrant centres and adequate retail facilities and services will support the general living environment of people living in the district and with policy for living above shops, the uses can coexist but the policies in themselves do not deliver housing, which is reflected in the score.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	The centre-first approach of the approach supports the vibrancy and vitality of all centres across the retail hierarchy including RET7, which recognises that retail facilities can contribute to the local rural economy (in some circumstances). It spreads economic benefits across the district and helps to ensure sufficient land supply for proportionate economic growth and with this, all the benefits deliverable from related jobs and income. The policies maintain and enhance vibrant high street and make the district a more attractive location for people to live, work, visit and invest in. Vibrant centres are more likely to attract people to the area for work or to visit. Neighbourhood centres have a threshold set for extensions as well as new centres, which applies an element of sustainability to proposals, which protects the larger centres but still enables local economic growth in appropriate locations. Likewise, RET4 must meet a local need and not adversely affect existing centres - RIAs must be provided (RET4) to help assess retail proposals and impacts on other centres – sustainability strategy.

6. manage material assets sustainably.	+	+	+	Policies focus development toward centres and to where existing facilities and services are already located including waste management provision/ services. Approach supports existing material assets and avoids dispersal of these resources and infrastructure. Able to take advantage of derelict/ contaminated land in centres and contribute to regeneration both of land and vacant buildings. Approach also applicable to rural locations. Proximity principle is reflected through consolidation of development. Noted that roadside facilities may not reflect the proximity principle (RET7), but the scale of applications coming forward is not considered significant and a spatial limit is applicable.
7. protect physical resources and use sustainably.	+	+	+	The centre-first approach with a then sequential approach to development is able to avoid loss of greenfield sites from the outset. As noted the potential use of brownfield sites is able to support delivery of this Objective. The focus on centres and the reuse of sites/ buildings means the wider countryside and any conflicts there can be avoided.
8. encourage active and sustainable travel.	+	+	+	The centre-first approach supports access for people to a range of retail facilities and services via public transport, and by active travel for those already living in or near to those locations. The policies and the hierarchy are able to spread adequate access to retail across the district in an attempt to bring people closer to their daily requirements, facilities and services. Policy under RET1 states that locations outside of centres and boundaries must be accessible by active and sustainable travel. The approach of the policies is more likely to enable people to opt for alternative travel options than the car because convenient shopping is provided (RET5) i.e. people can walk.
9. improve air quality.	?	?	?	There could be some negatives with an increase in people travelling to the same location via car with reductions in local air quality but it is noted that there are other policies for parking, park and ride/ share facilities, and active travel, which should help reduce reliance on the car into centre locations. Air quality issues linked to transport do exist in some of the main centres like Newry – AQMAs, as opposed to the wider countryside, and other policies are likely to help reduce air quality issues. It is uncertain how much these will encourage people to move to other modes of transport than the car. There are a large number of convenience shoppers from the ROI and the district is a key location in cross border shopping which is mostly car based. How much other policies will facilitate/ encourage people to move to other modes of transport than the car remains uncertain and is reflected in the score.
10. reduce causes of and adapt to climate change.	0	0	0	The centre-first and sequential approach to the location of retail will help avoid any vulnerable areas to erosion or flooding as well as habitats important for carbon or water storage. The focus on centres - proximity principle and use of brownfield land, should also enable better access to waste management and recycling services, as well as access to public transport and active travel. Overall, any effect on the Objective considered negligible.
11. protect, manage and use water resources sustainably.	0	0	0	Centre-first approach should focus development where existing infrastructure is already located and may enable upgrades i.e. improved efficiency and fit-for-purpose water and sewerage infrastructure but overall any effect on the Objective considered negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	The centre-first approach and sequential approach to the location of retail should help avoid the wider countryside and the district's wider GBI network but overall any effect on the Objective considered negligible.
13. maintain and enhance landscape character.	0	0	0	The approach to the location of retail should help avoid the wider countryside and landscape. Impacts are not considered likely. The proportion of rurally related retail coming forward is expected to be small (RET7) and 'normally' located within existing buildings, with roadside facilities spatially limited. RET6 - scale must be compatible with character, and under RET7 any new building must be small and well integrated to existing buildings to minimise any visual intrusion. Reuse and adaption favoured.

14. protect, conserve and enhance the historic environment and cultural heritage.	+ + +	RET6 refers to scale and type of proposal that is compatible with existing character – ‘design of shopfronts should be in keeping with the character and architecture of the settlement.’ The centre-first approach can help to preserve local townscapes and local distinctiveness through the continued use of locations/ streets and buildings with potential to reuse locally important buildings/ features. The reuse and adaptation of buildings is encouraged in RET7, which could help to conserve locally important buildings, and links to cultural heritage, which may otherwise be lost. Potential to find archaeological remains does exist under these policies because they focus on settlement locations (historic) and enable reuse of sites where excavations may be needed. Lend to quality of environment.
Summary of Policy: <u>Strategic Policy RS1 - Retail Hierarchy</u> Development within designated town centres will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere will be expected to be commensurate to the position in the retail hierarchy. <u>Policy RET1 - Town Centre First</u> The Council will require proposals for new retail development to consider sites within the PRC in the first instance. A sequential approach to site selection will apply to proposals seeking to locate outside of designated city and town centre boundaries. <u>Policy RET2 – Primary Retail Core and Primary Retail Frontage</u> Proposals for non-retail uses at ground floor level within Primary Retail Core and Primary Retail Frontage will only be permitted provided they meet certain criteria. <u>Policy RET3 – Retail Impact Assessment and Assessment of Need</u> Outside city and town centres the Council will require all retail applications, including extensions, above a threshold to include a Retail Impact Assessments (RIA). Within city and town centres and for proposals below the threshold the need for a RIA will be considered on a case by case basis. <u>Policy RET4 Retail Development Outside City and Town Centres</u> Outside town centres permission may be granted for a small scale convenience shop not exceeding 200 sq. m. Proposals for convenience retailing at a roadside service facility which exceed 200 sq. m. may be permitted in certain circumstances. <u>Policy RET5 Local Centres</u> The Council will support proposals for retail development of an appropriate scale and type in accordance with the retail hierarchy and the sequential test. Proposals for convenience shopping in excess of 500 square metres will not be permitted in local centres. <u>Policy RET6 Retail Development in Villages and Small Settlements</u> The Council will support proposals which meet a local need, help to sustain local communities, and is in keeping with the scale, nature and design appropriate to the character of the settlement or centre. <u>Policy RET7 Retail Development in the Countryside</u> The Council will apply a presumption against development of retail facilities in the open countryside. As an exception small specialised forms of retail will be allowed in the countryside		

The retail hierarchy is supported by spatial designations: City centre boundary, Town centre boundary, Primary retail core (within Downpatrick, Newcastle and Ballynahinch), Primary Retail Frontage (Newry), Local centre boundary, Settlement Limit.

Strategic Policy RS1 and Policies RET1 - RET7 have been appraised as a group, as they all relate to retail or other main town centre uses in settlements and, by exception, in the countryside.

Reasonable Alternatives:

No reasonable alternatives have been identified to establishing a retail hierarchy (RS1) with associated spatial designations. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.277, regarding the requirement for LDPs to define a network and hierarchy of centres.

No reasonable alternatives have been identified for RET1. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.273, which requires Planning Authorities to adopt a town centre-first approach for retail and other main town centre uses.

No reasonable alternatives have been identified for RET2. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.277, which requires Planning Authorities to set out appropriate policies that make clear what uses will be permitted in the hierarchy of centres.

No reasonable alternatives have been identified for RET3. The option is required to uphold the policy approach of the SPPS paragraph 6.283 regarding the need for a Retail Impact Assessment.

No reasonable alternatives have been identified for RET4. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.277, which requires Planning Authorities to set out appropriate policies that make clear what uses will be permitted in the hierarchy of centres.

No reasonable alternatives have been identified for RET5. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.276, regarding the retention and consolidation of local centres.

No reasonable alternatives have been identified for RET6. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.278, for shops in villages and small settlements.

No reasonable alternatives have been identified for RET7. The proposed policy wording is consistent with the regional policy approach, as set out in the SPPS paragraph 6.279, regarding the need to resist the development of inappropriate retail facilities in the countryside.

Summary and comparison of options against the Sustainability Objectives:

These policies aim to support the sustainable provision of facilities and services, including retail, to people living across the district in both urban and rural areas. The centre-first approach of the policies supports the vibrancy and vitality of all centres across the retail hierarchy with economic benefits in terms of jobs and income spread across the district. Vibrant centres are more likely to attract people to the area for work and to visit, live and invest in. The policies try to balance protecting the vibrancy and vitality of the main larger centres with the need to also provide daily essentials (and jobs) outside of those locations without negatively affecting them. Sustainability is evident within the policies with the likes of thresholds for neighbourhood centre extensions and requirements for Retail Impact Assessments to demonstrate local need without affecting existing centres. Ultimately, the policies support local economic growth in appropriate locations, which aligns with the proximity principle in the

consolidation of development to where existing facilities and services are already located, including waste management provision/ services. The approach of the policies seeks to avoid sprawl of resources and infrastructure into greenfield sites and to promote regeneration of derelict/ contaminated land and reuse of vacant buildings. The policies obviously deliver well for economic Sustainability Objectives 5 and 6, but also for the social Sustainability Objectives 1 and 2. They not only facilitate provision of adequate facilities and services to where people live, which can include healthcare and recreation/ leisure but they also help to create focal areas where people can meet up and socially interact and engage with one another. The policies apply across the district, which helps to reduce inequalities by bringing adequate and conveniently-located facilities and services to the people, irrelevant of their income status, physical ability, or background. Cumulatively the policies create an environment that can underpin the local community. Environmentally the policies are considered able to deliver on Objectives 7, 8 and 14. The centre-first approach minimises sprawl and means that people are more likely to be able to use public transport links to access the largest range of facilities and services which are located in the larger centres. It is more feasible for people living there to avail of active travel but the spread of adequate facilities and services across the district delivering convenient shopping to the people also enables those to walk or cycle for their daily provisions. RET1 states that locations outside of centres and boundaries must be accessible by active and sustainable travel. The centre-first approach is likely to present more opportunities to reuse older shops and buildings and to preserve local town/streetscapes through continued use with RET7 encouraging reuse and adaptation. This approach can help to conserve local distinctiveness as well as links to cultural heritage, with measures evident in the policies to ensure local character and architecture is reflected in new design. The only other environmental Sustainability Objective considered with an effect is Objective 9. The centre-first approach could have negative impacts on local air quality, but much would depend upon existing air quality and the chosen mode of transport of people travelling to these locations. Obviously, the centre locations are more likely to align with public transport links and, for those living in the locality, active travel should be feasible. However, there is uncertainty as to how people will decide to travel and whether they will drive or use a park and ride facility, lift share or cycle, etc. The district is also a key location in cross-border shopping which is mostly car-based and how much other policies will facilitate/encourage these convenience shoppers to other modes of transport than the car is unknown. The uncertainty is reflected in the score.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to strengthen society, to enable sustainable economic growth, and to manage material assets sustainably. No significant negative effects identified. The options are considered sustainable.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Retail Impact Assessments will reduce negative effects. Transport and Historic Environment policy may be particularly relevant.	

Policy AD1 - Outdoor Advertising

Option	Carry forward Policy AD1 of PPS17 with amended wording to align with the SPPS and include reference to digital signage.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The policy is focused on people - safety of people as well as their amenity, so directly links to protecting health and well-being. It aims to protect people from risk of traffic accidents that could be caused by advertising that could be distracting to road users and pedestrians. Also able to consider negative impacts on peoples' amenity (and health) from related nuisance light pollution.
2. strengthen society.	0	0	0	Possibly helping to manage shared spaces so that they are not dominated by this type of advertising by doing so helping to conserve a sense of place and amenity value but any effect on delivery of the Objective is considered negligible.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	Advertising supports businesses and is important for them to both sustain and gain customers. Having this policy can help make the Council a more attractive location for businesses because they can advertise themselves on an equally competitive baseline. Likewise, the policy can help make the area more attractive because this type of advertising is controlled by the Council and amenity value is protected. Advertising should not detract from other important features, buildings and locations.
6. manage material assets sustainably.	0	0	0	The option has no effect on this Objective.
7. protect physical resources and use sustainably.	0	0	0	The option has no effect on this Objective.
8. encourage active and sustainable travel.	0	0	0	No delivery of Objective but it is noted that safety considerations of the policy likely to benefit all road users including active travel users.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The option has no effect on this Objective.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.

12. protect natural resources and enhance biodiversity.	0	0	0	No direct delivery of this Objective, but it is noted that if uncontrolled, advertising could have a negative effect on wildlife sensitive to lighting such as bats and birds. However, any effect on delivery of the Objective is considered negligible. SA of the draft policy wording noted that the policy may benefit from additional references to ensure ecological considerations are accounted for. Policy wording was subsequently reviewed and revised.
13. maintain and enhance landscape character.	0	0	0	No direct delivery of this Objective, but it is noted that by default the general characteristics of the locality must be accounted for. The policy is likely to be focused in settlements and not in the wider countryside and as such landscape is less likely to be affected, but the J&A still refers to consideration of any effects on landscape and the need to protect the countryside and ‘its unique qualities’ from any negative effects. Any effect on delivery of the Objective is considered negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	No direct delivery of this Objective, but it is noted that the policy refers to respecting local amenity and character which could encompass historic environment buildings/features. The Council must account for any effect on ‘features of historic, archaeological, architectural, landscape, cultural or other special interest’. The J&A also refers to not diminishing archaeology or built heritage and has a section specifically on ‘Listed Buildings, Conservation Areas and Areas of Townscape Character’ recommending cross reference to historic environment policies and relevant guidance. Any effect on delivery of the Objective is considered negligible. The SA of the draft policy wording noted that the policy may benefit from additional referencing to the historic environment. Policy wording was subsequently reviewed and revised.
Summary of Policy: Planning Permission will be granted for the display of an advertisement where it respects amenity and does not prejudice public safety, including road safety.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with the regional policy approach as set out in paragraph 6.57 of the SPPS regarding the display of outdoor advertisements..				
Summary and comparison of options against the Sustainability Objectives: The specific scope, scale and opportunity afforded by this policy means that its impact on the Sustainability Objectives is limited. The regulation of signage and advertisements is an important contributor to maintaining public safety and consequently a positive effect is identified for Objective 1. Advertising supports businesses and is important for them to both sustain and gain customers. The balanced approach to protect amenity and safety will ensure that positive effects are delivered for Objective 5. The approach seeks to preserve amenity and character as well as safety. While it does not deliver directly for Objectives 13 and 14 and the overall effect is negligible, these aspects would indirectly help to prevent any deterioration of character in the district’s settlements and in the wider countryside.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No significant positive or negative effects are identified for the preferred option. The option is considered to be a sustainable option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Supplementary Planning Guidance and guidance on Conservation Areas. Relevant design guides. Cross over with natural and historic environment policies.				

Policy TOU1 - Tourism Development in Settlements

Option	Carry forward Policy TSM1 of PPS 16, without Tourism Opportunity Zones.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Whilst the approach doesn't directly deliver for the Objective in terms of access to healthcare or supporting an ageing population, it has many other benefits associated with improving health and wellbeing. The tourism industry contributes indirectly to the Objective through the income / employment opportunities that it brings, which indirectly benefit health, and the potential creation of assets/facilities that can serve a local community and support wellbeing, recreation or physical activity as well as tourism. The approach to direct such development into 'settlements first' provides the greatest opportunity to avail of active travel.
2. strengthen society.	+	+	+	There are overlaps between development for tourism and creating or enhancing shared space for everyone to use. It can help to encourage social interaction and provide new facilities or services, or sustain them in areas where there might not otherwise be enough footfall. It supports the Marine Plan Objective to promote development of vibrant, accessible and sustainable coastal communities.
3. provide good quality, sustainable housing.	0	0	0	Evidence does not suggest that there are any issues around pressure for land to provide holiday accommodation / second homes as opposed to permanent dwellings. The option has no effect on the Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on the Objective.
5. enable sustainable economic growth.	+	+	+	The approach to supporting tourism development in settlements helps to make the best use of location and helps to maximise the economic benefits of sustainable tourism. It supports innovation and competitiveness within the local economy and will improve vitality and vibrancy of city and town centres. The approach supports a variety of services and facilities to be provided within settlements and can lead to enhancement of skills base through the tourism and service sector.
6. manage material assets sustainably.	+	+	+	In settlements there should be existing infrastructure and services to serve a proposal, the approach maximises their use and is unlikely to introduce pressure/conflict. The 'settlements first' approach aligns with the proximity principle and encourages efficient use of land resource within settlements. It may help to reduce vacant/derelict land.
7. protect physical resources and use sustainably.	0	0	0	The approach relates to development in settlements - focusing such development into existing urban areas should minimise the rate at which greenfield land is converted to developed land and reduce the potential for conflict/competition with other land uses, such as mineral extraction or agriculture.
8. encourage active and sustainable travel.	+	+	+	Development within settlements should have opportunities to be accessible by public transport, and scope to get to and from these locations using active/sustainable travel. In comparison to development in the countryside it is more feasible for people to take advantage of active/sustainable transport infrastructure/routes but can be challenging to encourage people to use it if services are infrequent or infrastructure is not optimised for walking/cycling. There are seasonal problems with traffic congestion from visitors, especially in places like Newcastle and Ballynahinch. Tourism development could support new transport service provision or increased frequency. GP1 and operational policies under the transport heading will also apply to ensure opportunities to link with more sustainable transport modes are realised.
9. improve air quality.	-	-	-	Development in settlements should have more convenient access to public transport routes and services, and it should be possible to get to and from these locations using active/sustainable travel. However, there are existing problems with traffic congestion from visitors and new development will potentially attract greater numbers of people / vehicles into settlements at certain times and will also generate their own emissions. GP1 and operational policies under the transport heading, including transport assessments may help to reduce the scale of emissions, as will wider transport planning and integrated development, transport and parking strategies.

10. reduce causes of and adapt to climate change.	?	?	?	As per Objectives 8 and 9, the intent of the approach is to provide the greatest scope/opportunity to avail of sustainable modes of transport, but other factors influence choice and behaviour in modes of transport. Cars are currently the most commonly used mode of transport for journeys and there are issues with traffic congestion from visitors. Other operational policies would ensure that the effects of, or risk to, proposals in terms of drainage, flood risk, instability, coastal change are considered and SP1 will also work to encourage consideration of GHG emissions from energy and heat requirements. The overall effect will depend on the location, nature and scale of development, which cannot be predicted.
11. protect, manage and use water resources sustainably.	?	?	?	The approach seeks to take advantage of existing mains sewerage and treatment infrastructure in settlements, however there are network and treatment capacity issues in some settlements - these are expected to be resolved in the larger settlements by the conclusion of NIW's current investment cycle. There are also settlements, or areas of settlements, that are identified as having flood risk. Operational FLD policy would apply and statutory consultees will inform on risk. All proposals must meet the general policy and other provisions of the LDP - wastewater and surface drainage should not result in significant adverse effects. The overall effect will depend on the location, nature and scale of development and how any issues are dealt with at DM stage, which cannot be predicted.
12. protect natural resources and enhance biodiversity.	0	0	0	The approach relates to development in settlements - focusing such development into existing urban areas is less likely to directly affect biodiversity and designated sites, though indirect effects may arise through elements such as wastewater treatment (see above Objective 11). While development in settlement is supported, it is not a blanket approval and the approach recognises that there will be areas or proposals that are not suitable - the approach remains protective of the natural environment and sites of nature conservation importance. There is The preferred option has no direct effect on this Objective, but the approach is protective against negative effects.
13. maintain and enhance landscape character.	0	0	0	Concerns development in settlements – The preferred option has no direct effect on this Objective, but the approach is protective against negative effects. The policy will require the character and nature of the surrounding area including any neighbouring or adjoining LLPAs to be taken account of.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The approach relates to tourism development in settlements and supports such development, provided it is of a nature appropriate to the settlement and respects the site context in terms of scale, size and design. It will allow 'sense of place' to be conserved in townscape and rural settings and is protective of local distinctiveness. The need for high quality design in particular will be afforded substantial weight within Conservation Areas and Areas of Townscape Character. The approach may also may help to support enhanced access to and interpretation of the cultural heritage that exists in the district's settlements, and new opportunities for cultural activities.
Summary of Policy: The Council will grant planning permission for a proposal for tourism development within a settlement provided it is of a nature appropriate to the settlement and respects the site context in terms of scale, size and design.				
Reasonable Alternatives: No reasonable alternative has been identified at draft Plan Strategy stage. Two alternatives were appraised in the Interim SA for the POP, under Key Issue 13, 'Tourism Development'. The preferred option presented in the POP, which was identified as the most sustainable option in the Interim SA, was <i>"retain existing policy led approach set out within PPS 16 and bring forward Tourist Opportunity Zones"</i> . Initially the purpose of identifying Tourist Opportunity Zones was to promote areas of potential, to provide the chance for growth and to create a greater spread of tourism development. Taking on board comments from the Council's development Management Team, it is considered that the existing tourism offer within the district is well-developed. It was therefore not considered necessary to bring forward Tourist Opportunity Zones at draft Plan Strategy stage, as a policy approach would be more balanced across the whole district. However, the designation of Tourist Opportunity Zones will be further reviewed at LPP stage and may be brought forward if it appears that the Plan Strategy policy approach alone is not sufficient.				

Summary and comparison of options against the Sustainability Objectives:

The tourism industry provides income / employment opportunities, and the potential creation of assets/facilities that can serve a local community and support wellbeing, recreation or physical activity for residents as well as visitors. The approach to supporting tourism development in settlements helps to make the best use of location and existing infrastructure and helps to maximise the economic benefits of sustainable tourism. This acts significantly for the achievement of Objectives 1, 2 and 5, and also to a slightly lesser extent for Objectives 6 and 8.

In comparison to development in the countryside, it is more feasible for visitors to avail of active/sustainable transport, however external factors of service provision are a key influence on behaviour. At present the dominant mode of transport is the car and it is acknowledged that there are seasonal problems with traffic congestion from visitors, which contributes to a minor negative effect on Objective 9. While settlements are generally considered to be 'more sustainable' locations, there are known constraints within some of the district's settlements, including wastewater network or treatment constraints and flood risk, which creates uncertainty around the overall effect in respect of Objectives 10 and 11. Negative effects can be avoided through the application of other operational policy for individual proposals. Development within existing urban areas is unlikely to have perceptible effects on Objectives 12 or 13, though the approach recognises that there will be areas or proposals that are not suitable. Objective 14 will be strongly supported by design and context requirements, but also through provision of opportunities to enhance access to and interpretation of historic environment assets.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy; and accord with other provisions of the LDP. Other tourism policies will help to strengthen effects.

Policy TOU2 Tourist Amenities in the Countryside, Policy TOU3 Hotels, Guest Houses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside, Policy TOU5 Self-Catering Accommodation in the Countryside, Policy TOU6 New and Extended Holiday Parks in the Countryside & Policy TOU7 New and Extended Glamping Accommodation in the Countryside

Option	Bring forward directional tourism policy for the countryside and carry forward Policies TSM2, TSM3, TSM5 and TSM6 of PPS 16, with the addition of B&Bs and bunkhouses. Bring forward a new policy for Glamping accommodation in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	++	++	++	The approach supports the rural economy and provides opportunities for diversification / new income streams - this benefits people both socially and through employment/income. It enables visitors and people living in the district to have a wider enjoyment of the countryside in terms of the amenities that can be provided for, and the benefits of being out in the countryside / outdoor activities associated with them. The range of accommodation types that can be facilitated under the approach help to attract people to the assets and enable social and intergenerational contact: families and groups can spend time together.
2. strengthen society.	++	++	++	The approach supports rural communities - facilitating tourist amenities can benefit residents as well as visitors and can create or enhance access to shared space. It promotes social interaction and inclusion. It may help to sustain rural facilities and services that might otherwise not receive enough footfall.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on the Objective - there should not be any crossover between accommodation types provided through TOU5 (or any other TOU in the countryside) and dwellings for permanent use.
4. enable access to high quality education.	0	0	0	The option has no effect on the Objective.
5. enable sustainable economic growth.	++	++	++	The approach supports the rural economy and provides opportunities for diversification / new income streams and a range of job types and employment opportunities in the countryside, including areas that may experience relative income/employment deprivation. It makes the district an attractive place to live, work, visit and invest in. It allows best use of location to be made to capitalise on the natural and built assets within the district and to maximise the economic benefits of sustainable tourism.
6. manage material assets sustainably.	?	?	?	There is not the same level of connectivity and infrastructure in the countryside as in settlements and the approach does not support the proximity principle. However, the approach aligns with other operational countryside policy, which seeks to prevent proliferation and manage development in the interest of rural amenity and longer-term sustainability. Criteria mean that there should usually be some level of development already present at the location of most proposals for development in the countryside. While proposals may increase pressure on infrastructure/services, they may also facilitate or encourage upgrades. SP1 will encourage the incorporation of renewables/energy efficient technology.
7. protect physical resources and use sustainably.	0	0	0	The approach and criteria mean that most proposals will be directed to within the curtilage of existing development or reuse of existing buildings and maintain efficient use of land, rather than allowing wholly dispersed development. New holiday parks could result in loss of greenfield land but given historic applications and other operational policy there are unlikely to be many proposals brought forward over the life of the plan. Glamping accommodation may also be greenfield, but tends to be low intensity/low-impact development and self-contained/removable units. The overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	-	-	-	Getting to/from tourism development and facilities in the countryside may be more problematic - generally speaking visitors and employees will be reliant on cars - there are often no footpaths in the countryside and proposals are less likely to be located convenient to high frequency public transport routes. However, it should not add to congestion. Once people are at these locations, they may avail more of walking/cycling. Given the likely scale of development, the effect is minor.

9. improve air quality.	0	0	0	While the approach sustains use of the car, proposals would be located in areas that would not have pollution or air quality issues. As such, it is unlikely to exacerbate problems of air quality. Development is unlikely to result in significant aerial emissions (especially if adhering to SP1). The overall effect on the Objective is negligible.
10. reduce causes of and adapt to climate change.	?	?	?	The approach covers a range of accommodation types - some types will have lower impact/ emissions than others. New development will give rise to greenhouse gas emissions but is unlikely that the nature and scale of development facilitated would result in significant levels of greenhouse emissions, especially if the principles of SP1 are incorporated into new development. It encourages reuse of buildings in preference to new-build - which substantially reduces embodied carbon emissions. Landscaping requirements of policies COU9-COU11 policies may also help to offset emissions. Other operational policies around natural heritage, flood risk, coastal change and land instability will ensure that risk is considered. However, the approach will sustain use of the car and despite requirements for a sustainable benefit statement there may be limited scope for active/sustainable transport. The overall effect depends on the nature and scale of proposals, which cannot be predicted.
11. protect, manage and use water resources sustainably.	?	?	?	Most development will not have access to mains sewerage. Private wastewater treatment systems will be required. Where existing buildings are to be reused or repurposed, extant treatment systems may not be capable of accommodating additional loads. Non - mains wastewater operational policy will apply, and development in the countryside should therefore meet the required legislative standards and not create or add to a pollution problem. However, septic tanks are also identified in the RBMP as contributing to water quality impacts and their regulation is outside the remit of Council. Issues of surface water management and flood risk would be considered through the application of GP1 and FRD policies. The overall effect depends on the nature and scale of proposals, which cannot be predicted.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach and criteria mean that most proposals will be directed to within the curtilage of existing development or reuse of existing buildings. The Plan's overall tourism strategy signposts that all proposals must take account of the historic environment and natural heritage. Proposals under TOU7 must contribute positively to natural character and biodiversity and under TOU2, 3, 6 & 7 a sustainable benefit statement must be provided, demonstrating how biodiversity will be enhanced.
13. maintain and enhance landscape character.	+	+	+	While development in the countryside is facilitated, the overall approach seeks to prevent proliferation and to carefully manage development in the interest of rural amenity. Most proposals will be within the curtilage of existing development or will involve reuse of existing buildings The thrust of all policies is to minimise visual intrusion and protect high quality landscapes - all include criteria requiring integration with surroundings, then rural design policies will also apply. Overall strategy is to promote tourism while safeguarding the resource.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	While development in the countryside is facilitated, the overall approach seeks to prevent proliferation and to carefully manage development in the interest of rural amenity. The wider strategy to protect exceptional landscape also benefits this Objective; there should not be any perceptible loss of cultural heritage or impact on setting in exceptional landscapes. All policies place an emphasis on the requirement for new development to respect surroundings, setting and local character, including the historic or architectural interest of any original buildings. Operational policy on design and the historic environment will also apply, including presumption against replacement of vernacular/locally important building, unless it is demonstrated that the building is not reasonably capable of being made structurally sound.

Summary of Policy:

TOU2 - Tourist Amenities in the Countryside.

The Council will permit Proposals for a tourist amenity where it is demonstrated that the proposal requires a site at or close to a particular tourism attraction located in the countryside, or the type of activity itself requires a countryside location. Policy also considers extensions to existing tourist amenities. Directs towards use of existing or replacement buildings, where possible.

TOU3 - Hotels, Guesthouses, B&Bs, Tourist Hostels and Bunkhouses in the Countryside.

The Council will permit proposals which meet Policy TOU2 and where they relate to the conversion and re-use or replacement of an existing rural building or a new build proposal on the periphery of the settlement.

TOU5 - Self Catering Accommodation in the Countryside.

The Council will permit proposals which meet Policy TOU2 and comply with any of the three following circumstances; one or more new units within the grounds of an approved accommodation facility, a cluster of three or more new units at or close to an approved existing amenity or restoration of an existing clachan or close through conversion or replacement.

TOU6 - New and Extended Holiday Parks in the Countryside.

The Council will permit Proposals which meet Policy TOU2 and create a high quality and sustainable form of tourist development.

TOU7 - New and Extended Glamping Accommodation in the Countryside.

The Council will permit the provision of new, small scale glamping accommodation or an extension to an existing site in the countryside where it meets all of the listed criteria and complies with TOU2.

Policies TOU2, TOU3, TOU5 TOU6 and TOU7 have been appraised as a group as they all work together to implement the Council's strategy for tourism development outside of settlements.

Reasonable Alternatives:

No reasonable alternatives have been identified for TOU2, TOU3 and TOU5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.260.

No reasonable alternatives have been identified for TOU6 and TOU7. Proposed policy wording is consistent with regional policy approach as set out in the SPPS.

Summary and comparison of options against the Sustainability Objectives:

The approach supports the rural economy by providing opportunities for diversification / new income streams. Tourist amenities may provide new (or sustain existing) services, facilities or infrastructure that benefit residents as well as visitors. This approach will benefit people in the district socially and through the indirect effects on improving health and wellbeing that employment/income brings. These elements act significantly towards the achievement of Objectives 1, 2 and 5. The approach will not conflict with the delivery of new housing (Objective 4).

While the approach aligns with other operational countryside policy, which seeks to prevent proliferation and to manage development in the interest of rural amenity and longer-term sustainability, there is not the same level of connectivity and infrastructure in the countryside. The approach facilitates a wide range of development types and the overall effect on Objectives 6, 10 and 11 will depend on the nature and scale of proposals that come forward through the Plan period, which cannot be predicted, however operational NH policies and WW1 will reduce the scale of any potential negative effects. Tourism development in the countryside is less likely to be accessible by active/sustainable transport and conflicts with Objective 8. The approach and criteria mean that most proposals will be directed to within the curtilage of existing development or will involve reuse of existing buildings. There is emphasis on the requirement for new development to respect surroundings, setting and local character and therefore positive effects are identified for the achievement of Objectives 12, 13 and 14.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to improve health and well-being, to strengthen society, to enable sustainable economic growth and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy; and accord with other provisions of the LDP including Policy NH1. SP1 plus operational policies on Landscape Assets, Natural Heritage, Development in the Countryside, Flood Risk and Drainage, Historic Environment, Transport and Water/Wastewater policies will also be relevant in identifying and mitigating adverse effects or identifying opportunities for enhancement / connectivity at the project level.	

Policy TOU4 - Major Tourism Development in the Countryside – Exceptional Circumstances

Option	Carry forward Policy TSM 4 of PPS 16, which contains additional detail and criteria over that currently within the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	?	?	?	To qualify, development should deliver ‘an exceptional benefit to the tourism industry’ and ‘a sustainable benefit to the locality’ - if the major development provided delivers facilities for recreation / outdoor activity that are also accessible to the local community, it could have a positive effect on physical health and wellbeing. However, as the effect would depend on the location and nature of proposals brought forward, which cannot be predicted, the overall effect is uncertain.
2. strengthen society.	?	?	?	To qualify, a proposal should bring jobs/employment opportunities and ‘a sustainable benefit to the locality’. This could make a rural area become a new destination and could help to support the community around it. A new major development could deliver new facilities or shared space that might also be accessible to the local community and it may promote inclusion. However, as any effect would depend on the nature of proposals brought forward, which cannot be predicted, the overall effect is uncertain.
3. provide good quality, sustainable housing.	0	0	0	The option would have no effect on this Objective.
4. enable access to high quality education.	0	0	0	The option would have no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	While the number of such proposals coming forward seeking to qualify under this approach might be limited, their impact should be significant, otherwise they would not qualify. The approach will allow the delivery of a major tourism development of exceptional benefit that can serve a regional or sub-regional market need. The approach makes the district more attractive to invest in - it provides an exception to allow development/investment for economic growth outside of the main ‘settlements first’ strategy. Depending on the nature of the development, it may provide new opportunities to enhance the skills base and attract employees.
6. manage material assets sustainably.	-	-	-	The approach facilitates development in a location that is less likely to be well supported by existing infrastructure. A proposal may require new infrastructure, services or upgrades to be provided. It does not accord with proximity principle. There may be opportunities to incorporate renewables, etc. into the design, which is encouraged through SP1.
7. protect physical resources and use sustainably.	?	?	?	The range of development that could be facilitated under this approach is varied, some development types could occupy a considerable footprint, which may result in loss of greenfield land. There is potential for conflict with other land uses, such as mineral extraction. However, as any effect would depend on the location, nature and scale of proposals brought forward, which cannot be predicted, the overall effect is uncertain.
8. encourage active and sustainable travel.	?	?	?	Development outside of settlement limits will not have the same degree of access to active and sustainable travel as development in settlements, though an edge-of-settlement location could be accessible. By virtue of qualifying for the policy any proposal would attract significant numbers of visitors. The approach could create new opportunities to establish sustainable transport routes, links or infrastructure. Appraisal of the draft policy noted that it could be strengthened by encouraging developers to identify linkages to active and sustainable transport to be made, where they are available. General Policy GP1 and operational policies under the transport heading will also help promote positive effects. As any effect would depend on the location, nature and scale of proposals brought forward, which cannot be predicted, the overall effect is uncertain.
9. improve air quality.	0	0	0	Development may generate emissions, including from any associated transport requirements. The effect is difficult to predict as it depends on the nature, location and scale of the proposal, but such development would be outside of settlements where background air quality is usually good and pollutants are rapidly dispersed. It is unlikely to have perceptible effect on the Objective.

10. reduce causes of and adapt to climate change.	?	?	?	Development may generate greenhouse gas emissions (including from its construction) and from any associated transport requirements. SP1 will also help promote positive effects in in respect of incorporating energy efficiency, low or zero carbon technologies and sustainable drainage systems.
11. protect, manage and use water resources sustainably.	?	?	?	While the number of such proposals coming forward seeking to qualify under this approach might be limited, it may be substantial in scale and development outside of settlement limits is unlikely to have access to mains drainage and wastewater treatment. The scale of negative effects will be reduced by operational policy WW1 and FLD policies which would ensure surface drainage is considered, however some types of development could have significant water demand. As any effect would depend on the location, nature and scale of proposals brought forward, which cannot be predicted, the overall effect is uncertain.
12. protect natural resources and enhance biodiversity.	+	+	+	While sites designated for their nature conservation value would be protected by other policy, a major development which occupies a considerable footprint may result in losses of local biodiversity or semi-natural habitat. All proposals must comply with TOU1 which has criteria protective of designated sites, and EIA may be required which would identify site-specific impacts. The policy amplification includes that the impact of proposals on rural character, landscape and natural / built heritage is an important consideration in their assessment, particularly within areas designated for their landscape, natural or cultural heritage qualities and therefore while effects will depend to an extent on the nature, scale and location of any development brought forward, the policy thrust is protective of the Objective.
13. maintain and enhance landscape character.	+	+	+	A major development might occupy a considerable footprint and influence landscape character. All proposals must comply with TOU1 which has criteria protective of designated sites, and a higher test applies for SCAs or the undeveloped coastal zone. The policy amplification includes that the impact of proposals on rural character, landscape and natural / built heritage is an important consideration in their assessment, particularly within areas designated for their landscape, natural or cultural heritage qualities and therefore while effects will depend to an extent on the nature, scale and location of any development brought forward, the policy thrust is protective of the Objective. Operational policy, such as COU9-COU11 and LA2 (AONB) will also be relevant.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The scale /size of proposals that might come forward is unknown - a proposal might occupy a considerable footprint. All proposals must comply with TOU1, which applies a higher policy test for proposals in SCAs or the undeveloped coastal zone. The policy amplification includes that the impact of proposals on rural character, landscape and natural / built heritage is an important consideration in their assessment, particularly within areas designated for their landscape, natural or cultural heritage qualities and therefore while effects will depend to an extent on the nature, scale and location of any development brought forward, the policy thrust is protective of the Objective. A proposal could be for a heritage-led initiative. Operational policy, such as HE policies and COU9-COU11 will also be relevant.

Summary of Policy:

The Council will permit a major tourism proposal in the countryside where it meets all of the identified exceptional circumstances. There is the requirement for a tourism benefit statement and sustainability statement to be submitted.

Reasonable Alternatives:

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.261

Summary and comparison of options against the Sustainability Objectives:

Based on historic applications, the number of instances in which development might come forward under this option is likely to be limited over the lifetime of the Plan. Positive effects on Objectives 1 and 2 could occur if the development provides a facility that could be used by the community for leisure/recreation/social activities. Proposals that qualify must, by their nature, deliver sustainable benefit to the locality - therefore effects on the social Sustainability Objectives could be significant. However, as the effect would depend on the nature of proposals brought forward, which cannot be predicted, the overall effect is uncertain. No potential negative effects on the social Sustainability Objectives are identified.

A minor negative effect is identified for Objective 6, as development will be facilitated in a location that is less likely to be well supported by infrastructure and it does not accord with the proximity principle. The effect is uncertain for Objective 8, as while access to active and sustainable travel is also less likely, a proposal may provide the opportunity to create new routes/infrastructure to serve demand.

Proposals could occupy a considerable footprint and result in a large-scale change of land use, or equally development could be small in scale but attract a lot of visitors. There is uncertainty on the impact of this approach on Objectives 7, 10 and 11, as effects are influenced by the spatial elements of location and scale, in addition to the nature of the development. Some negative effects could potentially arise however the application of other operational policy will work to minimise the scale of any negative effect. The impact of proposals on rural character, landscape and natural / built heritage will be an important consideration in their assessment. This aspect of the approach is considered to be protective and acts positively for delivery of Objectives 12, 13 and 14.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Via T0U2, all proposals must meet the requirements of General Policy and accord with other provisions of the LDP. For qualifying projects, an EIA will help to identify impacts and design effective mitigation to reduce the risk of negative effects on the social and environmental Sustainability Objectives. Operational policy under the themes of Enhancing Design and Place Shaping, Protecting and Enhancing the Environment and Supporting the Transport Network and other Infrastructure will also help to maximise positive effects and reduce negative effects on the environmental Sustainability Objectives.

Policy MIN1 - Minerals Development

Option	Carry forward the policy direction of the SPPS and Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach contributes indirectly to the Objective through the minerals industry's links with job provision (including supply chain and end uses), especially in rural areas. Income/economic development and prosperity has a strong relationship with health/wellbeing. The approach recognises that there can be potential conflicts between this type of land use and other uses, particularly in terms of noise, dust, emissions and transport affecting residential amenity, and it seeks to prevent/mitigate adverse impacts. Engaging with consultees should mean that any restrictions or requirements considered to be necessary and enforced via conditioning are clear.
2. strengthen society.	0	0	0	The approach contributes indirectly through enabling scope/provision for employment in rural areas, supporting communities and access to economic activity, potentially in areas that experience relative employment/income deprivation. The overall effect on the Objective is negligible.
3. provide good quality, sustainable housing.	0	0	0	The overall approach facilitates and supports the provision of locally-sourced materials for the construction of new dwellings. It does not directly influence the quantity, distribution or nature of housing, but can make housing more sustainable in terms of its construction, through reduced transport, if local materials are suitable. The overall effect on the Objective is negligible.
4. enable access to high quality education.	0	0	0	The approach contributes indirectly to the Objective through the minerals industry's links with job provision - there may be opportunities for apprenticeships and training including in wider haulage, supply chain and construction industries. However the approach is unlikely to contribute perceptibly towards achievement of this Objective.
5. enable sustainable economic growth.	+	+	+	The approach contributes to the Objective through the minerals industry's role in contributing to a range of job types, including the wide ranging spinoffs to complementary businesses and industries, from the supply chain, transport, equipment manufacture and servicing and end uses in the construction industry. There may be relationships with the waste industry as well, through processing and reuse. The approach supports competitiveness in the local economy and allows best use of location to be made - location is most influenced by the presence of the mineral in the ground, but economic benefits are maximised where the end user(s) is also nearby. It helps to make the industry more sustainable, through the requirements around safety, amenity and transport to be met upfront.
6. manage material assets sustainably.	0	0	0	The approach supports and enables the proximity principle, providing locally sourced materials for end users, where possible. It allows for opportunities to reuse/reprocess materials, (including through after uses in association with MIN7) and supports wider aspirations around the waste hierarchy / waste management and facilitating a circular economy. Industries can be innovative, making use of all materials. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	+	+	+	The approach supports and allows the minerals industry to operate sustainably. It enables materials to be locally sourced and, along with MIN2 and MIN7, supports and facilitates the future use of quarries. The cross-reference to MIN7 and requirements for restoration and aftercare, helps to prolong the usefulness of the site making the overall approach more sustainable. The approach to favour expansion in preference to new development may help reduce overall loss of greenfield land. The policy criteria are already well established and should not restrict opportunities; the approach aligns with good practice in respect of wider legislative and regulatory requirements that minerals operators are required to adhere to outside of planning.
8. encourage active and sustainable travel.	-	-	-	The minerals industry is not really compatible with encouraging active and sustainable travel or promoting modal shift. The policy approach to preserve residential amenity means that quarries are often in rural locations and are unlikely to be accessed by public transport. The industry relies on road transport, as viable transport alternatives are extremely limited. However, the approach promotes and requires public safety, amenity and road safety and convenience to be managed and mitigated. As such, this type of development should not adversely affect the achievement of the Objective, in the locations that it is feasible to do so. Other operational policies such as Transport Assessments and Travel Plans can ensure that conflicts do not occur and opportunities for sustainable transport are maximised.

9. improve air quality.	-	-	-	The approach acknowledges that (depending on the mineral) the extraction process, and the transport associated, can give rise to localised air quality issues. It seeks to limit the impact of such emissions in the context of nearby receptors and requires applicants to consider the impacts and embed any required mitigation within the proposal. Extraction in rural areas may have fewer effects to mitigate, due to dispersion and separation distance from human receptors, though the natural environment is also a receptor. Overall the approach does not work towards achieving the Objective however there is scope for technologies such as electrification of plant/machinery or hydrogen power, to reduce emissions.
10. reduce causes of and adapt to climate change.	-	-	-	Due to the nature of the industry itself, the approach is not considered to be compatible with the Objective. Development facilitated by the approach is unlikely to reduce greenhouse gas emissions or to reduce energy consumption and it is a vehicle-dependent sector that relies on transport modes that are typically viewed as less sustainable. SP1 encourages the incorporation of renewables / low carbon technologies into new development and applicants may be more incentivised to do so for this type of development as it is an energy-intensive industry and could lead to tangible benefits in reduced operational consumption / costs. Criteria seek to avoid designated sites and peatland which will protect their functions as attenuation features and in carbon capture. Sand extraction in coastal locations may not be sustainable in the future and appraisal of the draft policy wording recommended that the policy could be strengthened by making this clearer. Reference to sand and gravel extraction was subsequently included in the J&A.
11. protect, manage and use water resources sustainably.	+	+	+	The overall approach seeks to avoid impacts on sensitive environments. The J&A highlights that effects may travel hydrologically and that there may be a requirement for HRA or MCZ assessment. EIA may also be applicable. Mitigation should be identified and included upfront in applications where there is potential for adverse impacts on ground water, surface water, watercourses and coastal and marine waters.
12. protect natural resources and enhance biodiversity.	+	+	+	The overall approach seeks to prevent unacceptable adverse impacts, particularly on sites of international/national or local nature conservation importance, though the essential character of the designation is a consideration - national sites may be designated for earth science. It will prevent loss of peatland priority habitat. The stronger policy tests for development within SCA and AONB will indirectly support the Objective, due to the relationship between landscape character and natural heritage. As per O11 above, assessments may be required. The requirement for aftercare/restoration through MIN7 can support the creation/ enhancement of areas of biodiversity value - secured through legal agreement.
13. maintain and enhance landscape character.	-	-	-	The overall approach seeks to prevent unacceptable adverse impacts on landscape and visual amenity through the links with SCA and AONB. While policy seeks to avoid unacceptable effects on landscape (including seascape) and visual amenity through the criteria, it is recognised that the scale of operations can be quite large - especially for hard rock quarries. This type of development can affect long distance views and landscape and visual impact effects can be subjective. Landscaping/screening and incorporation of measures to integrate development were not directly referenced in the draft policy wording, however requirements to do so, where feasible, would be established through general policy GP1. Additional detail was subsequently included in MIN1. Requirements for restoration details will ensure that consideration is given from the outset on how the land will be restored.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The overall approach acknowledges that this type of development has a risk of impacting sites or features and seeks to prevent unacceptable adverse impacts on the historic environment or the essential character of identified areas/features. It promotes early engagement with consultees to identify potential risk. The stronger policy tests for development within SCA and AONB will indirectly support the Objective, due to the relationship between landscape character and the historic environment. It seeks to prevent impacts on features / areas which have been designated (or are proposed for designation), scheduled or listed because they contain features of archaeological or historic interest.
Summary of Policy: Outside Special Countryside Areas, Areas of Constraint on Mineral Development, or where the proposal constitutes an exception, the Council will grant planning permission for minerals development where it is demonstrated it will not have an unacceptable adverse impact on identified interests.				

'Identified interests' references [extant] key environmental designations for natural heritage and historic environment which are subject to separate legislative/policy protection as well as new designations which will replace those in the extant development plans. The designations identified by the Council through the LDP will be reviewed at the LPP stage.	
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS. (see also discussion of alternatives for MIN2, below).	
Summary and comparison of options against the Sustainability Objectives: The approach recognises that there can be potential conflicts between mineral extraction and other land uses, and it acts positively for Objective 1 by seeking to avoid/mitigate adverse impacts on people living nearby. The minerals industry's links with income / job provision and construction of new housing influence all the social Sustainability Objectives in a positive way, but these effects are indirect and the overall effect on Objectives 2 and 3 is negligible. The approach works significantly towards achieving Objectives 5 and 7, as the minerals industry contributes to a range of job types, including wide-ranging complementary businesses and industries, from the supply chain, transport, equipment manufacture and servicing and end uses in the construction industry. Adherence to the criteria will prolong the usefulness of the development site, making the overall approach more sustainable. The nature of minerals development means that it may not be possible to achieve some of the environmental Sustainability Objectives or to avoid all potential adverse effects. The overall approach to protect residential amenity means that quarries are often in rural locations and are unlikely to be accessible by public transport. Extraction, processing and transport is energy intensive and will give rise to aerial and greenhouse gas emissions. The overall effect on Objectives 8, 9 and 10 is therefore minor negative, however incorporation of renewables and other emerging technologies which is encouraged through SP1 may help to reduce the scale of the effect. Positive effects are found for Objectives 11, 12 and 14 from the protections accorded by the criteria and the links with ACMD and SCA. Although the overall approach seeks to prevent unacceptable adverse impacts on landscape and visual amenity, it is recognised that the scale of operations can be quite large and geology may be a primary influence on location. Negative effects may still occur, however aftercare/restoration will help to reduce the scale of the effect over time.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to enable sustainable economic growth and to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. There are crossovers to the other MIN policies, strategic policy on SCAs and operational policy on AONBs and enhancing design, place shaping/rural integration and character. At the project level, policy on the Undeveloped Coast and Natural Heritage, along with assessments such as EIA, HRA and MCZ Assessment will identify likely significant impacts and any required mitigation.

Policy MIN2 – Areas of Constraint on Mineral Development

Option	Carry forward the policy direction of the SPPS and Policy MIN3 of a Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The approach helps to protect the most sensitive areas which may have wellbeing benefit for residents in terms of their amenity value - the highest quality landscapes are often destinations that people value and travel to, to enjoy. They are important to people living in and visiting the district, however, the overall effect is negligible.
2. strengthen society.	0	0	0	The option has no effect on this Objective.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	The approach to protect landscape (along with other policies and designations to protect the environment) helps make the district a more attractive place to live, work, visit and invest. It aims to balance mineral extraction with the other industries / activities that contribute positively to the district's economic profile, such as tourism and recreation. Although the policy title indicates 'constraint', the approach should not unduly constrain mineral extraction. Development is still permitted by exception if the mineral is important or valuable, or the mineral is limited in its occurrence and is not otherwise accessible. The approach seeks to achieve a balance to protect the most exceptional landscapes on the basis of evidence obtained through Council's landscape character review and to not have a negative effect on the minerals industry.
6. manage material assets sustainably.	0	0	0	Policy exceptions include expansion, which will allow the more efficient use of existing infrastructure - the overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	+	+	+	The approach takes account of where the underlying resource is and where current operators work from - the approach seeks to protect the environment, but to also allow existing operators to continue/expand. There may be some loss of greenfield land through exceptions, but extension is preferable to new sites. The district's minerals include resources that are important for road building due to their specific characteristics. Data on resources is often commercially sensitive and it is not currently known how widespread resources are, but the policy will allow exceptions if alternative locations are not available for important minerals. The policy should not unduly restrict the sourcing of such materials. Overall, the approach enables the minerals industry to operate sustainably.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The approach seeks to preserve the most sensitive landscapes that are undeveloped. It will allow minor expansion, though this is unlikely to affect the Objective as existing operations would already be occurring and so wouldn't represent any perceptible change. Effects arising from new development are considered under MIN1.
10. reduce causes of and adapt to climate change.	0	0	0	Generally speaking, the approach seeks to reduce the opportunity for extraction of 'common' minerals, where their extraction might affect sensitive natural assets. The approach to preserve the most sensitive landscapes may protect habitats that have a role in carbon capture, or in attenuating / providing a buffer against the effects of climate change. The policy exceptions should not adversely affect the Objective and effects arising from new development are considered under MIN1.

11. protect, manage and use water resources sustainably.	+	+	+	Mineral workings have the potential to have adverse effects on water quality - while MIN1 is the primary policy for avoiding negative impacts and MIN6 will specifically protect peatland which is a wetland habitat, this approach will also provide additional spatial safeguards by reducing the opportunity in these sensitive areas, safeguarding them and their wider catchments, meaning that there is reduced requirement to mitigate.
12. protect natural resources and enhance biodiversity.	+	+	+	Mineral workings have the potential to have adverse effects on natural resources - while MIN1 is the policy for avoiding negative impacts and MIN6 will specifically protect peatland which is a priority habitat, this approach will also provide additional spatial safeguards. The identification of the ACMDs is informed by landscape character assessment - sensitive open areas are often valued for their nature conservation importance as well as their character. ACMDs may encompass coastal areas as well as upland areas and provide a buffer to the marine area. There are policy exceptions and effects arising from new development must be considered under MIN1.
13. maintain and enhance landscape character.	+	+	+	Primary purpose of the approach is to protect the district's most exceptional landscapes which is at the heart of the policy. It seeks to minimise intrusion in the landscape and to avoid impacts on sensitive coastal views and seascapes. There is likely to be common interest between neighbouring LGDs in protecting the most sensitive landscapes, where these might extend across LGD boundaries.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The rural landscape character is intertwined with the historic environment and the natural environment - influences are all interconnected and the approach to providing spatial protection will benefit the rural area/countryside and areas of historic/traditional landscape character. There is no direct relationship to other spatial designations such as ASAI (which are protected in their own right under policy HE1). ASAI may be located within a landscape character area that is not considered to be sensitive in the wider context. Council's landscape character assessment, which will inform the spatial designation, takes in to account the historic environment and natural environment when considering sensitivity. The approach will help to preserve 'sense of place' in the wider countryside.

Summary of Policy:

In areas of constraint there will be a presumption against the granting of planning permission for the extraction and/or processing of minerals (other than those considered to be 'valuable'). Subject to meeting MIN1, a proposal for mineral development may be granted planning permission when one or more of the identified exceptional circumstances apply.

Designation ACMD1

Area of Constraint on Mineral Development (ACMD): An ACMD has been designated to safeguard the most valuable and vulnerable countryside within the district.

Reasonable Alternatives:

Carry forward policy led approach on Minerals Development without ACMDs. This alternative was previously considered in the Preferred Options Paper (POP) and appraised in the Interim SA under Key Issue 14, where it was found to be the most sustainable option.

In response to representations made on the POP, the Council commissioned a Landscape Character Review in 2020 and requested that the sensitivity of the landscape to minerals development be considered as part of the review. The subsequent report highlighted that a number of LCAs were sensitive to minerals development with any development likely to appear as intrusive in the landscape. These sensitive landscapes correspond with areas currently designated as ACMDs in the ADAP 2015.

In light of the additional evidence base obtained for the draft Plan Strategy, not having ACMDs is no longer considered a reasonable alternative, as this would be contrary to the Regional Policy as set out in para 6.155 of the SPPS and the requirement for LDPs to identify areas which should be protected from minerals development.

Summary and comparison of options against the Sustainability Objectives:

The protection of areas that are particularly important for their landscape value will not have any perceptible effects on the social Sustainability Objectives, however some positive influences are noted for health and wellbeing. The approach will help to sustain and grow business linked to sustainable tourism, leisure and recreation, which are

important to the district's overall economic profile. Minor positive effects are identified for Objective 5, but no other effects are identified against the economic Sustainability Objectives.	
The approach should not unduly restrict the sourcing of minerals or the minerals industry within the district. Expansion will be permitted by exception, as would new development for a mineral of limited occurrence that cannot be sourced outside the ACMDs. Constraining mineral extraction in the district's most sensitive landscapes will contribute positively towards the achievement of environmental Objectives 7, 11, 12, 13 and 14, as there are strong inter-relationships between sensitive / less developed landscapes, habitats and species of conservation importance and the historic environment.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Development qualifying under exceptional circumstances must also meet the criteria of policy MIN1 (and thus the General Policy and other provisions of the LDP).	

Policy MIN3 - Valuable Minerals & Policy MIN4 – Unconventional Hydrocarbon Extraction

Option	MIN3: Carry forward the policy direction of Policy MIN4 of a Planning Strategy for Rural NI and the SPPS; MIN4: Carry forward the policy direction of the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach contributes indirectly to the Objective through the minerals industry's links with job provision (including supply chain and end uses), especially in rural areas. Income/economic development and prosperity has a strong relationship with health/wellbeing. Public perceptions are important and all proposals are subject to compliance with the criteria in MIN1 which provides strong policy safeguards seeking to prevent nuisance/health effects, pollution and safety.
2. strengthen society.	0	0	0	The approach contributes indirectly through enabling scope/provision for employment in rural areas, supporting communities and access to economic activity, potentially in areas that experience relative employment/income deprivation. There can be negative associations with some types of extraction - proposals can cause concerns and divide local communities. The approach can lead to positive outcomes too - communities can prosper and benefit. Any effects on this Objective are likely to be localised and the overall effect is negligible.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective, although workers might require accommodation.
4. enable access to high quality education.	0	0	0	The approach may contribute indirectly via industry's links with job provision - there may be opportunities for apprenticeships and training including supply chain and haulage. However, the approach is unlikely to contribute perceptibly towards achievement of this Objective.
5. enable sustainable economic growth.	+	+	+	The approach contributes to the Objective through the minerals industry's role in contributing to a range of job types, including the wide ranging spinoffs to complementary businesses and industries, from the supply chain, transport, equipment manufacture / maintenance and waste. Makes best use of location - excavation of such minerals is only feasible at the location where they are present in high concentration, which may be highly localised. The approach enables development by exception in locations where it might not otherwise occur, if the benefits can be demonstrated to outweigh the disadvantages - benefits may be enhanced if end uses are also local, but it is more likely that they would occur outside the district. It helps to make the industry more sustainable, through the MIN1 criteria requirements around safety, amenity, transport and emissions to be met upfront.
6. manage material assets sustainably.	?	?	?	The approach supports and enables the proximity principle, providing locally sourced materials for end users, where possible. However, location is derived from geology - there may be a requirement to bring in new infrastructure to serve the proposal and infrastructure requirements could be substantial. The effect is uncertain as it will depend on the location and nature of the proposal. Other operational policies will be relevant in reducing any potential negative effects.
7. protect physical resources and use sustainably.	+	+	+	The approach enables valuable minerals and conventionally extracted hydrocarbons to be locally sourced (if they are found to be present) and the requirement to meet criteria of MIN1 directs the minerals industry to operate sustainably. At present, exploration activities are focused on south Armagh, but changing technologies in remote sensing and exploration could mean that other areas for exploration or extraction are identified in the future. Extraction could lead to loss of greenfield land, but this might be reduced if activities occur underground.
8. encourage active and sustainable travel.	-	-	-	At present there is no firm indication where such development could occur; areas currently being explored are in rural south Armagh where there is a lack of public transport infrastructure, and opportunities for active travel may be limited. The overall approach is unlikely to encourage or support modal shift due to the nature of the extractive industry. However, the requirement for development to meet the criteria of MIN1 means that public safety, amenity and road safety and convenience must be managed and adverse impacts mitigated. As such, this type of development should not adversely affect the achievement of the Objective in the locations that it is feasible to do so. Other operational policies such as Transport Assessments and Travel Plans can ensure that conflicts do not occur and opportunities to link with sustainable transport modes are maximised.

9. improve air quality.	-	-	-	The extraction process, and the transport associated, can give rise to localised air quality issues. The requirement to adhere to criteria of MIN1 seeks to limit the impact of such emissions in the context of nearby receptors and requires applicants to consider the impacts and embed any required mitigation within the proposal. Extraction in rural areas may have fewer effects to mitigate, due to dispersion and separation distance from human receptors, though the natural environment is also a receptor. Overall the approach does not work towards achieving the Objective, however there is scope in such development for technologies to be employed to reduce emissions.
10. reduce causes of and adapt to climate change.	-	-	-	Due to the nature of the industry itself, the approach is not considered to be compatible with the Objective. Development facilitated by the approach is unlikely to reduce greenhouse gas emissions or to reduce energy consumption. Baseline evidence suggests that neither conventional nor unconventional hydrocarbons are likely to be present, however there is no presumption against conventionally extracted hydrocarbons, should a resource be discovered. Mineral extraction is a vehicle-dependent sector. SP1 encourages the incorporation of renewables / low carbon technologies into new development and applicants may be incentivised to do so for this type of development, to reduce operational costs. While adherence to the criteria of MIN1 should avoid designated sites and habitats that function as attenuation features, exceptions mean that there is no certainty. The scale of the effect is minor, as current evidence suggests that the likely number, scale and frequency of such development coming forward in the district is low. Other operational policies will be relevant in reducing any potential negative effects.
11. protect, manage and use water resources sustainably.	?	?	?	The presumption against unconventional extraction of hydrocarbons will help to protect groundwater. The requirement to comply with the criteria of MIN1 seeks to avoid impacts on aquatic environments. MIN1's J&A highlights that effects may travel hydrologically and that there may be a requirement for HRA or MCZ assessment. EIA may also be applicable. Mitigation should be identified and included upfront in applications where there is potential for adverse impacts on ground water, surface water, watercourses and coastal and marine waters. However, as the approach does not establish a presumption against development where the mineral is in a landscape designated for its nature conservation importance (instead due weight will be given to the reason for the designation) there is a possibility that a proposal with some negative effects could proceed. The overall effect is uncertain as it will depend what, and where, proposals come forward.
12. protect natural resources and enhance biodiversity.	?	?	?	The overall approach through links with criteria of MIN1 seeks to prevent unacceptable adverse impacts, particularly on sites of international/national or local nature conservation importance. MIN1's J&A highlights that effects may travel hydrologically and that there may be a requirement for HRA or MCZ assessment. EIA may also be applicable. Where there is potential for adverse impacts on sites, species or habitats of nature conservation importance, mitigation should be identified and included through the impact assessment process. However, as the approach does not establish a presumption against development where the mineral is in a landscape designated for its nature conservation importance (instead due weight will be given to the reason for the designation) there is a possibility that a proposal with some negative effects could proceed. The requirement for aftercare/restoration through MIN 7 could support the establishment/restoration of areas of biodiversity value. The overall effect is uncertain as it will depend what, and where, proposals come forward.
13. maintain and enhance landscape character.	?	?	?	The overall approach through links with criteria of MIN1 seeks to prevent unacceptable adverse impacts. However, as the approach does not establish a presumption against development where the mineral is in a landscape designated for its quality / importance (instead due weight will be given to the reason for the designation) nor and exceptions are provided for development of national / regional importance in SCAs, there is a possibility that a proposal with some negative effects could proceed. Significant negative impacts may be reduced through mitigation, which might be identified through EIA or a LVIA. The overall effect is uncertain as it will depend what, and where, proposals come forward.
14. protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	The overall approach through links with criteria of MIN1 seeks to prevent unacceptable adverse impacts. However, as the approach does not establish a presumption against development where the mineral is in a landscape designated for its historic environment (instead due weight will be given to the reason for the designation) there is a possibility that a proposal with some negative effects could proceed. Significant negative impacts may be reduced through mitigation, which might be identified through EIA or other relevant assessments. The overall effect is uncertain as it will depend what, and where, proposals come forward.
Summary of Policy: <u>Policy MIN3 Valuable Minerals</u> There will not be a presumption against the exploitation of valuable minerals in any area, apart from within designated Special Countryside Areas, or the designated				

Undeveloped Coast. Where the minerals site is within a landscape designated for their landscape quality, nature conservation importance or its historic environment, due weight will be given to the reason for designation.

Policy MIN4 Unconventional Hydrocarbon Extraction

The Council will apply a presumption against unconventional extraction of hydrocarbons until there is sufficient and robust evidence on all environmental effects.

Reasonable Alternatives:

No reasonable alternatives have been identified for MIN3. The proposed policy wording is consistent with the regional policy approach as set out in the SPPS para 6.157 regarding minerals that are valuable to the economy.

No reasonable alternatives have been identified for MIN4. The proposed policy wording is consistent with the regional policy approach as set out in the SPPS para 6.157 which states that a presumption against unconventional hydrocarbon extraction will apply until there is sufficient and robust evidence on all environmental impacts.

Summary and comparison of options against the Sustainability Objectives:

The approach recognises that the extraction of valuable minerals or hydrocarbons could generate employment/income which has an indirect relationship with improving health and wellbeing. The requirement to comply with MIN1 criteria will protect against adverse impacts on health, safety and amenity on people living or working in the vicinity of the proposal and the approach has a positive effect for Objective 1.

Positive effects are also identified for Objectives 5 and 7, as the approach would facilitate the sustainable extraction of valuable minerals/conventional hydrocarbons, should any be found in extractable quantities anywhere in the district. Exceptions are provided to ensure that resources of national or regional importance can be accessed if required, including in areas where extraction would otherwise not be permitted. Development for extraction could require provision of new and potentially quite substantial infrastructure to serve the proposal. While proposals in remote locations might not accord with Objective 6, the location nature and scale of such development cannot be reasonably predicted - there is also the possibility that adequate infrastructure could be present, and as such the overall effect on Objective 6 is uncertain.

Mineral extraction, processing and transport is energy intensive and is likely to give rise to aerial and greenhouse gas emissions. Hydrocarbon extraction is not compatible with the reduction of carbon emissions, however the current evidence base indicates that the district is unlikely to have the geology requirements necessary for a hydrocarbon target to form. The overall effect on Objectives 8, 9 and 10 is minor negative, however incorporation of renewables and other emerging technologies (which is encouraged through SP1) may help to reduce the scale of the negative effect.

Effects on the remaining environmental Sustainability Objectives, Objectives 11-14, are uncertain; they cannot be predicted as they are mainly dependent on the nature, location and extent of development. The approach does not establish a presumption against development where the mineral is in a landscape designated for its nature conservation, historic environment or landscape value. Other linked minerals policies such as MIN1 will reduce the risk of permanent negative effects, while policies arranged under the theme of 'protecting and enhancing the environment' will also deliver specific safeguards that will benefit the environmental Sustainability Objectives. This option is considered to be a sustainable option.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to enable sustainable economic growth and to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Development is subject to criteria of MIN1 (and thus the General Policy and other provisions of the LDP. At the project level, assessments such as EIA, HRA and MCZ Assessment will identify likely significant impacts and any required mitigation.	

Policy MIN5 - Mineral Safeguarding Areas.

Option	Carry forward the policy direction of Policy MIN5 of a Planning Strategy for Rural NI and the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The intent of the policy is to safeguard a resource and permit its future extraction by restricting development that might prejudice its extraction. As with MIN1, the minerals industry can have a positive effect via provision of employment opportunities, especially in rural areas, as income and prosperity has a strong correlation with health and wellbeing. However, lack of evidence to identify MSAs is a major issue that may not be addressed during the Plan period and many aspects are outside Council's control. If MSAs are identified, they are likely to be highly localised and the overall impact is considered negligible.
2. strengthen society.	0	0	0	The approach might exacerbate perceived inequalities in the countryside, as a MSA may reduce the opportunity to develop in the safeguarding area. If MSAs are identified, they are likely to be highly localised and the overall impact is negligible.
3. provide good quality, sustainable housing.	0	0	0	The approach may slightly reduce the opportunity to develop new dwellings within the safeguarding area, but there are exemptions for extensions/replacements. If MSAs are brought forward, they are likely to be highly localised / small areas affected and the overall impact is negligible.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	The purpose of the approach is to allow the reserves of any important mineral to be protected, to enable them to be mined and the economic benefits gained from the extraction, rather than lost through sterilisation - for that particular economic use. A key aspect is that the mineral must be of economic or conservation importance and therefore of significance for economy/employment. The approach ensures that there is, or can be, sufficient land supply in appropriate locations for economic growth. The approach may slightly reduce opportunity for new economic development within a safeguarding area, however as any MSA is most likely to be outside a settlement, opportunities would already be limited. If MSAs are identified, they are likely to be highly localised and would not counter the positive effects identified.
6. manage material assets sustainably.	0	0	0	The approach may preserve an existing asset to allow for its expansion - in which case infrastructure will already be present. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	+	+	+	The primary purpose is to support the minerals industry and to enable the minerals industry to operate sustainably for minerals of economic or conservation importance. It enables materials to be locally sourced and secures the future use/benefit of quarries. Lack of evidence to identify MSAs is a major issue that may not be addressed during the Plan period and many aspects are outside Council's control so there is uncertainty. However, if MSAs are identified, while they may be highly localised / small areas the economic/conservation value will be very high and as such the effects are considered to be significant.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on the Objective (effects of development/extraction are considered under other MIN policies).
9. improve air quality.	0	0	0	The option has no effect on the Objective (effects of development/extraction are considered under other MIN policies).
10. reduce causes of and adapt to climate change.	0	0	0	The option has no effect on the Objective (effects of development/extraction are considered under other MIN policies).

11. protect, manage and use water resources sustainably.	0	0	0	The option has negligible effect on the Objective (effects of development/extraction are considered under other MIN policies). It may indirectly protect an area from development (until such times as mineral is extracted). Other land uses/designations would form part of overall considerations when defining a MSA.
12. protect natural resources and enhance biodiversity.	0	0	0	The option has negligible effect on the Objective (effects of development/extraction are considered under other MIN policies). It may indirectly protect an area from development (until such times as mineral is extracted). Other land uses/designations would form part of overall considerations when defining a MSA.
13. maintain and enhance landscape character.	0	0	0	The option has negligible effect on the Objective (effects of development/extraction are considered under other MIN policies). It may indirectly protect an area from development (until such times as mineral is extracted). Other land uses/designations would form part of overall considerations when defining a MSA.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has negligible effect on the Objective (effects of development/extraction are considered under other MIN policies). It may indirectly protect an area from development (until such times as mineral is extracted). Other land uses/designations would form part of overall considerations when defining a MSA.
Summary of Policy: Mineral Safeguarding Areas may be defined around mineral reserves that are of economic or conservation importance. Detailed boundaries of Mineral Safeguarding Areas and associated policy on how applications within MSAs will be treated will be brought forward at Local Policies Plan (LPP) stage if it is considered appropriate to do so following an assessment of known mineral reserves.				
Reasonable Alternatives: No reasonable alternative has been identified at draft Plan Strategy stage. Alternatives were appraised in the Interim SA for the POP under Key Issue 14. The Option brought forward accords with the most sustainable Option identified in the Interim SA. Consideration was given to carrying forward a policy-led approach on Minerals Development but not carrying forward a policy on Mineral Safeguarding Areas. However, this was ruled out as a reasonable alternative as it would be contrary to the Regional Policy as set out in paragraph 6.155 of the SPPS which sets out a requirement for LDPs to safeguard mineral resources.				

Summary and comparison of options against the Sustainability Objectives:

There are no currently identified mineral reserves in the district to which this policy would apply, but the policy will allow the opportunity for a MSA to be spatially defined, should a proven mineral resource that merits protection be identified in the future. As a consequence it is difficult to identify and assess any potential effects in the appraisal, as neither the location nor the type of mineral is known. Furthermore, the identification of a MSA will not directly lead to development, but may enable it to occur at some point in the future. Some potential influences are identified for the social Sustainability Objectives, but none are considered to be strong enough to deliver a perceptible effect. The overall effect on Objective 5 is positive, as by definition any MSA must have economic importance. As any MSA is likely to be highly localised, the approach should not perceptibly constrain other economic development. The approach will support Objective 7 by enabling the minerals industry to operate sustainably and secure the future use of a resource.

No perceptible effects are identified for the environmental Sustainability Objectives, as the approach is to restrict surface development. Any development associated with the extraction of the mineral would occur under MIN1 or MIN3 policies, the effects of which are considered separately.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objective to protect physical resources and use sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Council will engage with Department for Economy and the minerals industry to inform on the designation of any MSAs, as there is currently a lack of a robust evidence base on supply and demand to identify new mineral safeguarding areas in the district. No additional measures are identified.

Policy MIN6 - Peat Extraction

Option	New standalone policy for peat extraction, in line with the policy direction of Policy MIN1 of a Planning Strategy for Rural NI and the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The approach may constrain some businesses, however it will allow existing operations to continue in degraded areas and would not affect hand-cutting. End uses for peat include food production and home heating. However, more sustainable alternatives are widely available. The overall effect on the Objective is negligible.
2. strengthen society.	0	0	0	The option has no effect on the Objective.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on the Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on the Objective.
5. enable sustainable economic growth.	0	0	0	The approach may constrain some businesses and may have knock-on effects to end users. Scale of such extraction in the district means that the overall effect on the Objective is negligible.
6. manage material assets sustainably.	0	0	0	The option has no effect on the Objective - peat is not a renewable energy source in practical terms.
7. protect physical resources and use sustainably.	+	+	+	Maintains or enhances soil quality/avoids soil erosion, retaining the natural land and ground cover. The approach will permit continued operations where the peatland is not reasonably capable of restoration.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on the Objective.
9. improve air quality.	0	0	0	Peatland/bog habitat is a key receptor and indicator for poor air quality. The approach will potentially discourage the burning of peat, though the policy does not include hand cutting/personal use. The approach will maintain the status quo - halting further loss and safeguarding peatland that has potential for restoration.
10. reduce causes of and adapt to climate change.	+	+	+	The approach will protect peatland habitat which captures rainfall and acts as natural attenuation features for surface water. Peat habitat has a role in carbon sequestration - stores more carbon for longer periods than any other ecosystem, thus acting to reduce net greenhouse gas emissions.
11. protect, manage and use water resources sustainably.	+	+	+	The approach will protect peatland habitat which captures rainfall and acts as natural attenuation features for surface water. Peatland influences river catchment hydrology and the approach may help reduce the risk of flooding. The approach will preserve wetland ecosystems that may also help to improve water quality in catchments, including drinking water catchments.
12. protect natural resources and enhance biodiversity.	+	+	+	There is crossover with policy on natural heritage, however the approach will protect and enable the restoration/enhancement of priority habitat/biodiversity sites. It supports the preservation of peatland which functions as an ecosystem service and has a range of positive environmental benefits, from uplands right down to the marine area. Removal will be permitted where it forms part of a management plan for the conservation and restoration of peatland (which may be secured by legal agreement to ensure that the restoration occurs).

13. maintain and enhance landscape character.	++ ++ ++	Commercial extraction can adversely affect landscape character and the approach will protect peatland which is a component of the district's distinctive upland and lowland landscapes. It will help to safeguard the setting of prominent features. There is crossover with NH policy on AONBs, which also affords separate protection to areas, which may include peatland.
14. protect, conserve and enhance the historic environment and cultural heritage.	++ ++ ++	Peat cutting is a cultural activity when hand cut for personal use - this policy should not preclude the continuation of practices of cultural heritage importance. The approach will help to preserve historic and traditional landscapes and maintain 'sense of place' and local distinctiveness. Peatland contributes to setting and culture of many areas. Some bogs may contain archaeology - commercial activities can contribute to discoveries and interpretation, however, the approach may also help to preserve archaeology in-situ and prevent its destruction.
Summary of Policy: There will be a presumption against commercial peat extraction. Exceptions may be allowed where the peatland is already degraded and not reasonably capable of restoration or where it can be demonstrated that peat extraction is linked to a management and restoration plan.		
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS para 6.192 to prevent development likely to result in unacceptable adverse impact on or damage to active peatland and para 6.154 regarding the peat extraction.		
Summary and comparison of options against the Sustainability Objectives: This policy has negligible or no impact on all of the social and economic Sustainability Objectives. The approach will permit continued commercial operations where the peatland is not reasonably capable of restoration and constraints affecting individual operators should not negatively impact the overall achievement of Objective 5. The protection of peatland from commercial extraction contributes towards the achievement of almost all the environmental Sustainability Objectives. This reflects the enormous importance of peatland to the stability and general wellbeing of our environment, conserving biodiversity, affecting river catchment hydrology and creating our distinctive upland and lowland landscapes. The approach would not preclude the cultural activity of hand-cutting for personal use.		
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.		The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.		
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.		
Measures to reduce negative effects and promote positive effects: Approach will work towards Objectives of Northern Ireland Peatland Strategy 2022-2040 (DAERA, draft) to protect and restore peatlands across the wider region.		

Policy MIN7 - Restoration and Aftercare

Option	Carry forward the policy direction of Policy MIN8 of Planning Strategy for Rural NI and the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	+	Long term, site restoration should result in these sites being potentially more attractive and to have amenity value, with enhanced biodiversity. Restoration of a degraded piece of land will improve the landscape and create more pleasant surroundings in the areas affected. Exhausted quarries can be an 'opportunity for community, environmental and economic enhancement'. Sites may become places that people can visit/use for leisure or recreation. The approach gives a level of confidence that any potential issues will be addressed, however appraisal of the draft policy wording found that delivery of the Objective might be strengthened if the policy included some more detail around benefit/enhancement of the site. Additional details were subsequently included.
2. strengthen society.	0	0	+	Long term, site restoration may help to establish new shared space - after uses could be a park or outdoor recreation. The overall approach seeks to achieve betterment in the future, rather than leaving an abandoned/empty quarry.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on the Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on the Objective.
5. enable sustainable economic growth.	?	?	?	The approach helps to make the Council area a more attractive place to live and work. After uses have the potential to create jobs, though this would depend if the restoration proposal is self-maintaining, or is linked with a business, facility or service - though it may not be feasible to identify a future use in at the application stage. Proposals in rural locations may not be sustainably located for a community/economic after use. The overall effect is uncertain, as after use cannot be predicted.
6. manage material assets sustainably.	+	+	+	The approach seeks to addresses the issue of post use dereliction and phasing can mean effects are seen from the short term. It will ensure that any contamination is remediated/managed and establishes the potential for beneficial after use. After uses could include facilities for the management of waste/recycling, or for industry linked to renewable energy. The scale/likelihood of such uses coming forward is unlikely to be significant.
7. protect physical resources and use sustainably.	+	+	+	The approach promotes and enables the minerals industry to operate sustainably - requiring consideration of whole project/restoration from the outset is considered to be a more sustainable approach. It secures future use/benefit of quarries through restoration and aftercare. It may potentially expose and enable access to new earth science features.
8. encourage active and sustainable travel.	0	0	0	Feasible options/opportunities for after use will largely be influenced by the site's accessibility. The overall effect on the Objective is negligible.
9. improve air quality.	0	0	0	The approach in itself is unlikely to have any noticeable effect on air quality, as air quality effects will have ceased with the extraction activity. The overall effect on the Objective is negligible.
10. reduce causes of and adapt to climate change.	0	0	0	Certain after uses could act positively in a localised way, if the restoration proposal included natural habitats or assets that could have a role in climate change adaptation, carbon capture or renewables. The effects would depend on end use, but are unlikely to be noticeable at the strategic scale.

11. protect, manage and use water resources sustainably.	+	+	+	The approach should ensure that any potential risk in terms of flooding or a deterioration in water quality, e.g. leachate - is considered and mitigation / management measures, including phasing, should be embedded from the outset. Where there are potential links to surface water, this will help to protect and prevent impacts on aquatic resources/ food resources and any linkages with wider river catchments or marine area in the future. Examination of decommissioning effects may also be a requirement /outworking of EIA or HRA. Restoration proposals could include the provision of a new surface waterbody or wetland.
12. protect natural resources and enhance biodiversity.	0	0	+	Restoration and aftercare plans should support the provision of natural resources and improved biodiversity. It may be possible to manage these areas as new natural habitats but even with phased restoration it can take time for vegetation to mature and for the effect to be established. Appraisal of the draft policy wording found that delivery of the Objective might be strengthened if the policy included some more detail around benefit/enhancement of the site. Additional details were subsequently included.
13. maintain and enhance landscape character.	0	0	+	The approach seeks to restore landscape character and to reduce the visual intrusion of minerals development over time. Even with phased restoration it can take time for measures to mature and for improvements to be achieved. Appraisal of the draft policy wording found that delivery of the Objective might be strengthened if the policy included some more detail around enhancement of the site. Additional details were subsequently included.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	+	The approach will primarily apply to new applications. However, should a proposal come forward for the extension an existing quarry, if there is industrial heritage associated with former workings the approach could seek to retain this as part of the overall restoration and after care plan. Appraisal of the draft policy wording found that delivery of the Objective might be strengthened if the policy included some more detail on incorporating context and character and enhancement of the site. Additional details were subsequently included.

Summary of Policy:

Subject to meeting Policy MIN1, all applications for mineral development must be accompanied by restoration proposals to ensure the appropriate future land use following cessation of minerals extraction and/or processing operations.

Reasonable Alternatives:

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.161 regarding restoration and appropriate re-use of minerals sites.

Consideration was given to introduce a requirement for all minerals workings to provide a site restoration bond. This was not pursued, as Department for Communities & Local Government publication 'Technical Guidance to the National Planning Policy Framework' (NPPF) (March 2012) states that Planning Authorities should seek financial guarantees only in exceptional guidance. In the absence of regional guidance from DfI on this issue, it is considered appropriate to follow this best practice guidance.

Summary and comparison of options against the Sustainability Objectives:

It should be noted that this policy will only apply to new minerals development and is only likely to apply to a limited number of quarries. The appraisal has been conducted in the context of the best-case scenario and is looking over the long term, which may be longer than the life of the Plan. The approach contributes positively towards Objectives 1 and 2 as it gives more certainty that sites will be restored to be more attractive in their appearance and encourages consideration to be given to needs of the local community. Dependent on location, it may encourage the identification and realisation of opportunities for future use as a new asset with amenity value.

The approach may help to develop new assets that provide employment and generate income, directly or indirectly. However, as mineral extraction typically occurs in rural areas, opportunities may be limited and the effect on Objective 5 is uncertain. It is considered to make the minerals industry more sustainable, contributing toward

Objectives 6 and 7 by providing more certainty that restoration and reinstatement will be delivered, including phased restoration commencing earlier in the lifespan of the mineral development, where appropriate to do so. As the policy encourages phased / progressive restoration and consideration of proposals/measures from the outset, benefits to some of the environmental Sustainability Objectives, in particular Objective 11, can be delivered from the short-term timescale. Minor positive effects are identified for Objectives 12, 13 and 14 as the main aim of the approach is to re-establish a more natural environment, where possible, once extraction operations have ceased.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No significant positive or significant effects are identified for the preferred option. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: For qualifying proposals, assessments such as EIA or HRA may inform on likely significant impacts and any required mitigation in respect of decommissioning and site restoration/reinstatement, where relevant.

Strategic Policy TRS1 - Sustainable Transport, Policy TRA1 - Creating an Accessible Environment, Policy TRA6 - Transport Assessment & Policy TRA8 - Active Travel

Option	Carry forward Policies AMP1, AMP6 and AMP8 of PPS3, with amended wording to align with the SPPS and DfI's best practice guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Approach promotes accessibility (TRA1) and enabling people ease of access to new buildings, particularly for those who are less mobile. Also able to promote more active lifestyles by enabling access for people to leisure facilities. Active travel policy encourages and enables people to keep physically fit and to be healthier, both physically and mentally. Approach indirectly helps to maintain and possibly improve local air quality – walking/ cycling/ running to school or work. Policies also likely to make access to local schools easier (and via healthier modes than the car). Safety aspect also evident through design - dropped kerbs, unhindered approaches, ramps.
2. strengthen society.	+	+	+	Accounts for less mobile people and those with disabilities, by enabling access for all to local facilities and services, which reduces inequalities that may otherwise exist. Cross over with other policies such as housing and GP1 should improve connectivity for people across local communities and enable access to shared space, community facilities, etc. Approach should help reduce any inequalities that may otherwise exist for some parts of society - enabling people to freely move to where they need to go.
3. provide good quality, sustainable housing.	+	+	+	Access considerations of these policies should deliver more sustainable housing - design/ layout/ accessibility, by promoting and enabling active travel amongst these communities that better connects people to local facilities and services. Note that housing policy refers to TRA8. The policies can help meet the needs of specific groups: older population, less mobile, those without access to a car, etc. Policies can help people in their ability to ‘move’ and enhance the quality of housing. Housing is delivered under other policies, hence the negligible effect.
4. enable access to high quality education.	+	+	+	Access considerations under these policies to facilities should enable people from all groups to be able to access local educational establishments and particularly benefit those without access to a vehicle. Policies should enable access to modern educational resources. Educational facilities (new) are specifically referenced in TRA1 in that suitable access for all must be provided and in TRA8, all new development must have access via active travel at least accounted for.
5. enable sustainable economic growth.	+	+	+	Those located in less prosperous areas are likely to benefit from these policies because accessibility to local facilities and services for those without access to a car are accounted for, as are those dealing with mobility issues. This in turn should help more people be able to go to work whilst also maintaining and improving the vitality and vibrancy of centres by enabling access to them by more people, and not just by car. There is reference to ‘ease of access to reserved parking’ in TRA1 and the J&A refers to ensuring safe access for ‘socially excluded’ people, which will deliver benefits for the local economy. Active travel also links to sustainable tourism by attracting people into locations where they can cycle, walk, or run and avoid car travel and its costs – access to greenways, hiking trails, and provision of active travel within settlements. This choice of travel is accessible all year round and is free, and it aligns well with delivery of tourism (and recreational pursuits) across the district. Secure, safe cycle parking is in the J&A of TRA8 and that its integration to all development and key locations highlighted. Provision of shower facilities is also referred to in connection with ‘major employment generating developments’. Overall, the policies can make the district a more attractive place to work, live, visit and invest in.
6. manage material assets sustainably.	0	0	0	No direct delivery of Objective, but noted that there may be some reduction of derelict/ contaminated land through improved connectivity. Overall, a negligible effect.
7. protect physical resources and use sustainably.	0	0	0	The option has no effect on the Objective.

8. encourage active and sustainable travel.	++	++	++	Policies deliver for this Objective, with TRA8 specifically for delivery of active travel. Walking, cycling and public transport connections must be considered/ accounted for and are integral to any new planning permission. External layouts must incorporate access to sustainable travel with pedestrian movements to be made a priority (TRA1). 'Safe and convenient' walking and cycling may be required but also 'Safe, convenient and secure cycle parking' and 'Safe and convenient walking & cycle links' to much wider active and sustainable travel networks. The policies are able to reduce traffic and congestion, by enabling people to choose other means of transport than the car, which will ultimately help with the modal shift to alternative modes of transport. TRA6 refers to the need for Travel Assessments and Plans (even applicable to small developments) whereby other modes of transport to the car would be investigated. Opportunities to access active travel must be maximised.
9. improve air quality.	+	++	++	People opting for active travel will help reduce car use and vehicle emissions, which will help to maintain local air quality and possibly improve it, particularly where there are issues (AQMAS). Infrastructure can be provided to facilitate access to active travel and support people in making that shift from the car to walking, cycling or public transport. Ultimately the policies seek to reduce traffic and congestion, and with that pockets of poorer air quality. The policies help support behavioural change in people across the district and how they travel to school, work and from place to place, and the effect should strengthen over time as the principle becomes established.
10. reduce causes of and adapt to climate change.	+	++	++	The policies promote active and sustainable travel rather than use of a car and are able to help people reduce their GHG emissions from transport related journeys. The provision of accessible infrastructure to support people make this behavioural change not only delivers on the GHG emissions aspect, but also helps to futureproof development for future changes in how we travel, i.e. phasing out of diesel/ petrol vehicles. TRA1 requires prioritisation of pedestrians and cyclists, whilst TRA6 refers to Transport Assessments/ Plans that aim to find sustainable modes of travel. TRA8 is focused on delivery of active travel and routes may have some links to the wider GBI network, which is part of the district's natural resilience to the effects of climate change. The effect should strengthen over time as the principle becomes established.
11. protect, manage and use water resources sustainably.	0	0	0	The option has negligible effect on the Objective.
12. protect natural resources and enhance biodiversity.	0	0	0	No direct delivery of Objective, but noted that greenways and active travel routes can have local biodiversity present and be part of the district's GBI network (particularly greenways). However, it is noted that for cycling purposes (and walking) there is normally a tarmac path present and that in some cases there may be a risk of loss of biodiversity. There is cross over with the WANE Act and natural heritage policies should apply.
13. maintain and enhance landscape character.	0	0	0	No direct delivery of Objective, but noted that some active travel routes and greenways are likely to be, or to become, landscape features particularly in and around coastal areas. However the policies are more applicable to settlements and the urban/ built environment, so any effect on the Objective is negligible.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Consideration and provision of active and sustainable travel is likely to support access to the historic environment in settlements. Any new development, which could be a museum or other facility linked to cultural heritage, must have access for all users provided for. The importance of design in delivering access for all and sustainable travel is in TRA1 J&A where reference to redevelopment or refurbishments of historic or listed buildings that 'should not impact on the building's special interest or character' is made. The overall aim of the policies to reduce car travel and therefore related pollution is likely to help maintain the quality of older buildings and features, particularly in urban locations. Active travel prioritisation can enhance the setting of a historic or culturally important site or building.

Summary of Policy:

Strategic Policy TRS1 Sustainable Transport

The Council's Transport Strategy sets out Objectives and measures contained within the Local Transport Study which aim to secure improved integration between transportation and land use planning and to facilitate safe and efficient access, movement and parking in line with regional planning policy.

The Plan will support development proposals that improve connectivity through promoting the integration of sustainable transport and land use which supports a modal shift (such as walking, cycling, and public transport) in accordance with the Local Transport Study and Local Transport Plan.

Policy TRA1 - Creating an Accessible Environment:

The Council aims to promote inclusive and sustainable transport methods throughout the district. The policy seeks to provide sustainable transport methods for those with disabilities, enable them to have increased connectivity throughout the district, and enable transport options to employment or education opportunities.

Policy TRA6 - Transport Assessment

The aim of this policy is to require, where appropriate, that a Transport Assessment is submitted with proposals, which generate a significant volume of travel. This may also require a Travel Plan.

Policy TRA8 - Active Travel

This policy aims to ensure that walking, cycling and linkages with public transport are taking into account and form part of the development proposal.

Policies TRA1, TRA6 and TRA8 have been appraised as a group, as they all work together to implement the Council's Transport Strategy and Strategic Policy TRS1 Sustainable Transport.

Reasonable Alternatives:

No reasonable alternatives have been identified for TRA1. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.302 regarding accessibility.

No reasonable alternatives have been identified for TRA6. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.303 regarding Transport Assessment.

No reasonable alternatives have been identified for TRA8. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.297, 6.300 & 6.301 regarding active travel and cycle provision and walking and cycling infrastructure.

Summary and comparison of options against the Sustainability Objectives:

These policies deliver positive effects across the Social (1, 2 and 3), Economic (4, 5) and Environmental Sustainability Objectives (8 to 10 and 14). No negative effects are identified.

They are focused on improving people's lives both physically and mentally by enabling ease of safe, access to buildings including leisure centres, libraries and schools, as well as improving connectivity within communities to shared space and community facilities. The policies try to enable the free movement of all people within society from place to place and support not just those with a disability, or those less mobile but also people without access to a vehicle.

This approach to improving accessibility to local facilities and services for all people throughout the year can maintain and improve the vitality and vibrancy of centres as it enables as many people as possible to go to the centres and to spend their time and money there. Likewise, it may facilitate access to jobs for those who do not have access to a vehicle and deliver multiple opportunities for those people. In support of this, major sources of employment are expected to provide shower facilities so that people can walk, run, skate, or cycle to work. This drive for active travel aligns with delivery of sustainable tourism across the district because it is accessible all year and free. Its integration can make an area more attractive not just to visitors but to people and investors because of the reduction in vehicular traffic and pollution. It is complementary to the historic environment particularly in settlements because of it enables access without pollution or cost with positives for tourism and the local

economy but also for environmental Objective 14. Historic and listed buildings are referred to in TRA1 to help ensure any access improvements do not reduce built heritage value.

Some of the environmental benefits from the policies include cleaner air and reduced greenhouse gas emissions, both derived from the active travel aspects of the policies and the policy focused on delivery of active travel (TRA8). The policies support a modal shift in behaviour in how people will choose to get to work, school, the shops, or to an appointment. Any reduction in car use will help improve local air quality – particularly where there is congestion, whilst also helping to reduce transport related emissions responsible for climate change. There is an element of futureproofing within the policies by ensuring accessible infrastructure is in place that people can easily take advantage of to reduce their own carbon footprints in the future.

When active travel is discussed, it is normal to also recognise that behavioural change is required for any benefits to be delivered. These policies cannot ‘make’ people cycle, walk, run, skate, or opt for any other mode of travel to the car but they can help facilitate that modal shift in behaviour. The strength of these policies lies in their ability to have public transport routes/ connections and active travel appropriately considered and accounted for. The feasibility to include sustainable and active travel to any proposal is clear within the policies, as too is the potential to connect to a much wider network – futureproofing the district. TRA6 refers to the need for Travel Assessments and Plans, which are applicable even to small developments thus helping to maximise delivery of sustainable development.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth, and to encourage active and sustainable travel across all timescales. Significant positive effects are also identified for the Objectives to improve air quality and to reduce causes of and adapt to climate change in the medium and long term.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Housing, natural environment, and open space policies will be especially relevant. Legislative requirements - WANE Act with its biodiversity duty on Councils. Transport Assessments and Travel Plans. Engagement with DfI Roads around Regional and Local Transport Plans.

Policy TRA2 - Access to Public Roads & Policy TRA3 - Access to Protected Routes

Option	Carry forward Policy AMP2 of PPS3 and Policy AMP3 of PPS3 and IC15 of PSRNI with amended wording to align with the SPPS and DfI's best practice guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Road safety and reducing risk of road accidents is at the heart of this approach. Free flowing traffic can also support reduced response times for emergency services which is an important consideration of these policies. The emphasis is on the safe movement of people, as well as goods.
2.... strengthen society.	0	0	0	The approach seeks to preserve free flow in the strategic road network, which provides connectivity between the settlements and from rural to urban areas. The overall effect on the Objective is negligible.
3.... provide good quality, sustainable housing.	+	+	+	There is a relationship between access and housing - new housing development should be able to access the road network safely without significantly affecting the flow of traffic and the approach seeks to reduce the risk of accidents. In settlements, there is a need to secure high level of design to meet safety requirements. Key Site Requirements may be identified when reviewing zonings. TRA3 restricts access onto protected routes, however, exceptions are provided for in several cases, including replacement dwellings and dwellings on farms - where they meet the criteria set out in policy.
4.... enable access to high quality education.	0	0	0	Protected routes policy seeks to maintain free-flowing traffic between and within settlements, this helps with access to schools via public transport, and safety. The overall effect on the Objective is negligible.
5.... enable sustainable economic growth.	+	+	+	The approach seeks to maintain a fit for purpose road network that allows free flowing movement of people and goods - good quality road infrastructure is vitally important for freight and deliveries, which all contribute to economy and industry. An exception is provided for roadside services in areas not already served. The district is well-positioned on the Belfast-Dublin economic corridor and efficiency and effectiveness in the road network is therefore significant in capitalising on trade opportunities including through seaports and harbours. Ensures that land use and transport planning takes an integrated approach and does not conflict.
6.... manage material assets sustainably.	0	0	0	The approach has no effect on this Objective.
7.... protect physical resources and use sustainably.	0	0	0	The approach seeks to maintain a fit for purpose road network, which helps the minerals industry to operate sustainably as it relies on HGV transport. The amount of development restricted by the approach and the additional land take necessary to achieve safe access is negligible.
8.... encourage active and sustainable travel.	+	+	+	Keeps strategic traffic separate from local traffic, to enable most efficient use of public road network and minimise congestion where possible. The approach will help to sustain/improve efficiency of some types of public transport. Consideration of safety and access helps to prevent collisions/accidents.
9.... improve air quality.	?	?	?	The approach seeks to maintain free-flowing traffic and reduce traffic congestion, which should lead to reduced emissions / pollution from vehicles. It also supports sustainable modes of transport (buses, park and ride/share). However, uncongested roads indirectly incentivises their increased use by car drivers, as journey times are shorter, which may increase emissions.
10.... reduce causes of and adapt to climate change.	?	?	?	The approach seeks to maintain free-flowing traffic and reduce traffic congestion, which should lead to improved fuel efficiency and reduced greenhouse gas emissions from transport. However, the approach may not encourage people to use more sustainable modes of transport and may indirectly sustain use of cars, as car journeys may be more convenient.

11.... protect, manage and use water resources sustainably.	0	0	0	The approach has no effect on this Objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	The approach may mean that some additional land take (such as hedgerow removal for sightlines) may be necessary to achieve safe access. TRA3 seeks to restrict new accesses and requires the use of existing accesses where available and design policies will require native species replanting to compensate for losses. The overall effect is negligible.
13.... maintain and enhance landscape character.	0	0	0	As per O12, potential safety requirements for access may result in occasional removal of trees. Such losses will be mitigated/ compensated through other operational policies. The overall effect is negligible.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The approach may necessitate alteration of built heritage features (e.g. gateposts, walls) to meet modern road safety standards. Where such development might affect the setting of a listed building or other protected asset, consultation with HED would be required. Losses will be mitigated/compensated through operational HE policy and policy on design in the countryside. The overall effect on the Objective is negligible.
Summary of Policy: <u>TRA2 Access to Public Roads</u> The policy aims to promote and to protect existing road infrastructure and access routes. New development should not compromise existing accesses and traffic management plans. <u>Policy TRA3 Access to Protected Routes</u> The Council will restrict access onto the main roads that facilitate the efficient movement of traffic across our district and over long distances in Northern Ireland. These roads contribute significantly to economic prosperity by providing efficient links between all the main towns, airports and seaports, and the Republic of Ireland. Policies TRA2 and TRA3 have been appraised as a group as they work to the same aim: safety and maintaining traffic flow.				
Reasonable Alternatives: Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.				
Summary and comparison of options against the Sustainability Objectives: Ensuring that new development proposals are safe and that their access arrangements will not unduly interfere with the movement of people and goods will help reduce the risk of accidents and preserve amenity, acting positively for Objectives 1 and 3. Positive influences on Objective 2 are also noted, as routes provide connectivity between settlements and from the rural area into settlements, but the overall impact is negligible. Good quality, efficient road infrastructure is vitally important for freight and deliveries, which all contribute to businesses and industry throughout the district and act significantly toward the delivery of Objective 5. The approach will enable the most efficient use of public road network and will work to minimise congestion where possible. It supports Objective 8 by helping to maintain efficiency of some sustainable transport modes. However, although it may reduce congestion and transport				

emissions associated with it, access to free-flowing roads can also incentivise their increased use by car drivers, as journey times are shorter, which could increase vehicle emissions. The effect on Objectives 9 and 10 is uncertain. Safety requirements for access may necessitate the removal of natural or built features, which has an influence on Objectives 12-14. However, the overall effect on these Objectives is negligible as the scale of loss will be minor and other operational policy will require losses to be mitigated/compensated.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects identified for the Objectives to improve health and well-being and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Policy on design and historic environment will ensure that unavoidable losses are compensated/mitigated. Key Site Requirements may be identified for zonings at LPP.

Policy TRA4 - Protection of New Transport Schemes & Policy TRA5 - Disused Transport Routes

Option	Carry forward Policy AMP4 and Policy AMP5 of PPS3, with amended wording to align with the SPPS and DfI's best practice guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	?	?	?	Protecting routes from other types of development may help deliver benefits for this Objective, but much depends on the end use – active travel routes, public transport hubs/ public transport routes (rail). Some end uses may improve connectivity with increased social contact/interaction, or physical health benefits, or access to open space, but there is uncertainty as to whether schemes will come forward and, if so, what type of development and where. Possible funding issues also a consideration.
2. strengthen society.	?	?	?	Similar to previous comments, in that improved connectivity for people using various modes of transport is likely to strengthen society by enabling people to maintain or improve social contact/ interaction and to move freely from place to place. Policies can also enable park and ride/share proposals, which are inclusive. Some older schemes from previous Area Plans are still not developed and there is uncertainty as to what schemes might be taken forward and where. Possible funding issues also a consideration.
3. provide good quality, sustainable housing.	?	?	?	There may be housing land released, if connectivity to and from is facilitated by a suitable proposal/s coming forward. There is uncertainty as to what schemes might be taken forward and where.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective, but noted access to educational establishments and resources could be facilitated.
5. enable sustainable economic growth.	+	+	+	Aim of policies is to protect the land for delivery of transport routes that will provide improved connectivity across the district, for locals and visitors to access local facilities and services (as well as each other) but also for any user to benefit from. Rail routes are known and protected, and park and ride scheme locations are also known. Either of these end uses can help bring either goods or people into the district with positives for the local economy via spend. Any improved connectivity is likely to deliver benefits for the local economy. Policies are able to deliver a wide range of end uses, including active travel routes and greenways using old rail and canal routes. These proposals can enable better access and connectivity for people across the district, but especially for people interested in recreation and leisure. Direct links to sustainable tourism are also feasible. There can be multiple economic spin-offs from these projects for the local economy. Overall the policies can make the district a more attractive place for people to work, live, visit and invest in and the policies help safeguard this.
6. manage material assets sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that there may be some reduction of derelict/ contaminated land either directly, e.g. greenways, or indirectly via new access to the derelict land, but any effect is negligible.
7. protect physical resources and use sustainably.	?	?	?	Possible negatives for the minerals industry are noted, because some proposals may encompass large areas of land - Newry Southern Relief Road. Projects are able to use locally sourced materials/ minerals, which is helping to sustain the minerals industry, but markets may not be local. The policy approach is able to minimise loss of greenfield land in the short term and its loss in the long term. Due to the uncertainty as to what may come forward, when, and where, the overall effect is uncertain.
8. encourage active and sustainable travel.	+	+	+	Policies can deliver for this Objective, but there is uncertainty regarding what schemes may come forward and when. There can be funding issues as well but active/ sustainable travel is supported under these policies – cycling, walking, park & ride/share, public transport provision and rail. Cycling and pedestrian networks are to be considered under TRA4 and disused transport routes are ultimately protected/ safeguarded for end-use that includes active travel, or recreation/ leisure purpose which is likely to involve walking, cycling or running. J&A refers to alternative transport modes - cycling networks, greenways etc. Overall aim of TRA5 is to ensure development does not occur which would prejudice alternative transport modes, including active travel.

9. improve air quality.	+	+	+	Road schemes (by-passes) will increase traffic and transport related emissions but they can reduce emissions if public transport use is increased. Likewise, they are able to improve local air quality if congested areas are released – AQMAs are present in the district. Noted that heavy goods vehicles (which can impact local air quality) are evident in the district, with its links to other parts north and south, but road schemes should enable a better flow of traffic and movement of vehicles (without congestion). The nature of the road scheme proposals and other feasible end-uses including rail, park and ride/ share proposals, and active travel schemes are all able to deliver for this Objective by reducing reliance on cars and removing them from the wider transport network.
10. reduce causes of and adapt to climate change.	?	?	?	Road schemes (by-passes) will increase traffic and transport related GHG emissions, but they may also help to reduce emissions if public transport use is increased, park and ride/ share schemes are integrated, and active travel is an end-use. Protection of the disused transport routes helps to avoid development in the short term, but the eventual schemes will involve GHG emissions during construction, particularly large-scale proposals. Adaptation measures can be incorporated and it is noted that the active travel element will support this Objective. Due to the uncertainty as to what may come forward, when, and where, the overall effect is uncertain.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on the Objective.
12. protect natural resources and enhance biodiversity.	0	-	-	In the short term, greenfield land and its local biodiversity is able to be protected/retained. In the long term this is likely to be lost - although there is uncertainty about what, where and when a proposal may come forward. Disused transport routes tend to have more natural heritage associated with them and can contribute to the district's GBI network. Any development is likely to cause risk of loss to local biodiversity. Greenways and other projects under TRA5 are considered less of an impact on the Objective, with cross over with other natural heritage policies and WANE Act applicable but the potential impact of 'major proposals' linked to road, rail or even park and ride schemes, is reflected in the score.
13. maintain and enhance landscape character.	0	-	-	In the short term, greenfield land and features are protected/ retained within the landscape. In the long term, development is meant to occur with loss of this land. Active travel projects are less likely to have an impact, with some routes under TRA5 possibly already features within the landscape. 'Major proposals' under TRA4 can encompass large areas of land with potential for impacts on landscape. Much depends on the nature of the proposal but also its scale – Ballynahinch By-Pass and Newry Southern Relief Scheme. Smaller schemes likely to have less of an impact. Landscape must be a consideration in all schemes irrelevant of scale but the risk to landscape from all proposals under TRA4 is reflected in the score.
14. protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	Disused transport routes are remnant features of our industrial/ transport heritage – former railway lines and canals. TRA5 is helping to preserve these features from other development and their end use is likely to enable their conservation and enhancement under a reuse scheme. Newry Canal has already been reclaimed for recreation/ tourism. Older structures and buildings connected to these former transport routes can also be retained and reused as part of any modern infrastructure but there is uncertainty as to what, where and when a proposal may come forward, and how much could be delivered for this Objective remains uncertain.
Summary of Policy: <u>Policy TRA4 - Protection of New Transport Schemes</u> The Council will promote and enable development of existing identified key transport strategies and corridors so as not to adversely affect their implementation potential. <u>Policy TRA5 - Disused Transport Routes</u> The aim of the policy is to restrict development which would prejudice the future re-use of a disused transport route. Policies TRA4 and TRA5 have been appraised as a group as they both seek to facilitate the delivery of identified transport schemes.				

Reasonable Alternatives:

No reasonable alternatives have been identified for TRA4 at draft Plan Strategy stage. Three options related to TRA4 were appraised in the Interim SA for the POP, under Key Issue 15: Proposed Transportation Schemes. Two options related to TRA4 were appraised in the Interim SA for the POP, under Key Issue 16: Provision of Park and Ride/Share Schemes.

The option taken forward accords with the most sustainable options identified in the Interim SA. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.300 regarding New Transport Schemes, Walking & Cycling.

No reasonable alternatives have been identified for TRA5 at draft Plan Strategy stage. Two options related to TRA5 were appraised in the Interim SA for the POP, under Key Issue 17: Sustainable/Active Travel and Identification of Greenways. The proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.302 regarding Disused Transport Routes.

Summary and comparison of options against the Sustainability Objectives:

The policies could deliver for the Social Sustainability Objectives, Objectives 1, 2 and 3, but much would depend upon what type of proposal may come forward and where - i.e. its end use and whether active/ sustainable travel would be feasible, and its ability to improve local connectivity. The overall effect is uncertain.

The district is an important gateway for transport moving north to south and south to north. These policies aim to protect land for delivery of transport routes that will provide improved connectivity for both locals and visitors with multiple positive spin-offs for the local economy. They can help deliver goods and people, into and out of the district. The policies can also deliver end uses with direct links to sustainable tourism - active travel routes and greenways. Overall, the policies can make the district a more attractive place for people to live, work, visit and invest in; and they help to safeguard this, thus achieving economic Objective 5.

Delivery of Objective 7 is also uncertain in respect of the potential scale of land use. Again, much depends on what schemes may come forward, where, and when, plus whether the minerals industry could benefit if locally-sourced materials were used. Likewise, the outcome is uncertain for Objectives 10 and 14 because the end use is unknown. Transport-related greenhouse gas emissions could be reduced if public transport use is increased, park and ride/ share schemes integrated, and active travel facilitated, but these measures may not be achieved. Disused transport routes are remnant features of our industrial/ transport heritage and any proposal to reuse for active travel purposes will help with their conservation, but there is still uncertainty as to what, where and when a proposal might come forward.

The policies are also able to deliver positive outcomes for environmental Objectives 8 and 9, based mostly upon the feasibility that active and sustainable travel will be integrated in some way to proposals. Cycling, walking, park and ride/ share schemes, public transport provision and rail are all supported. Under TRA5, any development must not prejudice alternative modes of travel including active travel. Alternative modes can help reduce the total number of cars on the road as well as associated emissions and any air quality issues. There are AQMAs in the district and any schemes coming forward to help reduce congestion could help revoke these as well as improve the general flow and movement of traffic across the district.

Although there is some uncertainty when considering future effects, negative outcomes are considered applicable against environmental Objectives 12 and 13. These outcomes are based upon the reality of potential impacts from large-scale schemes (i.e. major proposals) on natural heritage and local biodiversity, as development of disused transport routes may adversely affect local biodiversity. Likewise, the reality of potential impacts on local landscape character, particularly from larger scale

schemes is considered negative. In the long term, development under these policies is meant to happen and so the potential negative impact on landscape, even at a local level is reflected in the appraisal.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified for the preferred option. The options are considered to be sustainable.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Natural heritage and historic environment policies will be especially relevant. Legislation - WANE Act 2011. Environmental Impact Assessments. Landscape Impact Assessments. Engagement with DfI Roads around Regional and Local Transport Plans.

Policy TRA7 – Car Parking and Servicing Arrangements, Policy TRA9 - Design of Car Parking, Policy TRA10 - Provision of Public and Private Car Parks & Policy TRA11 - Temporary Car Parks

Option	Carry forward Policies AMP7 and AMP10 of PPS3 with wording to align with the SPPS and DfI's best practice guidance, carry forward policies AMP9 and AMP11 of PPS3 with wording to align with DfI's best practice guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	TRA7 – spaces ‘reserved’ for users with a disability and any other specified requirements. TRA9 – safe and secure access for other road users (pedestrians/ cyclists) and those with disability. Promotion of active travel is incorporated to these policies. Transport Assessments can put forward measures ‘to promote alternative transport modes’ – a reduced amount of car parking provision can be made and walking and cycling promoted. TRA10 – overall Objective is to restrain use of the car and to encourage use of public transport (park and ride/ share) where available. TRA9 refers to parking that must demonstrate, ‘security, and the direct and safe access and movement of pedestrians and cyclists, including people with disabilities and others whose mobility is impaired’. Overall, the policies seek to encourage healthier lifestyles and physical activity with an emphasis on safety.
2. strengthen society.	0	0	0	The preferred option has no direct effect on this Objective but noted that policies promote inclusion of all groups – those with disabilities/ other road users thus ensuring improved accessibility and adequate parking to developments with the needs of other road users including pedestrians and cyclists accounted for.
3.... provide good quality, sustainable housing.	+	+	+	Travel Plans can be provided for housing developments with measures included to make those proposals more sustainable. Affordable housing can have reduced parking allocations, which indirectly helps to encourage residents to opt for alternative modes of transport to the car. If a new housing development is ‘well served by public transport’ then it could have reduced parking provision and access to other travel much more evident. The SA found that a review of policy wording in TRA7 may help to deliver more for this Objective. The cross over with other housing policy is noted.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective but noted that adequate parking must be provided for educational establishments.
5. enable sustainable economic growth.	?	?	?	Policies enable park and ride/ share facilities that help to bring people into urban areas by public transport or in a reduced number of cars but still supporting local economy and the vitality and vibrancy of centres. Able to make settlements safer and cleaner, which also makes the locality more attractive for people to live, work, visit and invest in. This in turn can attract people in and retain them for longer to spend money, which supports/ sustains the local economy. A location with less or no vehicles makes a much more pleasant urban environment to shop, eat, drink, socialise etc. Turnover of spaces used is required so movement of people is encouraged - come and go of people enabled which helps the flow of local economic activity – ‘vitality and viability’. Noted that a reduced number of parking spaces and short-term stays can affect workers in those localities but an efficient sustainable transport system is likely to require short stay. The needs of people travelling in to centres from a rurality dominated district, for work or shopping must be fairly considered. TRA10 can help to deliver park and ride/ share parks, which can help link rural areas to urban areas but long stay commuter parking is to be deterred. There could be issues with this because of the rural nature of the district and the reliance people have for the car. Cross over with Council and DfI initiatives or guidance.
6. manage material assets sustainably.	0	0	0	Possibility to reduce the amount of derelict/ contaminated land but only on a temporary basis – negligible effect.
7. protect physical resources and use sustainably.	0	0	0	Greenfield sites may be lost to some proposals under these policies at the outer edge of settlements, but reference is made to brownfield sites and settlement locations with the overall approach to reduce land used for car parking. Also noted that TRA9 can take advantage of sub surface planning – basement parking. Any effect on the Objective is negligible.

8. encourage active and sustainable travel.	+	+	+	The overall aim is to reduce parking provision and provide access to other modes of transport that will help people make the modal shift from the car to public transport or active travel delivers for this Objective. This is promoted under TRA7 with provision of park and ride/ share facilities under TRA10. J&A TRA10 refers to the appropriate location of parking which can help encourage people to walk, wheel or cycle. Design of parking must also consider 'safe access and movement of pedestrians and cyclists' so these users must also be considered alongside car users.
9. improve air quality.	+	+	+	Encourages other modes of transport to the car with benefits for local air quality. Able to reduce number of cars in town centre where AQMA's are located. Park and rides facilitate the movement of people to sustainable travel and help to reduce congestion in centres. TRA7 references best practice in respect of parking spaces and future infrastructure – electric charging points can be accounted for.
10.... reduce causes of and adapt to climate change.	+	+	+	Encourages other modes of travel to the car (walking/ cycling) and helps to make people less reliant on car/ vehicles therefore helping to reduce GHG emissions from transport. Able to promote modal shift to sustainable/ active travel. Future infrastructure can be considered in design of parking under TRA7 - 'best practice', which will help to deliver for future ban on fossil fuel based transport. Landscaping with 'appropriate boundary and surface treatments' is referred to for surface level car parks (TRA9) which could incorporate measures to combat local flooding and maintain natural resilience i.e. SuDS. The SA review of the draft policy wording found that the policy could deliver more for this Objective with potential links to minimising flood risk, reducing hard surfaces and using SuDS.
11. protect, manage and use water resources sustainably.	0	0	0	Well-designed landscaping schemes are referred to for surface level car-parks (and temporary) which could incorporate measures to help reduce local flooding and improve local surface water run-off and ground water quality but overall the overall effect on the Objective is negligible.
12. protect natural resources and enhance biodiversity.	-	-	-	Landscaping schemes are referred to which may design in features contributing to local natural heritage and biodiversity with reference to 'appropriate boundary and surface water treatment' – retention or planting of trees i.e. natural features, given some weight in the policy. TRA9 refers to design that 'respects the character of the local townscape/landscape' with use of concrete grass pavers for rural car parks – introduction of some biodiversity. The policies also refer to reduced car parking provision with preference for brownfield sites but sites could still be greenfield land. Considering the end use and its potential to 'have a significant impact on the quality of both the built and natural environment' (TRA9), a negative outcome is agreed.
13. maintain and enhance landscape character.	-	-	-	Landscaping is referred to and use of planting for surface parking to help with appearance but there is likely to be an impact on local landscape character and visual amenity from the very nature of these proposals. Noted that settlement locations less likely to impact on the Objective but rural car parks and park and ride/share locations more likely to be applicable. TRA9 refers to respecting 'the character of the local townscape/landscape' and to 'not adversely affect visual amenity' but considering the end use and its potential to 'have a significant impact on the quality of both the built and natural environment' (TRA9), a negative outcome is agreed.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy approach supports the protection of the historic environment by seeking to reduce parking that may affect ATCs, CAs or listed buildings and with the provision of parking preferable when there may be a case of using a listed building, or a locally important building for such use if it helps to save it from disrepair/ vacancy. This could be linked to local regeneration projects - 'the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid rural regeneration, facilitate a better quality of development or the beneficial re-use of an existing building'. Reduced car parking would likely be beneficial to the historic environment by also helping to reduce air pollution and TRA9 refers to respecting local townscape character but overall any effect on the Objective is negligible.
Summary of Policy: TRA7 - Car Parking and Servicing Arrangements The aim of this policy is to ensure an adequate level of suitable parking is provided for developments having regard to DfI's Published Guidance. TRA9 - Design of Car Parking The aim of this policy is to ensure that car parking meets a high standard of design, layout and landscaping and sets out the criteria for car parking in new developments.				

TRA10 - Provision of Public and Private Car Parks

This policy sets out the circumstances where a temporary car park will be acceptable.

TRA11 Temporary Car Parks

This policy sets out the circumstances where a temporary car park will be acceptable.

Policies TRA7, TRA9, TRA10 and TRA11 have been appraised as a group as they all concern car parking.

Reasonable Alternatives:

No reasonable alternatives have been identified for TRA7. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.302 and 6.304 regarding Car Parking.

No reasonable alternatives have been identified for TRA9. Proposed policy wording is consistent with regional policy approach, as set out in PPS3 and Best Practice Guidance.

No reasonable alternatives have been identified for TRA10. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.301 and 6.305 regarding Car Parking and Public and Private Car Parks.

No reasonable alternatives have been identified for TRA11. Proposed policy wording is consistent with regional policy approach, as set out in the PPS3 AMP11 regarding temporary carparks.

Summary and comparison of options against the Sustainability Objectives:

The policies ensure that safe, secure and accessible parking is available for those who are less mobile as well as other road users like cyclists and pedestrians. Although these policies are linked to vehicular travel, they seek to encourage less reliance on the car and therefore healthier lifestyles, with an emphasis on safety. Where housing is connected to good public transport links, reduced parking can be provided. This is also an aspect of affordable housing which ultimately encourages people to use public transport or to walk or cycle. Travel Plans can be submitted to detail a more sustainable approach to travel. The policies are considered supportive of the social Sustainability Objectives 1 and 3.

The provision of safe, accessible and adequate parking would seem to support delivery of the economic Objective 5, but the appraisal considers the overall effect to be uncertain. This is based upon the policies trying to reduce reliance on car travel into centres and the negative impact this could have on commuters and people who for whatever reason require a longer stay. The district is a rurally dominant one and many workers travelling into the centres may not be able to do anything else other than rely on the car. The push toward park and rides, short-term stays, and an overall reduction in parking could negatively affect a large proportion of the workforce if not adequately considered. As discussed under TRA4 and 5, large numbers of people are attracted into the district from the south for shopping and this economic stream could also become affected if there is inadequate parking provision.

The approach of the policies to reduce parking provision whilst also facilitating access to alternative modes of transport to the car, be it via park and ride schemes or convenient access to active travel routes, helps encourage people make that modal shift to more sustainable travel choices. By considering the safety of other road users, this modal shift is supported. Ultimately any form of travel that does not involve a vehicle and particularly a car will help reduce transport related emissions with positives

for both local air quality and greenhouse gas emission linked to climate change. This will be of most benefit where there are congestion issues and air pollution. The policies will help to ensure that future infrastructure will support the modal shift from the car to more sustainable modes of travel. Positive effects are identified for the environmental Sustainability Objectives 8 to 10.

Negative outcomes are considered for the environmental Objectives 12 and 13 because of the very nature of parking and its end use. The likely impact on natural heritage and local biodiversity from this land use is acknowledged. Although landscaping is referred to in the policy, the potential for greenfield sites to be used and biodiversity affected is reflected in the negative outcome. Likewise, with Objective 13, the likely negative impact on landscape character and visual amenity is recognised. Greenfield sites and rurally located parking are possibilities with the potential for significant impacts on landscape as referred to in TRA9. Measures will be required to minimise impacts and to try to protect visual amenity.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified. The options are considered to be sustainable.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Housing and other transport policies will be especially relevant. DfI Guidance and Local Transport Plan (district-level) as well as Regional Transport Planning. Transport Assessments and Travel Plans. Council-led transport initiatives, including the Council's Active Travel Masterplan.

Policy TCU1 - Control of Telecommunications Development & Policy TCU2 - Future Proofing of New Developments for Telecommunications Infrastructure

Option	Carry forward Policy TEL1 of PPS10 with amended wording to align with the SPPS. Introduce a new policy TCU2 which seeks to future proof new developments for telecommunication infrastructure.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Telecommunications are integral to everyday life and the presence of infrastructure is normalised in our streetscape and wider urban scape. J&A refers to their importance and links to the quality of life of citizens in the district and to them enabling people to work from home or to home-school which has become increasingly important post-Covid. The provision of infrastructure enables people to use mobile phones and computers - daily use for social contact/ interaction or just for emergencies. Response times for emergency services are improved and connectivity amongst people and across communities is facilitated/ increased where it may not otherwise be. It enables (digital) social contact/interaction and intergenerational contact. There also medical/ safety benefits supported by the policy – health monitors, emergency alarms, smart devices. It is noted that there are some people who have concerns about telecommunications equipment and possible negative impacts on health and well-being. ICNIRP guidelines are referred to under TCU3. Overall, the technology is an integral part of today's society with multiple positive benefits for people's health and well-being.
2. strengthen society.	+	+	+	Enables/ facilitates increased social contact amongst people and communities – positive role/ function. Enabling adequate access to facilities and services across rural communities as well as urban areas. Health related systems also supported which can provide sense of security to people and communities. Able to bring people together or keep together when otherwise this may not be feasible.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but noted that areas are service ready, which provides an element of future proofing to the district, which lends itself to making areas more sustainable for delivery of good quality housing.
4. enable access to high quality education.	+	+	+	Home schooling is enabled/ facilitated. Access for all people to a variety of on-line courses/ training opportunities/ work or school related projects provided. In today's world, on-line resources can be linked to any level of education including primary and any type of course or job. During Covid, there was a significant increase in the need to home school and the role of these policies to deliver for this Objective has become even more apparent.
5. enable sustainable economic growth.	+	+	+	Connectivity enabled under these policies is used across a range of job types and sectors. Makes applying for jobs more accessible to all and enables some sectors and associated job roles to exist. Important part of local economy – orders, bookings, advertising. The accessibility aspect can help areas of deprivation as well as those who need to work from home. Ultimately makes the district a more attractive location to live, work, visit, and invest in. Adequately maintained coverage is able to support businesses and encourage innovation and competitiveness. It makes the district attractive for investment - futureproof. Best use of location is used by supporting and futureproofing where infrastructure is located/ needed. Rural economy – businesses, diversification and enterprises are also supported. It is noted that the vibrancy and vitality of centres and high streets have been affected by on-line shopping over the last decade or so but access to telecoms in centres has also helped to bring people in and retain them in these locations. People can work or study whilst meeting up with friends and family and have a coffee or something to eat. Coffee culture and night time economy are new revenues in centres and telecoms is an integral part of this.
6. manage material assets sustainably.	+	+	+	Provision under these policies links to the critical mass approach and where existing infrastructure is already located i.e. people. There is an element of the proximity principle whereby masts are encouraged to be shared – efficient approach. Futureproofing element ensures new development is fit for purpose and capable of connection to new technologies without complex retrofitting. SCAs will have a higher level of protection awarded via LA1 policy and accompanying designation SCA.

7. protect physical resources and use sustainably.	0	0	0	Telecommunications generally have a minimal land take – small footprint and approaches to mast sharing also able to reduce any land take. Decommissioning aspect also applicable. Overall, any effect considered negligible.
8. encourage active and sustainable travel.	0	0	0	Home working is likely more accessible to a wider range of jobs and people under the policies plus opportunities to work whilst commuting (bus/ train) do support and may encourage people to opt for sustainable travel but overall any effect is considered negligible.
9. improve air quality.	0	0	0	No direct delivery of Objective, but noted that increased opportunities for people to work from home or to use public transport may benefit local air quality by removing cars from the road but any effect is considered negligible.
10. reduce causes of and adapt to climate change.	0	0	0	No direct delivery of Objective, but noted that any increase in home working and/ or people commuting by public transport likely to help reduce GHG emissions from cars. Any effect is considered negligible.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.
12. protect natural resources and enhance biodiversity.	0	0	0	The preferred option has no direct effect on this Objective, but focus on minimising visual and environmental impact and avoiding environmentally sensitive features or locations is generally supportive. This should encompass designated sites and features as well as local biodiversity. Restoration ‘appropriate to its location’ is applicable which could deliver for this Objective. J&A also refers to how proposals should ‘seek to avoid locations or features of natural heritage value including sites, protected species, mature trees and woodlands’. SCAs will have a higher level of protection. Application of NH policies will help identify impacts and avoid or mitigate them at development-level.
13. maintain and enhance landscape character.	+	+	+	Sharing masts could help reduce visual intrusion by reducing the total number of masts required - this is preferred under TCU1 and new masts will only be permitted where sharing is not feasible or where the proposal is a better environmental option. The approach is protective of environmentally sensitive features and locations and has a strong policy focus on siting and design ‘to minimise visual and environmental impact’. The approach will restrict new telecommunications development in the Special Countryside Areas (SCA) and will safeguard the most valued landscapes in the district. The approach also introduces requirements for decommissioning and restoration to an agreed standard ‘appropriate to its location’ which will deliver for this Objective by taking account of local landscape character. Masts and infrastructure can impact landscape character however this risk will be reduced by these policies. SA of the draft policy wording found certain references to ‘landscape’ were omitted and the approach could be strengthened with their inclusion.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The technology/type of development facilitated under this approach can affect urban/townscapes and buildings of historic interest as well as historic landscapes. The approach is focused on minimising visual and environmental impact and intrusion on environmentally sensitive features or locations. ‘Environmentally sensitive features and locations’ include archaeological remains, historic monuments, listed buildings, conservation areas and areas of townscape character as well as LLPAs. SA of the draft policy wording found that policy might benefit from signposting to Historic Environment policy and/ or HED consultation.
Summary of Policy: <u>Strategic Policy TUS1 Telecommunications and Other Utilities</u> Seeks to facilitate the development of telecommunications and other utilities, in a manner that balances the need for the facility against the Objective of conserving the environment and protecting amenity, and that development is designed in consideration of potential future connections.				

Policy TCU1 - Control of Telecommunications Development

Proposals for telecommunications development and associated enabling works will be permitted where they meet the requirements of general policy and other provisions of the LDP and will not result in unacceptable damage to visual amenity or harm environmentally sensitive features or locations.

Policy TCU2 - Future Proofing of New Developments for Telecommunications Infrastructure

Applicants to demonstrate that new development has fully considered (and, where necessary, provided for) the need for telecommunications infrastructure at the design stage. Where appropriate, suitable service ducting must be provided to enable future connection to digital services.

Strategic Policy TUS1 and Policies TCU1 and TCU 2 have been appraised as a group as they work together to implement the Council's Telecommunications and Other Utilities Strategy.

Reasonable Alternatives:

No reasonable alternatives have been identified for TCU1. Proposed policy wording is consistent with regional policy approach as set out in policy TEL1 of PPS10 and the SPPS para 6.243- 6.245.

No reasonable alternatives have been identified for TCU2. Proposed policy wording is consistent with regional policy approach as set out in policy TEL1 of PPS10 and the SPPS para 6.245 which states planning authorities should encourage applicants to consider provision for telecommunications infrastructure as early as possible in the design of proposals.

Summary and comparison of options against the Sustainability Objectives:

Telecommunications are now essential to everyday life in urban and rural areas. Their importance to the quality of life of people living, working or visiting the district cannot be underestimated. This approach ensures the provision of adequate infrastructure so that people can digitally connect and engage with family, friends, neighbours and colleagues as well as improving their own sense of security. Connectivity enables work or study from home, from a local library or café, or even on the bus or train. Telecommunications are increasingly important for accessing and receiving healthcare services and the ability to study and access resources online increases opportunities in education. Overall, such technology is an integral part of today's society with multiple positive benefits for people and communities. The policies deliver significant positive benefits for the social Sustainability Objectives 1 and 2.

The policies also deliver significant positive effects for all the economic Sustainability Objectives (Objectives 4, 5 and 6). Reliable telecommunications is an integral part of most businesses – payments, orders, bookings, advertising, etc. Access/coverage undoubtedly supports businesses and will promote innovation, diversification and competitiveness in both urban and rural areas. Provision is linked to where people and existing infrastructure are already located, which aligns to the proximity principle. The policies allow future-proofing in that provision of upgrades and maintenance is planned for. While mast sharing is preferred, and controls are greater in the most exceptional landscapes, exceptions are provided.

Positive outcomes are identified for the environmental Objectives 13 and 14. The approach aims to avoid visual impact by using design and siting techniques. As referred to, mast sharing can also reduce the number of masts required and therefore risk of visual impact on landscape character can be greatly reduced. Appropriate site restoration to the locality is also required whilst the most valued landscapes remain further protected by additional policy (LA1). It is recognised that telecommunications have potential to affect urban/ townscapes and buildings of historic interest because they are provided where people are located. Masts and other infrastructure can

impact on the settings of historic assets including listed building and conservation areas. Likewise, archaeological remains, historic monuments, areas of townscape character, LLPAs, are included in the scope of 'environmentally sensitive features or locations' and therefore will be considered in the design and siting of proposals.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, strengthen society, enable access to high quality education, enable sustainable economic growth, manage material assets sustainably, and to maintain and enhance landscape character. No significant negative effects are identified. The options are sustainable options.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Policies on landscape assets (SCAs, AONBs, AOHSV, LLPAs), rural design, natural heritage and historic environment will be especially relevant. Building control guidelines / measures may be applicable. Adherence to ICNIRP guidelines will manage any potential risks from ionising radiation and electromagnetic fields.	

Policy TCU3 - Public Services and Utilities

Option	Carry forward provision set out within retained policies PSU2, PSU8, and PSU11 (PSRNI) with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Policy wording refers to proposals not adversely affecting residential amenity or prejudicing public safety. ICNIRP guidelines for exposure to electro-magnetic fields are recognised and apply. Able to deliver water, gas and electricity infrastructure.
2. strengthen society.	+	+	+	Able to deliver water, gas, electricity infrastructure with positives where those needs are met. Policy wording refers to meeting 'an identified regional or local need'.
3. provide good quality, sustainable housing.	+	+	+	Policy is able to ensure infrastructure is fit-for-purpose, which supports good quality housing and adds to the sustainability of housing and housing areas without affecting residential amenity.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5.... enable sustainable economic growth.	+	+	+	Policy is able to ensure infrastructure is fit-for-purpose and can support local economy and a range of jobs connected to the economy. The installation of the infrastructure is an industry in itself with jobs and skills and multiple spin-offs when surveys and consultations are taken into consideration. The delivery of these services enables the district to be an attractive location to live and work and invest in but also make the district a viable location for economic purposes – vital to economic development. Policy is able to protect the 'look' of urban areas with positive spin-offs for local businesses, particularly tourism-related ventures.
6. manage material assets sustainably.	+	+	+	Delivers fit-for-purpose material assets i.e. directly links to this Objective. Enables access to renewable energy as part of daily energy mix and supports its development i.e. futureproofing aspect - potential for offshore wind accommodated. Policy wording refers to proposals not prejudicing existing utilities infrastructure, which protects existing material assets.
7. protect physical resources and use sustainably.	?	?	?	May be some land loss particularly in the short term but normally relatively minimal above ground (underground works) but above ground loss likely to be in the long term. There may be some constraints on minerals industry. The use of underground in more sensitive landscapes may affect earth science features. Could increase soil erosion, but this is likely to be in the short-term during construction phase. There is some uncertainty about the scale of likely proposals coming forward and where, which is reflected in the score.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	?	?	?	Policy can help deliver access to renewable energy projects and gas projects, which deliver cleaner energy with lower carbon footprints and less GHG emissions than oil/coal, thus helping to reduce reliance on fossil fuel energy sources. It is noted that there is some uncertainty over what may come forward and where which is reflected in the score.
11. protect, manage and use water resources sustainably.	+	+	+	Construction stage can be invasive – surface and groundwater may be affected. Policy can also deliver the supply of water to where it is needed – domestic or commercial, thus supporting a more efficient use of water and possibly maintaining water quality. Able to improve infrastructure from source to customer. Policy wording states no prejudice to existing utilities infrastructure. The Mourne are a significant land area linked to delivering water across the district, and other regions.
12. protect natural resources and enhance biodiversity.	+	+	+	Policy wording refers to proposals not adversely affecting features of natural heritage. EIA referred to for major projects, so environmental impacts will be adequately considered. Reference to natural assets and sustainable development – balance required. Sensitive landscapes protected – SCAs and AONBs with benefits for natural heritage. The SA found that the policy may benefit from additional references to biodiversity.

13. maintain and enhance landscape character.	+	+	+	Policy aims to manage how this infrastructure will be developed and integrated (urban and rural) so that visual intrusion is minimised. Overhead cables can be located underground (when feasible to do so) to protect landscape. Policy refers to sensitive landscapes (SCAs/ AONBs) and visual intrusion. Policy wording refers to proposals not adversely affecting residential amenity - designed to minimise visual intrusion. SCA policy applies and AONBs – careful consideration of development required.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective, but noted that urban and rural landscapes are both considered in the policy with recognition given to built heritage - no adverse effect on features of built heritage which links to townscapes.
Summary of Policy: Proposals for the installation of new, or the upgrading/replacement of existing infrastructure for the supply of water, gas or electricity will be granted planning permission where it is demonstrated that the proposals comply with 5 criteria. In addition, the policy seeks to ensure that within SCAs and AONBs the Council will favour the provision of underground electricity lines, where feasible.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out within the PSRNI and the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The policy facilitates delivery of fit-for-purpose infrastructure for everyday living - water, gas, electricity. We depend upon these services for our quality of life and our health and well-being and this policy helps to ensure that any related proposals will not adversely affect residential amenity or public safety. Where there is ‘an identified regional or local need’, this policy can help facilitate delivery of that utility to those communities/ people. This policy delivers positive benefits for all of the social Sustainability Objectives, Objectives 1 to 3. Utilities support everyday living and the approach enables the local economy to function whilst the installation and maintenance of the infrastructure is an industry in itself, with jobs and skills and multiple spin-offs when surveys and consultations are also considered. The delivery and upkeep of these services makes the district a viable location for investment and a more attractive location to live and work. The approach protects the ‘look’ of urban areas with positive spin-offs for local businesses and tourism-related ventures. The policy enables access to renewable energy and supports its development in the future, the potential for offshore wind can be accommodated. There is also protective wording to ensure existing utilities infrastructure are not prejudiced by proposals. Positive effects are identified for the economic sustainability Objectives 5 and 6. Without locational information or information on the type or scale of proposal, the long-term effects on minerals and earth science features cannot be predicted and the score against Objective 7 is uncertain. There is some potential for negative effects linked to larger scale proposals. Likewise, the uncertain score against Objective 10 is for similar reasons, but effects are related to whether access to cleaner energy sources will result. Positive outcomes for Objective 11 are based upon the policy facilitating supply of water to where it is needed with the ability to improve infrastructure thus supporting a more efficient use of water and possibly maintaining/ improving water quality. The Mourne's are a significant land area located in the district and linked to delivering water across the district as well as other regions. As referred to there must be no prejudice to existing utilities infrastructure and no adverse effects to natural heritage. Proposals can be large-scale and require EIAs, which the policy refers to. It is recognised that there needs to be a balance between natural assets and sustainable				

development and the policy aims to integrate infrastructure with minimal visual intrusion to both urban and rural areas. In our most sensitive landscapes (SCAs and AONBs) a higher level of consideration is required, with likely benefits for natural heritage and local biodiversity. When feasible, overhead structures can be located underground to protect landscape. By seeking to protect residential amenity, any visual intrusion should be minimised and the effect on Objective 13 is positive.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth and to manage material assets sustainably. No significant negative effects are identified. The option is a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Policies for landscape assets (SCA and AONB) will be especially relevant. Adherence to ICNIRP guidelines will ensure proposals are safe in respect of ionising radiation and electro-magnetic fields. Environmental Impact Assessment Regulations. Habitats Regulations Assessments. Environmental Health consultations.	

Policy WM1 - Waste Management Development, Policy WM2 - Waste Collection and Treatment Facilities & Policy WM3 Waste Disposal

Option	Carry forward Policy WM1, WM2 and WM3 of PPS11 with amended wording to align with the SPPS. Reference to flooding has been removed from WM1, as all development will be subject to General Development policy and subject flood policy.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	There can be significant impacts on health from mismanaged waste streams, which encompasses collections as well as treatments. WM1 refers to ‘no demonstrable harm to human health’. J&A recognises potential nuisance pollution from waste related treatments and must be assessed and mitigated for to protect people’s health and well-being. Regular waste collections are important for residential amenity and people’s health. J&A WM1 refers to health considerations, compatibility with other land uses, vermin control and safe road network; the overall approach is protective.
2. strengthen society.	0	0	0	The preferred option has no direct effect on this Objective, but noted that rural communities are equally accommodated under policies.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but noted that housing supported with adequate waste management provisions and that appropriate locations for facilities are sought to avoid pollution or amenity issues.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	Ensures adequate waste management provision that can support healthy and vibrant centres across the district. The waste management sector in itself is able to create employment opportunities - collections, treatment and recovery facilities and there can be private sector opportunities. The policies work toward making the district more attractive for people to live, work, visit and invest in in terms of being healthy, clean and sustainable. Futureproofing aspect to the policies in respect of developing and growing.
6. manage material assets sustainably.	+	+	+	The higher tiers of the waste management hierarchy are more feasible for businesses and people to achieve – reducing, reusing, recycling and composting, with rates maintained/increased. There is the potential to reuse derelict or vacant land - the approach promotes the use of quarries, existing buildings, or previous waste related locations for facilities and bringing those areas back into use. Noted that aftercare provision of WM1 with restoration should help avoid future derelict land. There could be future opportunities for energy recovery from waste management facilities. Proximity principle is reflected through the proportionate approach required to deliver adequate waste management provision across the district, as well as the policies aiming to locate sites that can provide convenient access to local people (WM2).
7. protect physical resources and use sustainably.	+	+	+	WM2 aims to avoid greenfield sites. It encourages use of industrial/ port areas, reuse of buildings and derelict/ contaminated land, old quarries (links to minerals industry), and locating near to existing facilities - convenient access for local neighbourhoods/ settlements to facilities (civic amenity sites). It is recognised that footprints of proposals can be relatively large. WM1 policy requires that ‘significant mineral reserves are not sterilised’ and WM3 has protective wording in J&A for minerals with reference to not sterilising mineral reserves by any disposal projects.
8. encourage active and sustainable travel.	-	-	-	WM1 J&A recognises potential impacts of traffic with sites noted as ‘often generating a substantial volume of traffic’. Measures to reduce impact can be applied, but the reliance on vehicles for waste management services is generally unavoidable – collections, interim transfers, disposals. It is difficult to deliver for the Objective because of the nature of the sector. Noted that local sites (WM2) may support people to use active travel, but again may be unlikely due to the nature of the product – heavy, fragile (dangerous), cumbersome. WM1 policy refers to regional scale sites that must have access to key transport corridors but rail and water are mentioned, whilst WM2 refers to ports as a potential location for facilities. Links to ports and rail could be facilitated and future cleaner modes of transport will become available but the reliance on roads, heavy goods vehicles and smaller vehicles is unavoidable – collections, disposals. Difficult to deliver for the Objective because of the nature of the sector.

9. improve air quality.	-	-	-	Possible local air quality issues considered possible from sites/ facilities and related transport although mitigation is available. WM1 J&A states that ‘a substantial volume of traffic... may be a significant environmental issue’. Noted that sorting facilities tend to be closed buildings and the district does not have any operational landfill sites. WM1 refers to waste management operations so that impacts on AQ will be controlled by mitigation – ‘will be managed in such a way to limit a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures’. J&A refers to the ‘highest standards’ for facilities. There is a significant amount of environmental regulation (NIEA licensing) to manage emissions and nuisance pollution (odour). Policy aims to protect human health and well-being likely to also deliver positives for air quality, but the potential risk is reflected in the score.
10. reduce causes of and adapt to climate change.	+	+	+	Policies aim to increase recycling and composting rates and to deliver waste management provision sustainably, i.e. targeting the higher tiers of the waste management hierarchy. Able to reduce waste going to landfill or incineration and associated greenhouse gas (GHG) emissions from such disposal. Future potential to increase use of renewable energy via energy recovery facilities, which would reduce reliance on fossil fuels and related GHG emissions. Appropriate locations are sought, so areas important for natural resilience or vulnerable to effects of climate change (flood risk/ land instability) can be avoided. The approach to reuse of land/ sites and existing buildings helps to avoid the wider countryside and reduces carbon footprint. Policies help to futureproof the district for changes in energy generation. Noted about the reliance on roads and heavy goods vehicles and the associated GHG emissions from this aspect but a positive outcome is agreed for delivery of this Objective based on the aims of the policies to increase sustainable waste management within the district which will reduce GHG emissions via resource and energy consumption.
11. protect, manage and use water resources sustainably.	+	+	+	WM1 policy wording refers to limiting any serious risk to water from waste management, as it ‘will be managed in such a way to limit a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures’. Protection of surface and groundwater detailed in J&A with the recognition that contamination can still occur from run-off, leachate, and discharges (wastewater) from waste management operations including recycling and composting. Proposals must have ‘a suitable drainage system’ and ‘not have an unacceptable impact on the quantity or quality of surface or groundwater resources.’ Flooding also referred to with DfI Rivers consultation highlighted and that any proposal likely to increase flood risk would not be acceptable.
12. protect natural resources and enhance biodiversity.	+	+	+	WM1 policy states that any proposal must not result in ‘an unacceptable adverse impact on the environment’ and that the facility ‘will be managed in such a way to limit a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures’. J&A has a section on nature conservation and heritage – it is recognised that damage can occur but no proposals will be allowed where an unacceptable adverse impact may occur on a designated site for nature conservation. The requirement for reinstatement of the site when waste management operations cease is outlined in WM1 J&A, and this seeks to ensure that that sites can be appropriately restored and so ensure delivery of this Objective – tree and shrub planting and promoting biodiversity. WM3 goes further and refers to delivering for biodiversity through restoration proposals that ‘promote or enhance’ local biodiversity on the site and in the area, with details on aspects such as planting expected. Overall approach of the policies is to avoid any impacts on the natural heritage resource across the district through locational criteria with WM1 stating that proposals will not have an ‘unacceptable adverse impact on the environment’.
13. maintain and enhance landscape character.	+	+	+	WM1 policy wording states that and proposal must be ‘designed to be compatible with the character of the surrounding area and adjacent land uses’ and that any area designated for landscape must ‘not have an unacceptable visual impact’. J&A further details the potential risk of visual intrusion by stating that proposals will only be permitted when there is no unacceptable visual impact on AONBs or SCAs with submission of ‘Comprehensive landscaping plans’ required for all facilities. Locational criteria under the policies able to avoid the wider landscape where the most prominent visual locations are. This approach is able to maintain landscape character.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	WM1 policy wording refers to no unacceptable adverse impacts on the environment which could encompass features under this Objective but the J&A does recognise that waste management can adversely impact on the historic environment – loss, pollution etc. ‘Equally unacceptable damage can occur to historic assets including archaeologically sensitive sites.’ The J&A states that any such proposal that may impact a site/ area designated for its historic environment importance will not be approved by the Council.
Summary of Policy: WM1 - Waste Management Development				

Proposals for the development of a waste management facility will be permitted where it meets the requirements of the General Policy and other provisions of the LDP and it can be demonstrated it meets all the criteria covering environmental impact.

WM2 - Waste Collection and Treatment Facilities

Sites and proposals for waste collection and treatment facilities will be permitted where they comply with policy WM1; there is a need for the facility as established through the NI Waste Management Strategy and the Council's Waste Management Plan (arc21) except for WWTW; the proposed facility meets one or more of the locational criteria and also the additional criteria covering sorting and processing, provision of appropriate buildings and thermal processes.

WM3 - Waste Disposal

Proposals for the development of landfill or land raising facilities for the disposal of waste will only be permitted where all the identified criteria are met.

Policies WM1 - WM3 have been appraised as a group, as they all relate to facilities to manage or dispose of waste.

Reasonable Alternatives:

No reasonable alternatives have been identified for WM1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.321-6.322 regarding considerations in assessing waste management facilities.

No reasonable alternatives have been identified for WM2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.313 regarding sites and proposals for waste collection and treatment facilities and locational criteria that must be applied.

No reasonable alternatives have been identified for WM3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.316 regarding the need for a waste disposal facility identified through the Waste Management Strategy and Waste Management Plan.

Summary and comparison of options against the Sustainability Objectives:

The policies ultimately protect human health and well-being and not just through the service provision of adequate waste management but also through its management in respect of nuisance pollution. Without waste management in place, there could be significant impacts on people and their local environment but by recognising its need in society and considering things like compatible land uses, it can be provided as close to source as possible with residential amenity protected. The social Sustainability Objective 1 is achieved, but there is no effect on Objectives 2 or 3.

The waste management sector is an industry with multiple jobs and opportunities available. It is a growing industry and one that is likely to develop much further within the private sector and so the policies can accommodate growth and development. Without adequate waste management provision in place, the economy may not function at all and the district would undoubtedly be a much less attractive location for people and business to be located. A positive effect on Objective 5 is identified. These policies are focused on provision of adequate waste management facilities and services. The policies quite clearly deliver for Objective 6 because they facilitate waste management provision across the district and enable the waste management hierarchy to be achieved by people. The proximity principle is reflected through the proportionate approach required to deliver adequate waste management provision across the district, as well as WM2 aiming to locate sites that can provide convenient access to local people. There are policy references to reusing land and sites for waste related activities and an overall drive to avoid use of greenfield sites when there are so many potential brownfield sites available including industrial sites, harbours/ ports, contaminated land and old quarries. This also benefits delivery of Objective 7.

Environmental Objectives 10 to 13 are also deliverable under these policies. Together they provide a means for people to increase their recycling and composting rates whilst reducing waste disposal at the bottom of the waste management hierarchy. There is potential for energy recovery and the policies help to futureproof the district for changes in energy generation, which all helps to reduce greenhouse gas emissions, and resource consumption. Policy WM1 refers to limiting serious risks to water with both surface and groundwater highlighted and that no adverse impact should result on the quantity or quality of these waters. Likewise, proposals must not have 'an unacceptable adverse impact on the environment'. It is recognised that damage to natural heritage can occur but no proposals will be allowed where an unacceptable adverse impact may occur on a designated site for nature conservation. Under WM1, sites must be restored with WM3 making reference to supporting local biodiversity with details on aspects such as planting. Applying landscaping can reduce visual intrusion and help integrate sites into the local landscape, comprehensive landscaping plans must be submitted for all facilities. There must not be an unacceptable visual impact on areas designated for their landscape value. The overall approach of the policies is to avoid any environmental impacts through locational criteria.

Negative effects are identified against two of the environmental Objectives, Objectives 8 and 9. These outcomes are based upon the reality that these facilities are not always accessible to workers or customers/ users by other means than a vehicle. The very nature of the industry requires heavy goods vehicles for transfer of waste from place to place and the majority of trips by people to civic amenity sites and the like are likely to require a vehicle. Waste can be heavy and dangerous, and not suitable for transfer other than in a suitable vehicle. There can be a substantial volume of traffic associated with these facilities and associated emissions along the transport routes and at the sites themselves. It is noted that sorting facilities are closed buildings and that the district does not have any operational landfill sites and that waste management benefits from environmental regulation but there are potential risks to air quality. The policies refer to potentially cleaner modes of transport – port and rail but the current reliance on vehicles within the industry by most players is reflected in the scores.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, and to manage material assets sustainably. No significant negative effects are identified. The options are considered sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Traffic Impact Assessment/ Transport Assessment, Environmental Impact Assessments may be especially relevant. NIEA's regulatory role - Waste Management Licences and permissions and Discharge Consents will also be relevant. There are strong relationships with Council's Waste Management Plan (linked to ARC21) and wider regional policy – also potential interactions with sectoral plans emerging from the Climate Change Act.

Policy WM4 - Land Improvement

Option	Carry forward Policy WM4 of PPS11 with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The option has no effect on this Objective.
2. strengthen society.	0	0	0	The option has no effect on this Objective.
3. provide good quality, sustainable housing.	0	0	0	No direct delivery of Objective, but noted that there could be use of the policy for housing but it is usually connected to improving agricultural land.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policy can enable 'an improvement in land quality' to make an area more suited for a specific end use but any effect considered negligible.
6. manage material assets sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that there is the ability under the policy to reuse inert waste for the purpose of land raising and bring it into a state where it can be used for a specific end use. The process can help divert material from landfill to improve land quality or facilitate land reclamation. (The J&A highlights that the 'minimum' quantity required to improve the land should be used to prevent misuse.)
7. protect physical resources and use sustainably.	+	+	+	Policy enables land to be brought into a more viable condition for a specific end use which is usually for agricultural purposes. J&A refers to how improvement can help reduce gradients and improve surface layers so soil erosion could be avoided/ reduced. Local inert waste streams can be used. Policy enables creation of greenfield sites for agricultural use.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	No delivery of Objective. The policy applies only to inert waste.
10. reduce causes of and adapt to climate change.	0	0	0	Re-grading opportunities may help to protect floodplains at a local level and likewise may help manage local flood issues in respect of run-off and drainage. The reuse of inert waste for the purpose of land raising could help reduce resource/ energy consumption and may avoid/ reduce GHG emissions if the waste were to be transported to another means of disposal. Policy wording states that 'it will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures', and that only a 'minimum quantity' of material will be used. Habitats important for climate change – peatlands, woodlands, and wetlands should be avoided. The policy also requires 'appropriate restoration and aftercare of sites that will help to enhance bio-diversity', which should deliver natural heritage and add to local GBI network.
11. protect, manage and use water resources sustainably.	?	?	?	Any proposal 'will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures' and only inert waste will be used – should be no effect on local water quality. It is noted that land raising could be used in areas vulnerable to flooding or where there is naturally a higher water table and there could be some impacts on groundwater and surface water – quality and flows. Much would depend on location. The uncertainty about the scale of what may come forward and where and its potential effect on drainage is reflected in the score.

12. protect natural resources and enhance biodiversity.	?	?	?	The J&A recognises that land developed under this policy can be important for plants and animals – ‘land of low agricultural value often provides important habitats for flora and fauna.’ It highlights that care must be taken to avoid adverse impacts on nature conservation and that permission will be refused ‘where a proposal would have an unacceptable impact on the environment.’ Policy wording refers to how any proposal ‘will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures’ and only a ‘minimum quantity of fill’ will be used – aiming to minimise scale and impact. ‘Appropriate restoration and aftercare of sites that will help to enhance biodiversity’ is also in the policy wording, however if the end use is improved agricultural land, very little potential may exist for local biodiversity gain. The uncertainty about the scale of what may come forward and where and its potential effect on local biodiversity is reflected in the score.
13. maintain and enhance landscape character.	0	0	0	The preferred option has no direct effect on this Objective, but noted that proposals must ‘not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures’ and appropriate restoration and aftercare measures are expected. J&A indicates any schemes with an unacceptable environmental impact (which should include landscape), will not be permitted - ‘care needs to be taken to ensure that such schemes do not adversely affect nature conservation and heritage interests nor have an unacceptable impact on the landscape.’
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The preferred option has no direct effect on this Objective, but noted that environmental impacts and heritage interests are referred to either in the policy wording or J&A, which could encompass this Objective.
Summary of Policy: Proposals for the disposal of inert waste by its deposition on land will only be permitted where it is demonstrated that it will result in land improvement and all the identified criteria have been met.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in PPS11.				
Summary and comparison of options against the Sustainability Objectives: The policy approach is focused on improving land to make it more viable for a specific end use, usually for agricultural purposes. Only inert waste can be used to reduce gradients and improve surface layers. Improvement can help to reduce soil erosion as well as create greenfield land, which benefits Objective 7. Although greenfield sites can be created, very often pockets of more biodiverse land such as wet grassland is lost. Much depends on the ecological value of the ground before any improvement takes place as well as the scale of improvement. Only inert waste can be used but there could be impacts on ground and surface water because improvement often occurs in areas vulnerable to flooding or where there is naturally a higher water table. Again, much depends on location and scale of the improvement and its potential effect on drainage. Policy wording refers to how proposals must not result in unacceptable adverse environmental impacts and only a minimum amount of infill should be used, but the overall effect on Objectives 11 and 12 is uncertain.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? There are no significant positive or significant negative effects identified for the preferred option. The option is considered to be sustainable. While the policy does not result in any positive impacts, it does help to provide a mechanism for safeguarding against significant negative impacts from unauthorised infill and therefore enables Council to have control over any remedial development.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP.

Policy WM5 - Development in the vicinity of Waste Management Facilities

Option	Carry forward Policy WM5 of PPS11 with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach aims to manage incompatible land uses to protect the health and well-being of people. Policy refers to proposals only being allowed that will 'not give rise to unacceptable adverse impacts on people, transport or the environment.' As per J&A, all nuisance pollution to be considered (odour, litter, vermin) – 'appropriate locations' sought. Neighbouring land uses will be a material consideration in determining development of such land and any impacts on amenity are likely to result in non-approvals of applications.
2. strengthen society.	0	0	0	The preferred option has no direct effect on this Objective. The approach should help to maintain local community relations between neighbouring land uses, but overall any effect is considered negligible.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective. The approach may limit housing development in certain locations, however it safeguards against incompatibility and makes housing more sustainable by reducing risk of housing development in unsuitable areas. Housing will be provided under other housing policies.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	The approach ensures waste management facilities (existing or approved) are able to keep operating and are future proofed – it allows optimum use of existing locations. Waste management facilities enable all other businesses to operate sustainably because their waste can be treated/ disposed of. These facilities are also employers and provide jobs, incomes and various opportunities for people across a range of activities related to the waste management industry. With sustainability becoming increasingly important in day-to-day life, the sector is likely to continue to rise as an important contributor to both the local and wider economy.
6. manage material assets sustainably.	+	+	+	Waste management facilities are delivered under this Objective with the approach helping to maintain existing operations and to futureproof them.
7. protect physical resources and use sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the focus on existing sites (expansion feasible) helps to avoid development of greenfield sites (wider countryside). The overall effect is considered negligible.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	Existing sites are already operational and regulation should control any local air quality issues. The approach helps to manage the location of development and maintains their separation from potential sensitive receptors. As such, air quality issues should be avoided.
10. reduce causes of and adapt to climate change.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policy facilitates the waste management hierarchy, which enables recycling/ composting etc.
11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that any proposals near to WwTWs will only be permitted when there will be no prejudice or restriction upon them and the services they provide, which are important for maintaining water quality. Policy wording also refers to proposals being permitted when there are 'no unacceptable adverse impacts ... on the environment', which encompasses water.

12. protect natural resources and enhance biodiversity.	0	0	0	The option has no effect on this Objective - facilities are already existing.
13. maintain and enhance landscape character.	0	0	0	The option has no effect on this Objective - facilities are already existing.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has no effect on this Objective - facilities are already existing.
Summary of Policy: Proposals involving the development of land in the vicinity of existing or approved waste management facilities and waste water treatment works will only be permitted where it will not prejudice or restrict activities permitted to be carried out within the waste management facility and it will not give rise to adverse impacts on people., transportation or the environment.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.318 regarding development in the vicinity of waste management facilities.				
Summary and comparison of options against the Sustainability Objectives: The approach focuses on managing land uses near waste management facilities to ensure incompatibility does not occur where there could be adverse impacts on human health and well-being. Waste management facilities can be noisy, smelly, attract vermin, etc. and finding appropriate locations is key to ensure their efficient operation without adverse impacts on people. The policy delivers a significant positive effect for Objective 1, but there are no effects on the other social Objectives. Positive effects are identified for Objectives 5 and 6 because the policy ensures waste management facilities (existing or approved) are able to operate without prejudice or restriction and are future proofed – optimising the use of existing locations. The waste management facilities are often businesses/employers and safeguarding of these facilities also supports other businesses, because their waste can be treated/disposed of. With sustainability becoming increasingly important in day-to-day life, the sector is likely to continue to rise as an important contributor to the local and wider economy.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, and to enable sustainable economic growth. No significant negative effects are identified. The option is a sustainable option.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Consultations with Council’s Environmental Health and with other relevant Departments and stakeholders will be especially relevant.

Policy RE1 - Renewable Energy & Policy RE2 - Renewable Energy Technology and Energy Efficiency Measures in New Development

Option				Carry forward policy RE1 and policy RE2 of PPS18. Expand policy wording beyond wind energy to take account of those technologies likely to become common in the district. Development to include all renewable energy technologies, including solar energy and anaerobic digestion, and associated criteria that must be met. Introduce the requirement that all development demonstrates how it has fully considered, and where possible, employed renewable energy technology and energy efficiency measures.
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	Good/ better air quality can result from many renewable technologies, with the reduced reliance on fossil fuel energy/ power stations. Flicker effect, glare and noise disturbance all possible nuisance pollution issues but policy aims to reduce those impacts through relevant assessments and mitigation measures such as buffer distances between technologies and receptors. There will not be 'an unacceptable adverse impact' on 'public safety, human health, or residential amenity of sensitive receptors (including the future occupants of committed developments)'.
2. strengthen society.	0	0	0	The preferred option has no direct effect on this Objective, but noted that community owned renewable/ energy efficiency projects can be invested in, or communities can be united through an objection.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective but the provision of renewables under RE2 - micro generation, passive solar design and community heating schemes, could help deliver more sustainable homes but overall any effect is considered negligible.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective, but noted that renewables is part of the energy and climate change sector that people can study, train and upskill in. Also, RE2 refers to all development – office buildings and homes, so there is potential to raise awareness about renewables across society. The overall effect is considered negligible.
5. enable sustainable economic growth.	+	+	+	Make the district a more attractive location for people to live and work in plus providing higher energy yields from renewables (reducing fossil fuel consumption) could be attractive to investors. The industry in itself provides a range of job types linked to fabrication, installation and maintenance, as well as related planning and design aspects. Likely to stimulate innovation and competitiveness – RE companies are evident within the district. Areas important to the tourism industry will not have 'an unacceptable adverse impact' on 'visual amenity, landscape character and designated landscape areas' from renewable sources. Tourism is a key contributor to the local economy in the district so ensuring its consideration alongside other land uses is paramount – careful consideration for AONBs and SCAs. Anaerobic digestion is able to take waste – circular economy. Potential future opportunities all linked to jobs and income.
6. manage material assets sustainably.	+	+	+	The approach enables delivery of a range of renewables to operate across the district and to deliver renewable energy as part of everybody's daily energy mix. There is an element of futureproofing to the policies (upgrading/ new lifespan) and new technologies coming forward. Proximity principle is reflected in the aim to locate any renewable as close to its power source as feasible – most efficient when the end user is also near to the source. Additional consideration will apply for some technologies in some areas – AONBs, SCAs, but there is not a moratorium against renewables. Policy wording for ADs refers to the proximity principle. Old quarries have been used for solar in other locations and this could be applied in this district – able to reduce amount of vacant/ contaminated land. Upgrading of existing structures is enabled which is an efficient use of land as sites where infrastructure is already in place can be upgraded and repowered.

7. protect physical resources and use sustainably.	?	?	?	Land take depends on the type of technology coming forward and any potential loss of greenfield land depends on the location of the land and how much is required. The footprint can be minimal and the technology can facilitate dual use of the land – wind/ solar and grazing. The land should also be returned back to its original state via restoration plans. Quarries have been used in other areas for RE projects like solar, so greenfield land might not always be lost because brownfield sites can be used. Opportunities to upgrade/ repower existing technologies could also help reduce greenfield land take. Potential for geothermal applications can be facilitated if they come forward. Local materials can be sourced for AD plants but maybe not so much for turbines. Uncertainty as to what might come forward, its scale and where is reflected in the score.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	+	+	The approach facilitates cleaner energy sources and may reduce pollutants from fossil fuels. They allow energy generation to occur in proximity to the consumer and can help reduce emissions across the entire production/distribution chain. There are also links to reducing aerial emissions by diverting (agricultural) waste to AD plants, however ADs can also be a source of ammonia, which has indirect negative effects. There is some uncertainty regarding the uptake of these technologies and how much they can contribute to the overall energy mix. Considering the drive for more sustainable energy sources, the targets in the new Climate Change Act and drivers like phasing out of diesel/ petrol vehicles is reflected in the score
10. reduce causes of and adapt to climate change.	+	+	+	The approach facilitates provision of cleaner energy sources that are not from fossil fuels, which reduces overall GHG emissions from the energy sector. The approach promotes and facilitates renewable energies with no ‘unacceptable adverse impact’ on ‘local natural resources, such as air quality, water quality or quantity’ and no ‘unacceptable adverse impact’ on ‘flood risk’. Development will only be allowed on active peatland in highly exceptional circumstances, protecting this important habitat for carbon and water storage. Facilitation of AD plants can divert waste from landfill (and provide a method for capturing emissions). RE2 requires appropriate consideration of ‘renewable energy technology and energy efficiency measures including micro-generation and passive solar design into its design, siting and layout’ for all development. The approach aims to deliver measures that can reduce reliance on fossil fuels, improve energy efficiency and reduce energy consumption.
11. protect, manage and use water resources sustainably.	+	+	+	The approach is protective and aims to avoid ‘unacceptable adverse impact’ on ‘local natural resources, such as air quality, water quality or quantity’ or to ‘flood risk’. The approach highlights the importance of peatland hydrology of peatland and gives specific protection to active peatland which is an important habitat for water storage. The risk of landslide or bog burst must also be addressed. Overall, the approach is protective of wetland habitats and water quality. The policy includes and references proposals for hydroelectric energy schemes which may come forward. These would be subject to the same criteria which would ensure no unacceptable adverse impact to nature conservation, biodiversity, water quality or quantity or flood risk.
12. protect natural resources and enhance biodiversity.	+	+	+	The approach is protective of ‘biodiversity, nature conservation or historic environment assets’, and ‘local natural resources, such as air quality, water quality or quantity’. Specific protection is given to active peatlands. There is a careful approach in AONB and higher protection for SCAs which will deliver for this Objective as much of these areas include a natural heritage resource. Solar applications are expected to promote biodiversity. Potential issues with some developments may occur depending on the type, location and scale of proposal coming forward but mitigation can be applied including surveys and habitat/ species management plans. Sites can be multi-use/ functional and post-development restoration. Noted that ecological surveys, EIAs and/ or HRAs will be required in some instances.
13. maintain and enhance landscape character.	+	+	+	The environmental benefit of renewables must be balanced against the benefit of the landscape as a natural resource within the district. It takes a cautious approach to renewable energy development in landscape designated areas – SCAs/ AONBs, where stricter restrictions will be in place and where new energy proposals will be carefully considered. The aim is to protect areas important for landscape, and the approach to new renewable energy development seeks ‘no unacceptable adverse impact’ on ‘visual amenity, landscape character and designated landscape areas’. The approach also recognises potential for cumulative impacts. Screening using native hedging is recommended for solar proposals – more able to integrate with local landscape. Some types of renewable can be more sensitively integrated to a the design of a development proposal or a particular locality than others.

14. protect, conserve and enhance the historic environment and cultural heritage.	+ + +	The approach is protective of ‘biodiversity, nature conservation or historic environment assets’ and of ‘visual amenity, landscape character and designated landscape areas’ which can reflect local cultural heritage. Much depends on type, scale and location of proposal in the context of its ‘sensitive location’ but the design of any proposal must take account of its landscape setting and this approach should protect local distinctiveness, character and sense of place and must take account of areas designated for their historic environment importance. There could be potential to encounter archaeological finds in new development. Other operational policies including LA1, Natural Heritage and Historic Environment will address any potential need for mitigation.
Summary of Policy: <u>RE1 - Renewable Energy</u> The policy sets out general criteria which development that generates energy from renewable resources will be assessed against. Additional criteria are provided for several renewable energy technologies including wind energy, solar energy and anaerobic digestion. <u>RE2 Renewable Energy and Energy Efficiency Measures in New Development</u> Planning permission will be granted where it is demonstrated that the proposal has fully considered and where possible, incorporated renewable energy technology and energy efficiency measures including micro generation and passive solar design into its design, siting and layout.		
Reasonable Alternatives: No reasonable alternatives have been identified for RE1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.221-6.227 regarding renewable energy development. No reasonable alternatives have been identified for RE2. Proposed policy wording is consistent with regional strategic Objective as set out in the SPPS paragraph 6.219 regarding integration of renewable energy technology into the design, siting and layout of new development.		
Summary and comparison of options against the Sustainability Objectives: The approach focuses on facilitating delivery of renewable energy into the district’s infrastructure as a cleaner energy source than fossil fuels. It helps futureproof the district for any new technologies coming forward as we move away from carbon-heavy sources linked to climate change. It will also help to promote and encourage energy efficiency in all new development and, where possible, renewable energy technologies. While some positive influences are noted for the social Sustainability Objectives (Objectives 1, 2 and 3), the overall effect is negligible. Ultimately, this approach supports and facilitates delivery of a range of renewable energy technologies to operate across the district and to deliver renewable energy as part of everybody’s daily energy mix. There are potential spin-offs for employment through manufacturing, installation and maintenance of these technologies. These policies help to make the district an attractive location for such investment and should help stimulate future innovation and competitiveness in the industry. Tourism is a key contributor to the local economy and a cautious approach to renewable energy development has been taken to safeguard designated landscapes which are of significant value. Positive effects are identified for the delivery of Objectives 5 and 6. The effect on Objective 7 is uncertain because the nature, scale and location of renewable energy development cannot be predicted. Some technologies can facilitate dual use of the land. The reuse of former quarries or brownfield sites may be feasible. Opportunities to upgrade/repower existing assets could also help reduce greenfield land take. Importantly the policies can facilitate proposals for geothermal energy, if they come forward.		

Positive effects are identified for almost all of the environmental Objectives (Objectives 9 to 14). The focus on energy efficiency and reducing consumption coupled with increased renewable and low-carbon generation should help to ensure that new development is less dependent on fossil fuels and reduce its greenhouse gas emissions. Incorporation of these measures into all new development should also help reduce aerial emissions in general, with positive effects on local air quality. The approach aims to co-locate resources with consumers and increase efficiency across the entire production/distribution chain. For larger energy proposals, there is greater potential for environmental impacts, particularly on natural heritage and landscape. The cautious approach would ensure that impacts are controlled and unacceptable effects avoided. Wind energy is most likely to be located in upland areas and may pose the biggest risk to landscape, and stricter restrictions will apply in the more sensitive landscapes. However, the approach to support small-scale renewable energy technologies ('micro-generation') will also provide a contribution to increased diversity in energy supply. Design measures and siting can be used to help reduce any visual intrusion and to sensitively integrate technologies to their locality. This approach will also benefit Objective 14 in that local distinctiveness and character can be conserved thus protecting local cultural heritage.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to manage material assets sustainably, to improve air quality, reduce causes of and adapt to climate change, and to maintain and enhance landscape character. No significant adverse effects are identified. The options are sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Environmental Impact Assessments. Habitats Regulations Assessments. Ecological surveys. AONB policy. SCA policy. Landscape Visual Impact Assessments. Relevant surveys linked to health and well-being. Archaeological surveys. Sectoral Plans emerging from the Climate Change Act.

Policy WW1 - Development Relying on Non-Mains Sewerage

Option	Carry forward policy CTY16 of PPS21.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Aims to minimise pollution risk and provide cleaner water. Also other impacts like noise (nuisance pollution) to be avoided. J&A highlights importance of water as a resource for all. Helps avoid pollution of surface and groundwater – which links directly to people’s health and well-being. Unsatisfactory treatment proposals will be refused. Water quality affects people and the environment and the aim of the policy is to deliver positives for this Objective.
2. strengthen society.	+	+	+	There is a tenuous link to avoiding pollution of coastal areas where communities are located and likewise coastal/ rural dwellings and facilities can be supported by this policy, where mains infrastructure may not be available and could go some way to strengthening society in those areas/ localities.
3. provide good quality, sustainable housing.	+	+	+	Wastewater treatment is an essential aspect of good quality housing and links directly to ensuring infrastructure is fit for purpose. Affects rural areas and coastal areas. There are NIW capacity issues across the district - NIW is due to upgrade its infrastructure, but the policy may enable short-term resolution until this work is completed.
4. enable access to high quality education.	0	0	0	No direct delivery of Objective, but noted sustainable accommodation could be achieved linked to educational establishments.
5. enable sustainable economic growth.	+	+	+	Enables development where otherwise it may not be feasible. Means of disposing of wastewater is essential for all economic development. Applicable across all of the district and across all sectors of the economy including housing and education. Able to avoid pollution risk, which is a positive for the economy, by avoiding impacts on the natural environment, which plays such a fundamental role in the local economy – fishing, aquaculture, recreation/ leisure, tourism, etc. The policy is able to help deliver more sustainable developments that can make best use of the location.
6. manage material assets sustainably.	0	0	0	The option has no effect on this Objective.
7. protect physical resources and use sustainably.	0	0	0	The option has no effect on this Objective.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The option has no effect on this Objective.
11. protect, manage and use water resources sustainably.	+	+	+	Avoiding pollution risk and helping to maintain water quality of all waters downstream – surface, ground, coastal, transitional, and marine, and any aquatic food resources that may be located there. Positives for aquaculture/ fisheries located downstream.

12. protect natural resources and enhance biodiversity.	+	+	+	Avoiding pollution risk to help maintain water quality of all waters downstream with positive environmental benefits for the ecological quality of the associated habitats and species located there thus supporting a healthy biodiversity and GBI network. The wider aquatic environment connects into designated sites located in coastal and marine areas, so benefits under this policy can further deliver benefits for those sites, their buffers and marine ecosystems.
13. maintain and enhance landscape character.	0	0	0	No delivery of Objective – mostly underground.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has no effect on this Objective.
Summary of Policy: This policy seeks to ensure that development which requires non-mains sewage will not create or add to a pollution problem. The policy seeks to protect water bodies from pollution and requires applicants to submit sufficient information on the means of sewage treatment to allow a proper assessment of the proposal.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach set out within PPS21 and the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The policy recognises the importance of water as a resource and by ensuring related infrastructure is fit for purpose. It is an essential part of delivering sustainable housing for people as well as good health and well-being. Rural and coastal areas in the district can lack NIW infrastructure and are likely to benefit from this policy. While there are on-going NIW capacity issues, the policy may enable short-term resolution until NIW upgrade work is completed. This policy aims to deliver clean water and to avoid pollution risk when non-mains infrastructure is not available. Water quality can affect people's health as well as the local environment and this policy benefits the social Sustainability Objectives 1 to 3. The protectionist approach of this policy supports aquatic/ marine industries and users including tourism and recreation related businesses. It enables sustainable development where otherwise it may not be feasible. It is also applicable across the entire district and by all sectors of the local economy. As such, it helps achieve Objective 5 - sustainable economic growth. Ultimately, the policy works to avoid pollution risk, which helps to maintain water quality with positives for all waters – surface, ground, coastal, transitional, and marine; and aquaculture/ fisheries located downstream. The natural environment plays such a fundamental role in the local economy – fishing, aquaculture, recreation/ leisure, tourism, etc. and this policy supports those industries by enabling more sustainable development. The aim to avoid pollution is a positive for the natural environment and local biodiversity. In the district waters downstream connect into a much wider aquatic environment with coastal and marine designated sites delivering benefits for those sites and buffers and marine ecosystems. Positive effects are therefore identified for Objectives 11 and 12, but there is no effect on the other environmental Sustainability Objectives.				

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and wellbeing, to protect, manage and use water resources sustainably, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP.	

Policy FRD1 - Development in Flood Plains & Policy FRD5 - Development in Proximity to Reservoirs

Option	Carry forward policies FLD1 and FLD5 of PPS 15, with amended wording to align with the SPPS and updated DfI Rivers guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Policies are focused on the safety of people – risk to life. Avoiding development in flood risk areas delivers wider health and well-being benefits for people in their homes and their businesses – safety, security and reassurance. Indirect benefits for people’s well-being from open space provision, which can deliver amenity value and possibly enable recreation/ leisure pursuits with positives for people’s physical and mental health. The J&A refers to the importance of the policies to vulnerable people who are more at risk during flood events because of their mobility or age. Within undefended flood plains, there will be a presumption against development for vulnerable groups.
2. strengthen society.	0	0	0	No direct delivery of this Objective, but noted that accessible, open space (shared space) may be indirectly created - floodplains, coastal buffer zones, reservoirs; and the safety aspect of these policies strengthens society but overall any effect is considered negligible.
3. provide good quality, sustainable housing.	+	+	+	Affected areas may be constrained in that housing will be restricted, but these locations do not make sustainable housing areas. Adequate areas of land for housing is brought forward under other policy provision in the Plan. These policies help to futureproof housing in that it will not be allowed in unsustainable locations. It may encourage unfit homes to be developed and brought back into use. Flooding can have a significant negative impact on people and their residences so the avoidance of flooding and the negative impact it can have on people mentally and financially, is reflected in the score.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	Similar to housing, in that the best use of location can be made by sustainably locating appropriate economic uses, but also through provision of an exception for regionally significant economic development. Land supply should be in appropriate locations. The security of the policies makes the area a more attractive place to work, live, visit and invest in – paramount for the local economy. The negative impacts from flooding on businesses are more likely to be avoided with these policies in place.
6. manage material assets sustainably.	+	+	+	Presumption against some types of development is evident, which could include material assets, but the flood risk makes the affected areas unsustainable locations for such development and the aim is to protect. The negatives from potential damage to material assets outweighs locating them in such areas. Approach ensures material asset development is not put at risk unless it has to be located in the floodplain. There are still exceptions under the policy, as well as regionally significant economic developments, which can be facilitated.
7. protect physical resources and use sustainably.	0	0	0	Approach may conserve some greenfield land by constraining/ restricting development in flood risk areas, buffers, and inundation zones. Unlikely to affect minerals industry although sand and gravel sites are evident in coastal areas but any effect on the Objective is considered negligible.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective, but may indirectly benefit the Objective through land being kept free of other development allowing provision of active travel links. Example given of coastal areas where a path can continue to enable people to walk along the coast. Exceptions are provided for sport and outdoor recreation, amenity (including walking and cycling infrastructure), or open space uses and therefore active travel shouldn’t be precluded. The overall effect is negligible.
9. improve air quality.	0	0	0	No direct delivery, but noted that areas can provide pockets of cleaner air as they are open space with limited development or are ‘green lungs’.

10. reduce causes of and adapt to climate change.	+	+	+	Policies protect floodplains and enable buffers around watercourses. Approach able to avoid damage to properties from likely storm events by restricting development in vulnerable areas. Able to retain and enhance natural resilience to climate change – protecting and enhancing natural adaptation features. Futureproofing is built into the policy, which can help meet future risk from climate change related weather events.
11. protect, manage and use water resources sustainably.	+	+	+	Policies help to manage and protect reservoirs and floodplains (reducing risk) and enable natural flood defences and buffers to be free (or controlled) of any development. This approach is able to benefit aquatic food resources by avoiding development and pollution risk upstream. Managing floodplains to naturally function as they need to also reduces flood and pollutant risk as well as maintaining natural resilience within the local environment. Overall approach to managing development helps to improve the quality of all waters – surface, ground, coastal and marine. Most waters flow toward the coastal/ marine area - the policies are able to deliver environmental benefits for those habitats including designated sites.
12. protect natural resources and enhance biodiversity.	+	+	+	Floodplains are natural heritage resources and together with reservoirs add to the district's wider GBI network, supporting local biodiversity levels. Floodplains are natural buffers and play an important role in wetland ecosystems helping to filter pollutants and store water – reduce flood risk. Many floodplains are connected to designated sites (either as a site feature or via a river system or species feature) with examples located right across the district but particularly evident in the coastal/ marine area - natural buffer to the sea.
13. maintain and enhance landscape character.	+	+	+	Floodplains and buffers and in some cases reservoirs are integral features of much wider settings and are worthy of protection for their contribution to landscape. The policies can constrain development but other policies should apply to protect landscape in other areas and avoid any visual intrusion elsewhere. The approach of the policies is able to protect landscape quality along the full length of watercourses, around river mouths and along coastlines thus protecting coastal views and seascapes.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Any buildings that are located in floodplain areas may be developed (if appropriate to do so based on operational requirements or water compatibility) and could deliver for this Objective by preserving and reusing buildings or features of built/ cultural heritage value. Protection of waterways and floodplains under these policies also protects a sense of place - the cultural landscape, but any effect on the Objective is negligible.
Summary of Policy: <u>Policy FRD1 - Development in Flood Plains</u> Development will not be permitted within the 1 in 100 year fluvial flood plain unless the applicant can demonstrate that the proposal constitutes an exception to the policy. <u>Policy FRD5 - Development in Proximity to Reservoirs</u> New development will only be permitted in certain circumstances within the potential flood inundation area of a "controlled reservoir" as shown on Flood Maps NI. Policies FRD1 and FRD5 have been appraised as a group as both concern the management of development in areas of identified flood risk.				
Reasonable Alternatives: No reasonable alternatives to FRD1 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.106-6.118, to allow development in floodplains in exceptionally circumstances only. No reasonable alternatives to FRD5 have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.119-6.122, regarding development in proximity to reservoirs.				

Summary and comparison of options against the Sustainability Objectives:

These policies are to manage risk to human life and health from flooding events. By considering flood risk within planning, appropriate locations for people to live, work and go about their daily lives can be sought with the security that people will not be put at undue risk. The approach is to safeguard people and protect life, but land that is kept free of development can be enjoyed for its amenity and leisure value. Positive effects are identified against the social Sustainability Objectives 1, 2 and 3.

The approach of the policies not only helps to bring an element of sustainability to the local economy and infrastructure, but also futureproofs it by acknowledging that such events can happen, raising awareness that people should be prepared. Flooding is likely to be exacerbated by climate change and the importance of the natural environment in natural and climate resilience is recognised within the policies. Benefits are provided to the local economy and infrastructure, Objectives 5 and 6, because sustainable locations are sought where risks are avoided / greatly reduced which will avoid future associated financial costs. Exceptions are provided for essential infrastructure or development that would provide a regionally significant economic benefit.

The benefits to the environmental Sustainability Objectives 10, 11 and 12 are quite obvious because of the landscape scale approach to working with nature and the district's blue/ green infrastructure which includes coastal areas but Objective 13 – landscape is also achieved. Landscape quality can be protected because of the constraints on development across much wider settings including full river lengths and floodplains.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to provide good quality, sustainable housing, to enable sustainable economic growth, to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity. There are no significant negative effects identified. These options are sustainable.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other flood risk and drainage policies are especially relevant.

Policy FRD2 - Protection of Flood Defence and Drainage Infrastructure

Option	Carry forward Policy FLD2 of PPS 15, with amended wording to align with the SPPS and updated DfI Rivers guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Focused on safety of people. Maintenance of and access to these structures, channels and watercourses, ensures there are no blockages or related issues that can affect housing areas or places where people use. Policy ensures housing is more sustainable and safer, particularly in adverse weather conditions. Overall policy reduces risk.
2. strengthen society.	0	0	0	The option has no effect on this Objective.
3. provide good quality, sustainable housing.	+	+	+	Focused on safety of people. Maintenance of and access to these structures, channels and watercourses ensures there are no blockages or related issues that can affect housing areas and makes them more sustainable and safer, particularly in adverse weather conditions. Protects against flooding.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	Maintenance of and access to these structures, channels and watercourses ensures sustainable economic growth by avoiding blockages and related issues (flooding, pollution incidents) that could impact upon local businesses, or access to and from places linked to supply chains. Ensures sustainability within the built environment and therefore the local (and wider) economy.
6. manage material assets sustainably.	0	0	0	No direct delivery of this Objective, but noted that manufactured flood defences are infrastructure, which may help to reduce the amount of derelict/ contaminated land.
7. protect physical resources and use sustainably.	0	0	0	No direct delivery of this Objective, but noted that flood defences may help to reduce the loss of greenfield land to flooding.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	+	+	+	Floodplains are protected and other natural assets that act as attenuation features. Policy helps reduce risk of damage to buildings and property from flood events including storms by enabling flood defences and effective drainage to be integrated and managed, with upgrades feasible. This will enable future risk from climate change related weather events to be more readily met using existing infrastructure.
11. protect, manage and use water resources sustainably.	+	+	+	Policy enables better maintenance of water flows and for floodplains to function; as well as safeguarding the ecological quality of water by maintaining buffers. Reduces risk of blockages and flooding and all the impacts associated with such events – poorer water quality, pollution incidents and sewer overflows and associated risk to aquatic life.

12. protect natural resources and enhance biodiversity.	+	+	+	Able to contribute to the GBI network and support associated biodiversity. Possibly some loss of biodiversity when hard engineering solutions applied but likewise soft engineering solutions can also be used (SuDS) which will support local biodiversity and provide habitat of some sort. Buffer strips along watercourses and floodplains are often semi-natural habitat and contribute to local biodiversity. Maintaining flood defences and ensuring effective drainage is in place should help protect ecosystems located further downstream from polluted run-off. This is a positive benefit for all coastal/ marine areas including designated sites as the majority of watercourses flow into the marine area.
13. maintain and enhance landscape character.	0	0	0	No direct delivery of this Objective, but noted that buffer strips (for maintenance purposes) when naturally vegetated can have some landscape quality associated with them.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has no effect on this Objective.

Summary of Policy:

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure, or hinders access for maintenance.

Reasonable Alternatives:

No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.123 to protect flood defence and drainage infrastructure.

Summary and comparison of options against the Sustainability Objectives:

The policy is focused on the safety of people and is about reducing risk to people that may otherwise occur if adequate maintenance of flood defences or drainage infrastructure is not planned for. There are obvious benefits of the policy for people's health and well-being – Objective 1, but also in delivering sustainable housing – Objective 3, in that it will be safer and less likely to be affected during adverse weather conditions or by blockages.

Likewise, the policy benefits the local economy and achieves Objective 5. The policy helps to ensure sustainability within the built environment, which supports the smooth running of the local economy, by avoiding flooding and related pollution incidents, which may otherwise badly affect local businesses, supply chains and customers.

The policy enables flood defences and drainage infrastructure to be considered in planning new development and it recognises that climate change is likely to exacerbate flooding events in the future. The importance of the natural environment in combating the effects of climate change cannot be overestimated and the policy facilitates this by preserving riparian strips and other natural assets important for natural resilience. Objective 10 is achieved and so too are the environmental Sustainability Objectives 11 and 12. The protection afforded to wetlands and the positives this delivers for the ecological quality of water and associated habitats/ species is evident but the maintenance aspect also ensures adequate water flows and reduces risk of pollution incidents. The policy approach tends to work with nature and protects the district's wider blue/green infrastructure network and local biodiversity levels. There are a significant number of watercourses in the district that end up in the marine environment so the policy delivers too for designated sites located in coastal/ marine areas by reducing polluted run-off from upstream, thus protecting ecosystems located downstream.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to protect, manage and use water resources sustainably. There are no significant negative effects identified. This option is a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other flood risk and drainage policies are especially relevant.	

Policy FRD3 - Development at Surface Water (Pluvial) Flood Risk outside Flood Plains & Policy FRD6 - Sustainable Drainage Systems

Option	Carry forward Policy FLD3 of PPS 15, with amended wording to align with the SPPS and updated guidance, and bring forward a new policy on Sustainable Drainage Systems which makes them a requirement.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The approach can provide indirect benefits on mental health, there is reassurance that the management of surface water will be considered appropriately in new development and will not increase flood threat in other development elsewhere. ‘Soft’ SuDS can create/enhance green spaces and provide amenity value.
2.... strengthen society.	0	+	+	The overall approach to stormwater drainage and SuDS, in conjunction with OS2 and policy on housing in settlements, can be used to help to deliver shared space with amenity value that also functions as green and blue infrastructure. Integrating the consideration of ‘soft’ SuDS into strategic policy SP1 as well as operational policy should help encourage more development to consider this type of drainage, and the effects may strengthen over time.
3.... provide good quality, sustainable housing.	+	+	+	The approach doesn’t affect quantity or distribution of housing, but linked in with SP1 and OS2 it should help to make new housing more sustainable and better quality/amenity. Reducing surface flooding and considering it from the outset in the design of new development is an important aspect of making housing more sustainable from the outset. The approach may indirectly help to reduce the number of unfit homes.
4.... enable access to high quality education.	0	0	0	The option has no effect on this Objective, other than there may be an indirect relationship in the skills and training necessary to implement and manage different types of drainage solutions.
5.... enable sustainable economic growth.	+	+	+	Should help make the Council area a more attractive place to live, work, visit and invest - especially those elements of promoting and using ‘soft’ SuDS, where these are taken up. There may be perceived disadvantages including cost in implementing ‘soft’ SuDS, as infrastructure and space is required and NI Water does not adopt such systems, so a management arrangement may be necessary for maintenance. The approach has sought to avoid being onerous for smaller development. Council needs to be able address perceived downsides and consideration could be given to issuing Supplementary Planning Guidance - this approach is already being established in other areas of UK. Overall, the implementation of this approach should create more sustainable economic growth.
6.... manage material assets sustainably.	0	0	0	The approach may have an indirect relationship with reducing derelict / contaminated land - such land could be brought into better use in managing surface water drainage. The overall effect on the Objective is negligible.
7.... protect physical resources and use sustainably.	0	0	0	The approach may help to maintain or enhance soil quality and avoid soil erosion. Soft SuDS can act as filter sand slows overland flow reducing washout. It may not necessarily reduce greenfield land use. The overall effect on the Objective is negligible.
8.... encourage active and sustainable travel.	0	0	0	The approach has no effect on the Objective, though effective drainage design that avoids accumulating standing water on walking/cycling routes will support and encourage active travel. The overall effect on the Objective is negligible.
9.... improve air quality.	0	0	0	The approach has no effect on this Objective.

10.... reduce causes of and adapt to climate change.	+	+	+	+	Flooding is a predicted effect of climate change, with wetter winters and heavier summer downpours among the predicted changes. The approach will encourage measures to adapt to climate change to be designed into new development, especially in conjunction with SP1. This could help to build in resilience to the effects of climate change and to reduce the risk of damage to properties from storm events. The effect should strengthen over time as SuDS become established and more widespread.
11.... protect, manage and use water resources sustainably.	+	+	+	+	Sustainable drainage systems - both hard and soft - can help to improve water quality as well as manage quantity via source control. Managing surface water to reduce flood risk helps to avoid pollutants being mobilised into the water environment. It also helps to reduce need for flood defences in the future. Water quality benefits are greater when 'soft' SuDS is implemented as it can act to filter pollutants as well as attenuate flows and reduces washout. Reduced pressure on sewerage infrastructure may also benefit the marine area.
12.... protect natural resources and enhance biodiversity.	+	+	+	+	Encourages the development /enhancement of green and blue infrastructure. Swales, ponds, wetlands, filtration beds can all work to create or enhance biodiversity and provide an ecosystem service. While 'soft' SuDS are the mechanism for delivery of biodiversity enhancement, the approach will indirectly protect and/or enhance designated sites, marine ecosystems and marine protected areas through surface water and sewerage links to the marine area.
13.... maintain and enhance landscape character.	0	0	0	0	'Soft' SuDS may help to enhance landscape at the localised scale, in the context of development in an urbanised landscape and reducing the extent of hard surfaces within settlements. There is no effect in the wider countryside and the overall effect on this Objective is negligible.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	+	Historic features/assets can be vulnerable to changes in frequency or duration of periods of wetting and/or drying out. Drainage assessment is required where surface water may impact on features of importance to the historic environment and therefore is protective.
Summary of Policy: <u>FRD3 Development at Surface Water (Pluvial) Flood Risk Outside Flood Plains.</u> A Drainage Assessment will be required for development proposals that exceed any of the thresholds. <u>FRD6 Sustainable Drainage Systems.</u> A sustainable drainage solution (hard or soft SuDS) for the management of surface water run-off will be required for any development proposal that triggers the requirement for a Drainage Assessment under Policy FRD3 Development at Surface Water (Pluvial) Flood Risk Outside Flood Plains. Policies FRD3 and FRD6 have been appraised as a group, as they concern the management of surface water.					
Reasonable Alternatives: No reasonable alternatives have been identified for FRD3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.112 - 6.118 which requires submission of a Drainage Assessment for developments that exceed certain thresholds or where there is a history of surface water flooding. Two options related to FRD4 were appraised in the Interim SA for the POP under Key Issue 24: Flood Risk Management. The preferred option, which the Interim SA found to be the most sustainable option, was "[precautionary approach and carrying forward PPS15 policies, and...] address the issue of surface water flooding with SuDS being required on zoned sites through the use of key site requirements or alternatively incorporated into a new policy covering SuDS for all new development." It is considered					

that the provision of SuDS as the required drainage method for those applications which require a Drainage Assessment is a more comprehensive and robust approach than the delivery through zoned site KSRs, as set out in the POP.

Summary and comparison of options against the Sustainability Objectives:

In the context of changing climate and rainfall patterns, managing surface water using sustainable drainage systems will help to make new housing more sustainable and will safeguard/enhance amenity across the district. Health and safety is primarily influenced by FRD1 and FRD5, however benefits for communities from this approach will strengthen over time. In respect of economic development, there may be perceived disadvantages in the approach to encourage implementation of 'soft' SuDS in preference to 'hard' SuDS, however supplementary planning guidance may help to inform cost/benefit and overall the approach should result in economic growth that is more sustainably designed and built.

The policy will help to futureproof new development against the effects of climate change and ensure that drainage is designed to cope with increased intensity rainfall episodes. This will provide resilience and will reduce the risk of pollutants being mobilised into the aquatic, marine and natural environments from pluvial flooding. 'Soft' SuDS can deliver multiple benefits for Objectives 10-12 but the benefits of sustainable drainage will be strengthened over time as the predicted changes in climate are realised. The requirement for a drainage assessment to consider effects on features of importance to the historic environment will also benefit this Objective.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to protect, manage and use water resources sustainably for all timescales, and to reduce causes of and adapt to climate change and to protect natural resources and enhance biodiversity in the medium and long term. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. The policy has relationships with SP1 and operational policies for open space and housing in settlements, which may be especially relevant for helping to increase opportunities for 'soft' SuDS to be delivered rather than 'hard' SuDS. Supplementary Planning Guidance may assist in informing on cost/benefit and establishing standards for successful design, implementation and ongoing management of a wider range of SuDS. Cumulative effects may occur in combination with implementation of actions identified through River Basin Management Plans and Flood Risk Management Plans.

Policy FRD4 - Artificial Modification of Watercourses

Option	Carry forward Policy FLD4 of PPS 15 with amended wording to align with the SPPS and updated guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The approach seeks to retain open watercourses which can be an amenity feature and can create more pleasant areas to live in - this can have positive effects in terms of mental health. Health and safety is one of the considerations for allowing exceptions. The overall effect on the Objective is negligible.
2.... strengthen society.	0	0	0	While open watercourses are considered to provide some amenity value, the approach will not contribute to a perceptible effect on this Objective.
3.... provide good quality, sustainable housing.	0	0	0	One of the exceptions is to allow access to a site for development of housing - therefore the approach will allow new housing to be delivered. Otherwise it will preserve and maintain watercourses within a residential development as natural features, which helps to make the development more sustainable by avoiding exacerbation of flood risk elsewhere in the catchment. The overall effect on the Objective is negligible.
4.... enable access to high quality education.	0	0	0	The approach has no effect on this Objective.
5.... enable sustainable economic growth.	0	0	0	One of the exceptions is to allow access to a site for development, therefore the approach would not constrain or preclude access to land in appropriate locations for economic growth. The overall effect on the Objective is negligible.
6.... manage material assets sustainably.	0	0	0	One of the exceptions is to allow access to a site for development, therefore the approach would not preclude redevelopment of vacant/derelict land. The overall effect on the Objective is negligible.
7.... protect physical resources and use sustainably.	0	0	0	Maintaining natural watercourses may help to prevent soil erosion, as culverts may accelerate downstream flows and exacerbate flood risk. The overall effect on the Objective is negligible.
8.... encourage active and sustainable travel.	0	0	0	The approach has no effect on this Objective.
9.... improve air quality.	0	0	0	The approach has no effect on this Objective.
10.... reduce causes of and adapt to climate change.	+	+	+	The approach protects a natural habitat that captures water, and retains its role in naturally attenuating the rate of surface water conveyance. Indirectly, it may help to reduce the risk of damage to property from storm events.
11.... protect, manage and use water resources sustainably.	+	+	+	The approach will help to avoid the need for flood defences and hard drainage, it helps to manage flow rates and reduces risk of downstream flood events. It protects and maintains natural bankside vegetation and natural water flows in watercourses for good ecological quality. This approach supports wider Objectives of the Flood Risk and River Basin Management Plans.
12.... protect natural resources and enhance biodiversity.	+	+	+	The approach avoids destroying priority habitat and maintains watercourses, including their natural buffers, which are wildlife corridors for biodiversity. This helps to protect biodiversity, and provides positive environmental benefits. The preservation of natural watercourses in development establishes the potential for them to be incorporated as blue infrastructure (e.g. within wider SuDS) and provide an ecosystem service. Retaining natural watercourses will also help support the preservation of marine ecosystems downstream.

13.... maintain and enhance landscape character.	0	0	0	The approach limits the length and possibility of canalisation/culverting maintains natural features and protects the natural setting of river corridors. Indirectly will avoid visual impacts on wider landscape. The overall effect on the Objective is negligible.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The approach limits the length and possibility of canalisation/culverting maintains natural features and protects the natural setting of river corridors which may encompass industrial heritage. It helps to protect/preserve sense of place. The overall effect on the Objective is negligible.
Summary of Policy: Artificial modification of a watercourse, including culverting or canalisation, will only be permitted in certain circumstances.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.124-6.125 regarding the artificial modification of a watercourse.				
Summary and comparison of options against the Sustainability Objectives: This option has a narrow scope and although the safeguarding and retention of natural water features has some positive influences on the social and economic Sustainability Objectives, the approach has negligible or no impact on their delivery. Exceptions to allow access will ensure that best use of location can be made. Positive effects are identified for Objectives 10-12 through the retention of areas of semi-natural land within development and protecting natural habitats that capture water and attenuate flows. It encourages open watercourses to be integrated into the design of a development and for developers to work with nature to incorporate them as blue infrastructure and/or an ecosystem service.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? A significant positive effect is identified for the Objective to protect, manage and use water resources sustainably. No significant negative effects are identified. The option is considered to be a sustainable option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. This option aligns with and will help to support the aims and Objectives of the current RBMP and FRMP.				

Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings, Policy HE2 - The Protection of Archaeological Remains of Local Importance and their Settings, Policy HE3 Archaeological Assessment and Evaluation & Policy HE4 - Archaeological Mitigation

Option	Carry forward policies BH1 to BH4 of PPS6, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	No direct delivery of this Objective, but it is noted that sites can be visited by people because they are protected with positive benefits for those people's health/ well-being from access to such sites that provide enjoyment and pleasure - personal well-being. People who are engaged in this type of work may have some sense of job security. Open and shared space is usually available at these sites where people can benefit from social contact/ interaction.
2. strengthen society.	+	+	+	Shared interests can be appreciated at these sites by people visiting them from various areas. Social contact/ interaction is enabled. Policies are proactive in protecting the historic environment for all of the district as a resource which in itself helps to strengthen society. People can connect with their cultural heritage at these sites.
3. provide good quality, sustainable housing.	0	0	0	No direct delivery of this Objective, but it is noted that archaeology may impact on some housing sites at an initial survey stage – costs, delays etc.
4. enable access to high quality education.	0	0	0	No direct delivery of this Objective, but noted that sites are protected and interpreted, and can be used by schools, universities and employers for educational or training purposes across a variety of courses and jobs linked not just to archaeology but also planning, architecture, geography and so on.
5. enable sustainable economic growth.	+	+	+	Sites are protected and with that they are conserved within the district's environment so the place is a more attractive location to live and visit. There are strong links to tourism with visits and benefits feasible all year round - not just seasonal. It is noted that some sites/ designations may constrain some economic ventures but sustainable tourism is very much supported. Tourism is a strong driver for the local economy and the policies help to ensure that visitors will continue to be attracted to the district. The policies refer to mostly terrestrial sites/ locations but it is noted how much the coastal/ marine environment is also part of the district's character.
6. manage material assets sustainably.	-	-	-	These sites because of their protection should be avoided and are required to be treated sensitively with surveys usually required and the likes of some designations – ASAls, potentially able to constrain high structures which could impact on grid infrastructure, telecoms and some types of renewable energy (turbines). The sites also have buffers (settings) around them (Downpatrick, Dundrum, Dorsey, Greencastle, Slieve Gullion). It is feasible that there could be negative impacts on delivery of some material assets in these areas which is reflected in the score.
7. protect physical resources and use sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the policies are able to protect and conserve greenfield land around these sites as well as the quality of the soil and any earth science features that are present - both known and unknown. The areas covered is limited relative to the total area of the district so any effect is considered negligible.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that some sites are linked to local active travel routes.
9. improve air quality.	0	0	0	The option has no effect on this Objective.

10. reduce causes of and adapt to climate change.	0	0	0	No direct delivery of this Objective, but it is noted that there could be some impacts in some areas such as ASAs for delivery of some renewable energy projects but overall any effect is considered negligible.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.
12. protect natural resources and enhance biodiversity.	+	+	+	Many sites are also areas with local biodiversity present which adds to the local natural heritage resource. The sites are usually managed and are important as part of the wider GBI network and can act as wildlife corridors. There is much cross over with landscape (note ASAs) as sites have buffers – ‘settings’ and in terms of local biodiversity can remain relatively untouched and contribute to local natural heritage.
13. maintain and enhance landscape character.	+	+	+	Many sites are integral to the local landscape as they are relatively untouched areas. Preservation mitigates against any detractions that other development could have on these sites and their settings – minimising any visual intrusion and protecting features. The wider settings of these sites is key for delivering for this Objective as a much wider area than just the sites themselves is considered. Sites are located across the district and so the benefits for local landscape including seascape are spread.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies protect and conserve these historic sites and their settings, and the protection awarded helps to maintain and enhance them. They create a sense of place across the district and act as a draw for people to visit, as well as providing people with a sense of their cultural heritage. Education is provided at these sites through their conservation, access to and interpretation of them, with opportunities for cultural activities also enabled which can increase learning amongst people. Archaeology is a strong tradition in the district and the policies help to protect this history and connection to it.
Summary of Policy: <u>Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings.</u> The Council will seek to protect the district's regional important archaeological remains from development which would adversely affect them or the integrity of their setting. <u>Policy HE2 - The Preservation of Archaeological Remains of Local Importance and their Settings.</u> The Council will seek to protect the district's archaeological remains from development which would adversely affect them or the integrity of their setting. <u>Policy HE3 - Archaeological Assessment & Evaluation</u> Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or archaeological evaluation. <u>Policy HE4 - Archaeological Mitigation.</u> Where it is decided to grant planning permission for development which will affect sites known or likely to contain archaeological remains, the Council will impose conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development. Policies HE1 to HE4 have been appraised as a group, as they all work to the same purpose - the protection and conservation of archaeological remains.				

Reasonable Alternatives:

No reasonable alternatives have been identified for policies HE1, HE2, HE3 or HE4. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.8 - 6.11 regarding development, archaeological assessment and evaluation and mitigation.

For HE1 and HE2, consideration was given to carry forward existing policy with the addition of Areas of Constraint within designated Areas of Special Archaeological Interest (ASAs) and Areas of Archaeological Potential (AAP). However, whilst the addition of Areas of Constraint within ASAs would conserve and protect regionally important archaeological sites and monuments, and in AAPs would conserve and protect locally important archaeological sites and monuments, ASAs and AAPs are already protected by legislation and existing planning policy. AoCs are therefore not considered to be a reasonable alternative.

Summary and comparison of options against the Sustainability Objectives:

Because the historic environment is so evident within the district and sites are spread throughout, it is considered that the policies can support Objective 2. This is due to the proactive approach of the policies to preserve the historic environment as a resource, which in itself helps to strengthen society. At these sites, people can connect with their cultural heritage but also with each other.

These locations not only make a locality more pleasant to be in but also more attractive to visitors all year round. They can positively contribute to the local economy as focal points for people to visit, with multiple economic spin-offs feasible. Tourism is a strong driver of the local economy and these policies fully support the tourism industry by ensuring visitors are attracted in to the district to spend their time and money there. This is reflected in Objective 5.

It is acknowledged that because of the protection awarded to these sites and the sensitivities around their wider settings, that there may be constraints on other types of development. This could affect delivery of certain material assets, such as telecommunications, grid infrastructure, or even renewables. This potential risk is reflected in Objective 6 due to the number of areas (ASAs) where there could be constraints - Downpatrick, Dundrum, Dorsey, Greencastle and Slieve Gullion.

There is a close correlation between historic sites and their settings, and conservation of natural heritage because the sites are usually relatively untouched. The settings can be relatively large areas of semi-natural habitat that contribute to not just local biodiversity but also the wider blue/ green infrastructure network of the district. This contributes to a positive effect on environmental Sustainability Objective 12. Sites and their settings are often very distinct to a locality and add to its sense of place. They can become integral features of the local landscape where visual intrusion is minimised. Collectively across the district these sites are also able to positively deliver for Objective 13. The policies focus on protecting and conserving archaeology, which has a strong tradition within the district. The policies help to deliver Objective 14 because of the protection and conservation awarded to historic sites and their settings. These areas are usually maintained as relatively untouched and they can be enhanced through their preservation. They provide a place where people can learn but also connect with the past and experience cultural heritage.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to maintain and enhance landscape character; and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.

Policy HE5 - Historic Parks, Gardens and Demesnes

Option	Carry forward Policy BH6 of PPS6, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Parks, gardens and demesnes are open for people to visit, with benefits for physical health from recreation/ leisure, and positives for well-being from these activities and an amenity value. There is provision of open/ shared space where people can meet up and have social contact/ interaction as well as intergenerational contact.
2. strengthen society.	+	+	+	Enables access to shared space where people can meet up and have social contact/ interaction and across generations. Jobs are provided through these sites/ resources and they are able to deliver positive, social focal points for visitors but also for residents within the community.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that the sites tend to be closed areas (defined), so less likely to impact on delivery of this Objective. It is noted that some historic parks include private residences, but overall any effect on the Objective is considered negligible.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the sites can be used as educational resources.
5. enable sustainable economic growth.	+	+	+	Policy makes the district a more attractive place to live, work, visit and invest in. The sites under this policy link strongly to the local tourism industry and all the positive spin-offs this can bring to the local economy – jobs and financial spend, all year. Examples exist where historic locations are now spas or key venues for opening events, conferences or weddings. Some examples are Killeavy Castle Estate which is now a hotel and spa; and Mourne Park House which has been granted permission to become a luxury hotel. The historic sites attract people in and can retain people in those localities. Many sites have been turned into 'destinations' and are private businesses and are more important to local economy because of their importance to the tourism industry which is a significant driver of the district's local economy.
6. manage material assets sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policy helps to retain the character of these sites and ensures a sensitive approach to any other development that could impact upon them including delivery of material assets. It is noted that the most appropriate technology/ siting can be chosen with mitigation such as landscaping used to reduce impacts and that opportunities are feasible so any effect on the Objective is considered negligible.
7. protect physical resources and use sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policy enables protection of areas with natural features (greenfield land) present. Any reuse/ regeneration could go some way to help reduce loss of greenfield sites.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective, but it is noted that some may be located near to sustainable travel routes and greenways but it is considered more likely that people will need to travel by car, although public transport may also be available to some. Most sites are located where there is reliance on a car but when people arrive at the sites they are likely to be able to walk or cycle. As the policy is about protecting these sites, the overall effect is negligible against the Objective.
9. improve air quality.	0	0	0	Policy unlikely to directly deliver for the Objective although it is noted that the sites are 'green lungs' and enable through their protection some level of clean air.
10. reduce causes of and adapt to climate change.	0	0	0	Policy unlikely to directly deliver for the Objective although it is noted that the sites are 'green lungs' and they enable through their protection some level of carbon storage and flood resilience but at same time people are most likely to need a car for access to and from most locations. Reuse of buildings able to deliver positives for carbon/ resource consumption and likewise, protection of natural heritage features such as trees able to deliver positives for carbon/ water storage but overall the overall effect is negligible against the Objective.

11. protect, manage and use water resources sustainably.	0	0	0	Policy unlikely to directly deliver for the Objective although it is noted that some sites have BI present which is then managed to be a clean water resource and not a flood risk.
12. protect natural resources and enhance biodiversity.	+	+	+	Policy protects the natural heritage resource that is present at these sites and ensures development that could impact on the local biodiversity and quality of the sites does not occur. There are also several coastal sites and these link into the marine environment such as Delamont Country Park and Castle Ward so the policy helps to also protect species and habitats associated with coastal habitats. These add to the district's fabric of GBI and likely play a part in natural resilience to avoiding erosion, and managing flood risk. Ultimately the policy helps to avoid inappropriate development that could impact on the local natural heritage resource.
13. maintain and enhance landscape character.	+	+	+	The policy helps to manage visual intrusion by minimising it, which helps avoid impacts on landscape including coastal areas / seascapes. This also benefits neighbouring council areas with similar views/ sites. Policy sets out to address landscape issues – protects and enhances the settings of these sites and helps deliver landscape protection for these areas within the district.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy protects built and cultural heritage and the setting of these assets. Seeks to conserve the principle settings of these areas of historic interest. Many sites are linked to an old building or some sort of cultural focus like an old dwelling. The settings are key to the historic environment and their part in the landscape. For example, Killeel Golf Course is set in an old estate. The better management of these sites ensures there can be cultural activities for people to help give people an understanding of their historic environment.
Summary of Policy: The Council will not permit development which would lead to the loss of or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes of special historic interest.				
Reasonable Alternatives: No reasonable alternatives are identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.16-6.17 regarding Historic Parks, Gardens and Demesnes.				
Summary and comparison of options against the Sustainability Objectives: There is potential to provide people with positive, social experiences at these locations because they can meet and mix with others. There are likely physical health benefits too because people have to walk around the locations to investigate where they are. Being in the outdoors is a proven positive experience for people's mental health and the benefits to people from having access to a shared, open space cannot be overestimated. Objectives 1 and 2 are both supported via the approach. The focus of the policy is protection and conservation of historic parks, gardens and demesnes, with public access to them. These locations undoubtedly make the district a more attractive place to be and to visit. They provide focal points for people to use and enjoy all year round and can become destinations in themselves, such as Killeavy Castle Estate and Mourne Park House. There are obvious links to local tourism and potential for multiple economic spin-offs within the local economy, so a variety of jobs can be provided. The tourism industry is a significant driver of the district's local economy and this policy fully supports by attracting people in and retaining them to spend money. This contributes strongly to the achievement of Objective 5. Significant effects are also considered likely for environmental Sustainability Objectives 12 to 14. The policy is able to protect areas right across the district where natural heritage and biodiversity are present. These add to the district's wider blue/ green infrastructure network and its natural resilience to events like flooding and coastal erosion. The provision of these parks, gardens and demesnes where visual intrusion is minimised and settings are protected and enhanced, also delivers for landscape				

character. Many of the sites are linked to an historic or culturally important building and the approach seeks to conserve the settings of these areas of historic interest, where cultural activities may also take place.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to enable sustainable economic growth. No significant negative effects are identified. The option is a sustainable one.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.

Policy HE6 Change of Use of a Listed Building, Policy HE7 Extension or Alteration of a Listed Building, Policy HE8 Advertisements on a Listed Building, Policy HE9 Demolition of a Listed Building & Policy HE10 Development affecting the Setting of a Listed Building

Option	Carry forward policies BH7, BH8, BH10 and BH11 of PPS6, with amended wording to align with and reflect the wording of the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	HE7 facilitates alterations to overcome access issues to listed buildings, so people with mobility issues can be accounted for. Policy reflects a pragmatic approach to the situation.
2. strengthen society.	+	+	+	Able to protect the setting of listed buildings and add to public realm which also acts as a shared space for people to use with multiple social contact benefits. Possibly links to a sense of place for people. Some buildings may be important to local people and their identity - sense of pride.
3. provide good quality, sustainable housing.	0	0	0	Change of use and extensions/ alterations are enabled under the policies so there is scope for new housing and a means to reduce unfit homes and reuse/ restore vacant dwellings for this purpose. Social housing schemes can involve renovations of older buildings such as the Old Downe Hospital to social housing in Downpatrick.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective, but noted that traditional building/ craft skills may be supported through renovations/ reuse/ regeneration.
5. enable sustainable economic growth.	+	+	+	Policies able to bring listed buildings back into use and support the vitality and vibrancy of centres. Buildings strongly linked to local heritage tourism and can attract people in for a time where they will spend money. Cumulatively they can make the district a more attractive place to live, work, visit and invest in. It is noted that these conversions can be expensive and there can be constraints too on the exterior of the buildings which may deter developers/ buyers. There are cases of the layout of buildings not lending themselves well to modern uses (POP stage discussions). The renovations (preservation projects) however do involve multiple players with positives for the local economy with jobs in construction and building, but also trade and craft skills, plus the operational aspect itself - multiple positive spin-offs for local economy. Historic buildings also likely to be in centre locations where the appeal/ attraction to people can be maximised.
6. manage material assets sustainably.	+	+	+	May be some potential issues under the policies in respect of updating buildings with, for example, telecommunications to modern living standards. NIHE has referred to retrofitting of older buildings and the potential issues with insulation, double glazing, etc. where there can be conflicts with historic environment requirements. Ultimately able to reuse older buildings and the land they are located on, so to some extent promotes use of vacant/ derelict land and incorporation of the most appropriate technologies and building techniques to update them sensitively. Conversions (alterations/ extensions) often show the old and the new together and can meet requirements whilst preserving features/ character. Appraisal of the draft policy wording identified that additional context may to help strengthen delivery of this Objective and a reference to Historic England guidance was added to the J&A.
7. protect physical resources and use sustainably.	0	0	0	No direct delivery of the policy but noted that policies enable reuse of buildings and sites so to some extent help to avoid loss of greenfield sites with potential for sub-surface planning to avoid impacts on the above ground setting.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective, but noted that building locations are likely to be in centres with links to active and sustainable travel routes but they can be located anywhere across the district and any effect is considered to be negligible.

9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	+	+	+	Policies enable reuse of resources which reduces energy/ resource consumption and reflects a lower carbon footprint than completely new development. Also, renovations often involve improving energy efficiency of older and possibly unfit buildings, which will reduce future energy consumption when those buildings are in use.
11. protect, manage and use water resources sustainably.	0	0	0	The preferred option has no direct effect on this Objective, but noted that existing infrastructure may already be in place and that some buildings/ structures may be linked to existing BI such as lock-keeper type houses on the Newry Canal but any effect is considered negligible.
12. protect natural resources and enhance biodiversity.	0	0	0	Older buildings and dilapidated buildings may have local biodiversity present including protected species such as bats and some species of birds or nesting birds which could be impacted upon through conversion, change of use etc. but biodiversity checks and ecological surveys can be done when required and mitigation applied so any effect on the Objective is considered negligible.
13. maintain and enhance landscape character.	+	+	+	Policies aim for the sensitive integration of buildings and any curtilage (wider setting context) and to avoid visual intrusion but with the character of buildings retained and used alongside setting to maintain/ enhance local distinctiveness - local features.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies aim to protect listed buildings and their settings and ensure they can continue to be used or brought back into use thus helping to conserve and enhance them within their localities. There are a substantial number of listed buildings across the district that are important to cultural heritage, including in and around the coastal/ harbour areas. Their protection/ conservation is integral to maritime heritage - considering the length of coastline in the district. These policies are key in helping sustainably manage these buildings as an historic resource.

Summary of Policy:

Policy HE6 - Change of Use of a Listed Building

The Council may permit a change of use of a listed building where this secures its ongoing viability and upkeep, respects the essential character and special architectural or historic interest of the building and ensures that its setting remains intact and unimpaired.

Policy HE7 - Extension or Alteration of a Listed Building

The Council will normally only grant consent to proposals for the extension or alteration of a listed building where this respects the character and architectural/historic interest; special interest features remain intact/unimpaired; traditional /sympathetic quality building materials and techniques are used and architectural details are in keeping with the building

Policy HE8 - Advertisements on Listed Buildings

The Council will only grant consent for advertisements or signs on a listed building where these are carefully designed and located to respect the architectural form and detailing of the building.

Policy HE9 - Demolition of a Listed Building

There will be a presumption in favour of retaining listed buildings. The Council will not permit the total demolition or any significant part of it unless there are exceptional reasons

Policy HE10 Development affecting the Setting of a Listed Building

Proposals which would adversely affect the setting of a listed building will not normally be permitted. Development proposals will normally only be considered appropriate where all indicated criteria have been met.

Policies HE6 - HE10 have been appraised as a group as they all work together to protect and conserve Listed Buildings.

Reasonable Alternatives:

No reasonable alternative has been identified for HE6. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.13 regarding development proposals involving change of use of a listed building.

No reasonable alternative has been identified for HE7. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.13 regarding extension or alteration of a listed building.

No reasonable alternative has been identified for HE8. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.14 regarding development proposals involving consent for the display of advertisements or signs on a listed building.

No reasonable alternative has been identified for HE9. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.15 regarding development proposals involving demolition of a listed building.

No reasonable alternative has been identified for HE10. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraphs 6.12 & 6.13 regarding development proposals impacting on setting of a listed building.

Summary and comparison of options against the Sustainability Objectives:

The approach focuses on listed buildings and ensures their conservation by enabling appropriate use and management whilst also aiming to avoid adverse impacts or loss. Any improvement to the local area under these policies is likely to make the locality more attractive and to potentially add to public realm and focal points in central locations. Where this contributes to a sense of place for people and even a sense of pride, positive social benefits are achievable, Objective 2.

Any reuse is likely to be a positive for that locality and can make it a more attractive place. The very nature of these buildings means they are usually a focal point and able to attract people. There can be links to local heritage tourism. It is recognised that listed buildings can present upgrading/design issues but they also provide opportunities for related jobs and specialised skills, which in itself are a contributor to the local economy. They also provide an opportunity to reuse resources (buildings and land) and to locate uses near to existing infrastructure. This supports the economic Sustainability Objectives 5 and 6. Likewise the ability to reduce energy and resource consumption via reuse or extensions/ alterations, delivers a lower carbon footprint. The opportunity to upgrade listed buildings to be more energy efficient will also help reduce energy consumption, with a positive effect on Objective 10.

The approach to protect listed buildings and their settings, with potential to bring buildings back into daily use, will add to this historic resource. Any new building must be sensitively integrated to the existing character and local distinctiveness maintained which supports delivery of Objective 13. There are a substantial number of listed

buildings within the district, including around the coast, so the policies could be considered supportive of conserving maritime heritage. The policies are able to achieve a significant positive outcome for the achievement of Objective 14.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other historic environment policies will be especially relevant. Positive effects can be promoted through landscape and natural heritage policies.	

Policy HE11 - New Development in a Conservation Area or Area of Townscape Character, Policy HE12 - Advertisements in a Conservation Area or Area of Townscape Character & Policy HE13 - Demolition in a Conservation Area or Area of Townscape Character

Option	Carry forward existing policy within PPS6. Amalgamate policies BH12 & ATC2 into a single policy, which would address new development in a Conservation Area or Area of Townscape Character with wording amended to reflect wording of the SPPS. A review of CAs and ATCs will from a separate exercise outside the LDP process but running in parallel with it.			
	Carry forward existing policy within PPS6. Amalgamate Policy BH13 with Policy ATC3 of PPS6 addendum into a single policy, which would cover the assessment of advertisement consent applications in relation to a Conservation Area or Area of Townscape Character, with wording amended to reflect wording of the SPPS.			
	Carry forward existing policy within PPS6. Amalgamate Policy BH14 with Policy ATC1 of PPS6 addendum into a single policy, which would cover demolition in a Conservation Area and Area of Townscape Character.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	Criteria across the policies refer to avoiding noise disturbance and it is noted that these areas do provide a ‘quiet’ space for people, but overall any effect on the Objective is negligible.
2. strengthen society.	+	+	+	The locations provide and add to a ‘sense of place’, which may in turn contribute to place-making and civic pride. There is a higher level of design associated with these locations and their amenity value can attract people and retain them for a time within that shared space. People are able to benefit from social contact/ interaction at these sites.
3. provide good quality, sustainable housing.	0	0	0	The preferred option has no direct effect on this Objective, but noted any new housing must be sympathetic to the character of the existing buildings which may necessitate lower densities of housing in some areas. The policies could encourage the reuse of existing buildings outside of the conservation areas and maybe better use of existing housing stock, due to the possible cost implications for anyone developing in these areas in respect of design but any effect is negligible.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	Policies are able to improve these areas and maintain them as attractive locations within centres for people to work, visit, live and invest in so also supporting the vitality and vibrancy of centres. Areas can attract people in and retain them i.e. spend money in the locality. The links to heritage link to local tourism with multiple positive spin-offs for the local economy. Advertising is controlled so that the character of the area is not impacted but at the same time, businesses can advertise themselves.
6. manage material assets sustainably.	+	+	+	Able to reduce the amount of derelict or contaminated land with a presumption against demolition. The centre locations directs development toward where existing infrastructure should already be located. And where feasible, underground services are aimed for.

7. protect physical resources and use sustainably.	0	0	0	The option has no effect on this Objective.
8. encourage active and sustainable travel.	0	0	0	The preferred option has no direct effect on this Objective, but noted that sites are located in settlements where it is likely to be easier for people to access public transport links and active travel routes. There may be reduced car parking associated with these locations, which could help steer people from reliance on car travel, but overall any effect is negligible.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the policies encourage reuse of buildings with a presumption against demolition i.e. reduced energy/ resource consumption; and sites are located in settlements, where it is easier for people to access public transport links and active travel routes, but overall a negligible effect.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.
12. protect natural resources and enhance biodiversity.	0	0	0	No direct delivery of this Objective, but noted that trees in these areas are protected, with reference made to 'landscape features' which could be other natural heritage features which would be retained/ conserved but typically, these locations are not 'green', which is reflected in the score.
13. maintain and enhance landscape character.	+	+	+	HE11 will only permit development when the character or appearance of an area is enhanced and important views are protected. Reference is made to the protection of 'trees and other landscape features' to help protect the distinctive character of the area and to integrate new development. J&A refers to 'a very high standard of design' that will not harm setting, character, appearance or quality of these areas. Trees are noted as important features to be retained for local amenity and/ or visual contribution. Townscape is more feasible to deliver because of the settlement locations. Only appropriate development is aimed for outside of areas to help ensure 'setting' is protected.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies allow a sense of place to be protected and conserved – townscape, as well as local distinctiveness. Links to cultural heritage can also be provided by these policies and subsequent areas be the focus of a settlement (historic core) where access to and interpretation of built and cultural heritage can be experienced.
Summary of Policy: <u>Policy HE11 - New Development in a Conservation Area or Area of Townscape Character</u> The Council will only permit development proposals for new buildings, alterations, extensions and change of use, or which impact on the setting of a Conservation Area or ATC where all the indicated criteria have been met. <u>Policy HE12 - Advertisements in a Conservation Area or Area of Townscape Character</u> The Council will only grant consent for the display of advertisements in, or close to a Conservation Area or in an ATC where it will not adversely affect the overall character and appearance of the area.				

Policy HE13 - Demolition in a Conservation Area or Area of Townscape Character

The Council will only consider the demolition of an unlisted building in a Conservation Area or ATC where the building makes no material contribution to the character or appearance of the area.

Policies HE11 - HE13 have been appraised as a group as they all work together to protect and conserve Conservation Areas and Areas of Townscape Character.

Reasonable Alternatives:

Two options were appraised in the Interim SA for the POP under Key Issue 20. The preferred, and most sustainable, option was: *'review existing Conservation Area and Area of Townscape Character designations to consider whether they should be extended, reduced, removed or re-graded'*.

The Designation of a Conservation Area is a discretionary power available to the Council under Section 104 of the Planning Act (Northern Ireland) 2011 and can be initiated at any time. As this process is separate from that of the LDP, it is not considered appropriate to propose as a reasonable alternative. However, a full review of Areas of Townscape Character will be carried out at the LPP stage of the LDP.

Summary and comparison of options against the Sustainability Objectives:

These policies are focused on the protection of conservation areas and areas of townscape character from inappropriate development, mismanagement, or loss.

The policies can achieve positive effects for the social Sustainability Objective 2, the economic Objectives 5 and 6, and the environmental Sustainability Objectives 13 and 14. These positive are based upon the policies providing places that are a source of civic pride, with higher levels of design and amenity value that create a distinct sense of place. By their very nature these areas are more attractive for people to spend time in be it for work or leisure because of their local character. They can be focal points that retain people to spend time and money there. There are links to local heritage through the preservation of buildings, settings and local character/ design. The policies protect and conserve local character and townscape through integration of any new development and retention of landscape features. The policies retain local distinctiveness which supports local tourism by providing local heritage destinations. These historic cores are the perfect setting for access to and experience of associated cultural experiences. With a presumption against demolition, which indirectly encourages conservation and reuse, dereliction and vacancy may also be avoided in these locations.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The options are sustainable options.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Infrastructure / public utilities policies, Conservation Area guidance and Design Guides and natural heritage policy will be especially relevant.

Policy HE14 - The Conversion & Re-Use of Non-Listed Vernacular Buildings and Locally Important Buildings.

Option	Tailor-made policy which incorporates the SPPS, PPS 6 Policy BH15 and PPS 21 Policy CTY4. There are areas of overlap between Policy BH15 and CTY4 and thus there is an opportunity to amalgamate elements of the two policies.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	The option has no effect on this Objective.
2. strengthen society.	0	0	0	Noted that there could be a community end use for the buildings but no direct delivery of Objective.
3. provide good quality, sustainable housing.	+	+	+	Vacant dwellings and buildings can be brought back into use for housing, with the potential for a variety of household types and size depending on the type of building available. There is potential to reduce the number of unfit homes. Policy can complement countryside policies and may help to deliver housing in rural areas.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	No direct delivery of this Objective, but noted that reuse of buildings can help to make the district a more attractive location to live, work, visit and invest in.
6. manage material assets sustainably.	0	0	0	Existing infrastructure should already be there and the policy approach is able to reduce the amount of derelict properties/ vacant land but overall negligible effect on the Objective because of the likely small number of developments coming forward.
7. protect physical resources and use sustainably.	0	0	0	No direct delivery of this Objective, but noted policy is able to help reduce any loss of greenfield land but overall negligible effect because of the likely small number of developments coming forward.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	Able to reuse existing building stock, which helps to reduce resource/ energy consumption and carbon footprint. The overall effect on the Objective is negligible because the number of proposals likely to come forward is expected to be low.

11. protect, manage and use water resources sustainably.	0	0	0	No direct delivery of this Objective. Criteria include 'all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality' which should ensure adequate provision of water and sewerage infrastructure.
12. protect natural resources and enhance biodiversity.	0	0	0	No direct delivery of this Objective, but local biodiversity including protected species can be located in buildings subject to development under this policy as buildings might include disused school houses; churches, traditional barns and outbuildings. Operational NE policy will be required to assess and avoid/mitigate impacts. Criteria include 'all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality'.
13. maintain and enhance landscape character.	+	+	+	Any proposals must be of 'high quality design' and 'not have an adverse effect on the character or appearance of the locality'. Local amenity must not be 'unduly' affected through an 'appropriate' nature and scale of proposal. Policy seeks to minimise visual intrusion and protect areas designated for landscape. Any new extensions must be 'appropriately' designed and work with the local environment – integrated, so that landscape quality is not affected.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policy helps to protect built/ cultural heritage and maintain a sense of place. Any proposal should 'maintain or enhance the form, character and architectural features, design and setting of the existing building' whereby the locality and the building can both be conserved and used. Aspects reflective of local distinctiveness and character must be considered – 'scale, massing and architectural style and finishes of the existing building'. Buildings under this policy receive some level of protection although not from demolition but the policy can help avoid loss of buildings that link to our cultural heritage, particularly in rural parts of the district. Policy enables end-uses of buildings that may encourage/ enable cultural activities/ opportunities within the buildings/ locations.
Summary of Policy: Planning Permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a vernacular or suitable locally important building for a variety of alternative uses, where this would secure its upkeep and retention.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS. Engagement with DfC HED has been undertaken in developing a revised policy approach.				
Summary and comparison of options against the Sustainability Objectives: The policy has a narrow focus and is solely for the conversion and reuse of non-listed vernacular buildings, or locally important buildings within the district. In spite of these buildings not having a listed status, they are still recognised as potentially important to the local distinctiveness and character of an area. Where they may otherwise be lost, the policy can facilitate reuse and any conservation of such buildings particularly in rural parts is likely to help maintain a sense of place and a link to the past. End uses linked to cultural activities are encouraged.				

The policy can be used to deliver new housing through conversion and reuse of suitable vacant dwellings and buildings. The policy is able to help reduce unfit homes within the district and any proposals must be a high quality design that respects local character and amenity. The key word for any proposal is 'appropriate' in that landscape quality must not be affected. Positive effects are achieved for Objectives 3, 13 and 14.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is a sustainable one.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Rural design policies and natural heritage policies will be especially relevant.	

Policy HE15 - Enabling Development

Option	Carry forward Policy ED1 of PPS23 with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	0	0	0	There is uncertainty as any effects - positive or negative - will depend on location and the development. There could be multiple health benefits from proposals including open space, shared space, etc. but it depends on the proposal. Example given of coastal locations where large buildings changed into residential. Overall, considering the number of proposals likely to come forward over the plan period, any effect on the Objective is negligible.
2. strengthen society.	0	0	0	May depend on location and the development as to what benefits or adverse effects there may be - some uncertainty, although there is reference to a 'significant long term benefit' - public benefit. Overall, considering the number of proposals likely to come forward over the plan period, any effect on the Objective is negligible.
3. provide good quality, sustainable housing.	0	0	0	No direct delivery of the policy but it can be used to provide housing – which is one of the most likely development types associated with this approach, but as it is not used very often, any effect is negligible.
4. enable access to high quality education.	0	0	0	The preferred option has no direct effect on this Objective, but noted that the end use could involve education.
5. enable sustainable economic growth.	0	0	0	Depends on location and the development as to what benefits or adverse effects there may be. There could be some positive spin-offs for the local economy and there is reference in policy wording to 'significant long-term benefits', 'public benefit' and long-term future and use of the proposal. The policy could enable end-uses that make the district a more attractive place to be located or to visit but overall considering the amount of likely proposals to come forward, any effect on the Objective is considered negligible.
6. manage material assets sustainably.	0	0	0	The option has no effect on this Objective.
7. protect physical resources and use sustainably.	0	0	0	Possible loss of greenfield land depending on location and type of proposal. There could be greater impacts on physical resources. Overall, considering the number of proposals likely to come forward over the plan period, any effect on the Objective is negligible.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective.
9. improve air quality.	0	0	0	The option has no effect on this Objective.
10. reduce causes of and adapt to climate change.	0	0	0	The option has no effect on this Objective.
11. protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this Objective.

12. protect natural resources and enhance biodiversity.	0	0	0	There could be potential impacts on local biodiversity and natural heritage. Natural heritage operational policies will work to identify and avoid or mitigate adverse impacts. Overall, considering the number of proposals likely to come forward over the plan period, any effect on the Objective is negligible.
13. maintain and enhance landscape character.	?	?	?	There could be potential impacts on landscape - maybe more so than against other Objectives – potential risk is noted. The policy can ‘enable’ development where it otherwise may not occur and this could be in an area where landscape quality may be affected but much depends on the scale of proposal, as well as its location. It is noted that cross over with other policies such as those managing landscape should mitigate for any impacts but larger proposals have a greater risk of impact. Scale and location are referred to in the policy wording (criterion a) but not directly linked to landscape. Much depends on the location and the scale of development.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Purpose of the policy is to deliver for this Objective by enabling development of ‘any part of the historic environment that has heritage value’. This approach is able to help avoid potential loss and ensure conservation and retention of such features/ buildings/ value that may otherwise be lost. There must be ‘significant long-term benefits’, and ‘public benefit’ to any proposal, which ‘will not materially harm the heritage values of the significant place or its setting’. Any proposal delivered under the policy could lend itself to cultural opportunities/ activities and possibly educational, with ‘long-term future of the significant place and, where applicable, its continued use for a sympathetic purpose’ stated in the policy wording. Historic statistics suggest that the number of proposals expected to come forward under this policy is low.
Summary of Policy: Proposals involving enabling development relating to the re-use, restoration or refurbishment of significant places will only be permitted where it can be demonstrated by the applicant through the submission of a Statement of Justification to accompany an application for planning permission that all identified criteria have been met.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS paragraph 6.25 regarding enabling development.				
Summary and comparison of options against the Sustainability Objectives: The policy can enable development where it otherwise may not occur. On the basis of past use, the amount of proposals expected to come forward under this policy is low. It is acknowledged that enabling development could occur in an area important for landscape and that there could be risk of visual intrusion in spite of cross over with other policies. Scale and location are referred to in the policy wording (criterion a) but not directly linked to landscape and so an uncertain effect is recognised against Objective 13. Much depends on scale of proposal and its location, which are unknown. The purpose of the policy is to deliver for Objective 14 (which it achieves) by enabling development of ‘any part of the historic environment that has heritage value’. The policy allows development but it also helps avoid potential loss and can ensure conservation and retention of such features/ buildings/ value. There must be ‘significant long-term benefits’, and ‘public benefit’ to any proposal, which ‘will not materially harm the heritage values of the significant place or its setting’. Any proposal delivered under the policy could lend itself to cultural opportunities/ activities and possibly educational, with ‘long-term future of the significant place and, where applicable, its continued use for a sympathetic purpose’ stated in the policy wording.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? There are no significant positive or negative effects identified for the preferred option. The option is a sustainable one.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Natural Heritage policies will be especially relevant.

Policy NH 1 - European and Ramsar Sites - International, Policy NH 2 - Species Protected by Law, Policy NH 3 - Sites of Nature Conservation Importance - National, Policy NH 4 - Sites of Nature Conservation Importance – Local, Policy NH 5 - Habitats, Species or Features of Natural Heritage Importance & Policy NH7 Sites of Local Nature Conservation Interest (SLNCIs).

Option	Carry forward Policy NH1, NH2, NH3 and NH4 of PPS2, with amended wording to align with the SPPS, and carry forward Policy NH5 of PPS2 with amended wording to align with the SPPS, to include a presumption in favour of retaining trees where they make a valuable contribution to the wider environment and local amenity.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Protecting natural environments also benefits the human environment, as people enjoy spending time in those natural environments. Impacts such as noise, light and disturbance also have crossovers between natural and human environment - protecting the natural environment also helps to prevent nuisance impacts on humans, and creates tranquil and peaceful locations that people enjoy and visit for good quality of life. At the local level it helps to safeguard areas of open space with public access - people can meet and spend time together in them. Given the extent of the European/national sites in the district, the effect is positive. Designated sites are not 'no-go' areas, but in order to be sustained a resource for people, they must be carefully managed in terms of how people access them.
2.... strengthen society.	+	+	+	Nature and natural assets are a draw and are influential in why people come to visit the district from the region and beyond. There are spin-off benefits from tourism/recreation and these aspects help to support rural and coastal communities. There is crossover with the Objectives of the Marine Plan. Communities recognise the value in having these assets on their doorstep and the benefits they bring. The approach helps to create and retain shared space - the areas receiving protection can be inclusive and reduce inequalities - especially at the local level.
3.... provide good quality, sustainable housing.	0	0	0	The approach may influence the delivery of housing. Housing in proximity to international or nationally designated sites may have constraints in terms of number, density, or distribution. The presence of designated areas and protected habitats or species has to be a consideration in the management of land use, and many of the district's larger settlements are next to designated sites. Impacts on natural heritage also need to be taken into consideration for housing in the countryside. Through other policies and its overall strategy, Council will ensure that there is sufficient land for housing in appropriate places and the approach to protect natural heritage should not restrict the delivery of new housing or growth aspirations in the district. Having the policies helps to ensure that new housing development is quality and sustainable. The overall effect on the Objective is negligible.
4.... enable access to high quality education.	0	0	0	Many of the sites protected by the policies are used as education resources/field trip destinations from primary through to 3 rd level - their protection will help to sustain this use. However, the overall effect on the Objective is negligible.
5.... enable sustainable economic growth.	+	+	+	Natural resources are a main draw for tourism or recreation and contribute to the product that the district has to offer. The approach makes the Council a more attractive place to live/work/visit or invest in - these policies seek to protect and give Council a degree of security that important assets will be conserved. Sites/habitats are varied, from upland to coastal, and there are many economic/business spin offs in settlements and the wider district from visitors attracted to the area. Through other policies and its overall strategy, Council will ensure that there is sufficient land for economic development in appropriate places and operational policies will work to deliver new economic development. Depending on what the protected site/species/habitat is and what the proposal might be for, mitigation measures might be required in respect of specific development sites.

6.... manage material assets sustainably.	-	-	-	Given the number and extent of designations within the district, the approach may constrain some projects in terms of the delivery of new renewables and energy infrastructure. While there are exceptions, collecting environmental evidence can add to development costs. Siting or routing of proposals to avoid designated sites may also add to project costs. While the approach may not preclude such development, it may make it more challenging and complex to deliver. Impact assessments such as EclA, EIA or HRA might be required to identify appropriate mitigation for likely significant adverse effects.
7.... protect physical resources and use sustainably.	+	+	+	The high degree of protection afforded to designated sites, which is also reflected in MIN1, MIN3, MIN4 and MIN6 may influence mineral extraction. While there are exceptions, the approach may make certain mineral projects more challenging or costly to deliver, if the mineral can only be found at the location of a designated site. However, the approach helps to protect greenfield land, soil quality and earth science features, which is considered positive overall.
8.... encourage active and sustainable travel.	0	0	0	The high degree of protection afforded to designated sites may make it more challenging to deliver projects/schemes to extend active or sustainable travel where these coincide with protected sites, but is unlikely to prevent green / blue infrastructure networks from being linked or extended. The overall effect is negligible.
9.... improve air quality.	+	+	+	The approach protects habitats that function as 'green lungs'. NHS especially will protect woodlands, trees and wetland habitats which might be within settlements. All habitats contribute to maintaining local air quality - not just actively, but they may require mitigation to be incorporated into development outside of settlements where adverse effects on air quality are predicted. There are crossovers with policy on economic/agricultural development.
10.... reduce causes of and adapt to climate change.	+	+	+	Habitats protected under these policies will include peatlands and other natural assets such as beaches and dunes that help with adaptation to the effects of climate change. It seeks to protect and retain natural elements that provide resilience. Wetland habitats provide storage areas for flood water and other priority habitats such as woodland and peatland function to absorb and retain carbon dioxide.
11.... protect, manage and use water resources sustainably.	+	+	+	The protection of designated sites and priority habitat will protect natural wetlands, taking advantage of natural systems and helping avoid need for engineered flood defences. It will maintain natural water flows and protect the quality of surface and groundwater not just in the river systems, but extending downstream to the marine area. This also benefit marine systems and will help sustain aquatic food resources and fisheries and aquaculture, for example in the shellfish waters of Strangford and Carlingford Loughs. In areas with known waste water capacity issues within the catchment of European sites, this will be a consideration in the determination of applications and where adverse impacts cannot be mitigated, applications for new development may be refused.
12.... protect natural resources and enhance biodiversity.	+	+	+	The overall approach protects designated sites and their buffers and protects local biodiversity. It will allow the incorporation and enhancement of green and blue infrastructure, where there are opportunities to do so. The approach also supports the provision of ecosystem services which provide positive environmental benefits and protecting inland sites will also support the preservation and enhancement of any downstream marine ecosystems and marine protected areas.
13.... maintain and enhance landscape character.	+	+	+	There are inter-relationships between natural heritage and landscape - the approach to protect designated sites and priority habitat helps safeguard areas that are also notable for their landscape (and seascape) character. It helps to protect the setting of prominent features and avoid major impacts on coastal views and seascapes. There are also indirect links with neighbouring landscape designations and local distinctiveness - taking into consideration the number and extent of designated sites across the district, the effect is significant.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	There are inter-relationships between natural heritage, landscape and the historic environment. The protection of designated sites and priority habitat helps safeguard landscapes that may be historic landscapes, contributing to the setting of features/assets, including industrial heritage. There are areas of the district where the terrain/landscape has contributed to the land continuing to be traditionally maintained and managed, especially in upland areas where traditional farming methods and small field systems are prevalent, which contributes not just to local setting and distinctiveness but also to natural heritage and biodiversity.
Summary of Policy: <u>NH1 - European and Ramsar Sites- International</u> Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely				

to have a significant effect on: a European Site (SPAs, including proposed SPAs, SACs, including candidate SACs and Sites of Community Importance); or a listed or proposed Ramsar site.

NH2 - Species Protected by Law

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

NH3 - Sites of Nature Conservation Importance - National

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of: - an Area of Special Scientific Interest; a National Nature Reserve; or- a Nature Reserve.

NH4 - Sites of Nature Conservation Importance - Local

Planning Permission will only be granted for a development that is not likely to have a significant adverse impact on: a local wildlife Reserve; or a Wildlife Refuge.

NH5 - Habitats, Species or Features of Natural Heritage Importance

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to features of natural heritage or biodiversity value.

NH7 - Sites of Local Nature Conservation Interest (SLNCIs)

Planning permission will not be granted to development that would be liable to have an adverse effect on the nature conservation interests of a designated Site of Local Nature Conservation Importance (SLNCIs). Existing SLNCI designations and potential new SLNCI designations will be reviewed and identified at the Local Policies Plan Stage.

Policies NH1 to NH5 and NH7 have been appraised as a group as they all seek to achieve the same aim, the protection of sites, species and habitats of conservation importance. Spatial designations are provided by DAERA for Ramsar sites, European sites and national sites.

Reasonable Alternatives:

No reasonable alternatives were identified for NH1. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.175-6.178 regarding International Designations and aligns with current environmental legislation.

No reasonable alternatives were identified for NH2. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.179-6.182 regarding protected species and aligns with current environmental legislation.

No reasonable alternatives were identified for NH3. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.183-6.188 regarding National Designations and aligns with current environmental legislation.

No reasonable alternatives were identified for NH4. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.189-6.190 and aligns with current environmental legislation.

No reasonable alternatives were identified for NH5. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraphs 6.191-6.193 regarding habitats, species, features and of natural heritage importance and aligns with current environmental legislation.

No reasonable alternatives were identified for NH7. The Wildlife and Natural Environment Act (Northern Ireland) 2011 (the WANE Act) places a statutory duty on public bodies to conserve biodiversity.

Summary and comparison of options against the Sustainability Objectives:

The approach will carefully manage the natural environments of the district that function as an important resource for people as well as nature conservation. The natural assets of the district are influential in why people come to visit or live here, and many businesses have emerged from and rely on tourism/recreation/leisure in the settlements and the wider rural area. Communities recognise the value in having these assets and positive effects are identified for Objectives 1, 2 and 5. The approach may influence the delivery of new housing and economic development, however, through its housing and economic development strategies Council will ensure that there is sufficient land for new dwellings and employment in appropriate places and the approach should not adversely affect Objectives 3 or 5.

The approach may constrain the delivery of renewable and energy infrastructure projects. While exceptions are provided and such development will not be precluded, it may make proposals more challenging and complex to deliver and a minor negative effect is found against Objective 6.

The approach provides protection of areas of natural and semi-natural land cover, watercourses, intertidal and marine habitats and the species living within them. This not only maintains local biodiversity levels, but also safeguards areas that act as carbon/ water stores and provide natural resilience to flooding and [coastal] erosion. It maintains the local distinctiveness of the landscape and seascape through the retention and conservation of semi-natural areas and natural features that are intrinsic to local landscape character, which also protects and conserves the setting of features of the historic environment. These elements act separately and cumulatively in a positive manner towards the delivery of Objectives 7, 9, 10, 11, 12, 13 and 14.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Use of DAERA's biodiversity checklist will help to identify species or habitats of conservation importance, which may require protection or mitigation. Impact assessments such as Ecological Impact Assessment (EclA), Environmental Impact assessment (EIA) or Habitats Regulations Assessment (HRA) will identify potential likely significant adverse effects and any appropriate mitigation or compensation to avoid or reduce the significance of the adverse effects, where relevant. Constraints will be taken into account when identifying zonings.

Policy NH6 - Protection of Main River Corridors and Open Water Bodies

Option	A new policy option that applies to the district's main rivers and open water bodies and seeks to protect, conserve and enhance river corridors and water bodies as significant landscape and environmental assets.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The approach seeks to ensure access is maintained to rivers/waterbodies, including potentially in the future. There are indirect links to safety and reducing flood risk/hazard. River corridors can include links to/between open space and this approach to maintain/improve public access will preserve/enhance amenity. The overall effect on the Objective is negligible.
2.... strengthen society.	0	0	0	Keeping river corridors open and facilitating/maintaining public access will have some benefits in terms of linkages to/between areas of open space and promoting social interaction.
3.... provide good quality, sustainable housing.	0	0	0	Other operational policies, in particular FRD, are more influential in directing on the location of new housing - the overall effect on the Objective is negligible.
4.... enable access to high quality education.	0	0	0	The approach has no effect on this Objective.
5.... enable sustainable economic growth.	0	0	0	Other operational policies, in particular FRD, are more influential in directing on the location of new development, including economic, retail, tourism etc. Protecting these corridors and waterbodies as landscape features helps make the district a more attractive place to live, work and visit. The overall effect on the Objective is negligible.
6.... manage material assets sustainably.	0	0	0	The approach promotes the restoration and enhancement of derelict or under used riverside areas, to improve townscape in such areas and may reduce derelict / contaminated land. The overall effect on the Objective is negligible.
7.... protect physical resources and use sustainably.	+	+	+	The approach seeks to establish or retain semi-natural land along river corridors. This may help to reduce soil erosion through avoiding development that has an effect on the quality and stability of the ground. It may help maintain/improve soil quality through promoting the restoration of derelict/under used riverside areas. It can help to protect the setting of earth science features in river corridors.
8.... encourage active and sustainable travel.	+	+	+	Promotes the reuse and retention of river corridors. River walkways can be features of the towns and city and focal points for walking/cycling. Some corridors, such as the canal are, or have the potential to become, primary routes for active travel.
9.... improve air quality.	0	0	0	Corridors might be associated with woodland and vegetation which could help filter / dissipate pollutants. The overall effect on the Objective is negligible.
10.... reduce causes of and adapt to climate change.	+	+	+	The approach helps to strengthen the approach of FRD1 in terms of maintaining capacity of the flood plain to store and carry water. The policy helps to protect natural riparian habitat that acts as an attenuation feature, including in tidal / estuarine areas where there is crossover to the Marine Plan and habitat such as dunes may be included (overlaps may occur with CO policies). It helps to reduce the risk of damage to property from storm events. It may also help to support and promote walking/cycling.
11.... protect, manage and use water resources sustainably.	+	+	+	The approach supports the aims/Objectives of the current RBMP and FRMP. It can help to protect/enhance riparian habitat and improve the quality of surface and ground water including transitional, coastal and marine waters. While FRD policies are the primary influence, it protects natural flood plains and can help to minimise risks from flooding and avoid the need for flood defence.

12.... protect natural resources and enhance biodiversity.	+	+	+	The approach recognises that river corridors area an important habitat resource and seeks to preserve and enhance this, through requirements for a 10m biodiversity strip and consideration of other potential impacts on habitats/species, such as lighting. The provision of a buffer to the watercourse and encouraging enhancement of the riparian habitat with native species provides positive environmental benefits and will also work to protect downstream designated sites.
13.... maintain and enhance landscape character.	+	+	+	River corridors are key landscape features and their protection will maintain local landscape character and protect against visual intrusion, including coastal views in estuaries / tidal areas. The approach requires the landscape character context of the river corridors as set out in the Council’s LCA to be taken into account.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	River corridors are key landscape features and the approach helps to protects ‘sense of place’ in townscapes and in the rural setting. Many river corridors are associated with cultural or industrial heritage and include historic features along their banks. Many settlements were founded along rivers and there are therefore associations between settlements and the rivers that run through them.
Summary of Policy: Planning permission will only be granted for a development proposal adjacent to a designated main river corridor and open water body where it can be demonstrated that the proposal meets the set out criteria.				
Reasonable Alternatives: No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.192 with regard to river corridors.				
Summary and comparison of options against the Sustainability Objectives: The approach to protect main river corridors will have negligible or no effect on Objectives 1-6, although some positive influences are identified through maintaining / improving public access and linkages. The approach will protect and promote the enhancement of natural riparian habitat that not only maintains local biodiversity levels, but also helps to safeguard habitat that provides natural resilience to flooding and storm damage, including habitat adjacent to tidal reaches of the district’s rivers by providing space for natural morphological processes to take place. River corridors are key landscape features and may be associated with industrial heritage. The approach will protect and enhance ‘sense of place’ in townscapes and in the rural setting. This approach is considered to have a positive effect on the delivery of almost all of the environmental Sustainability Objectives, with the exception of Objective 9, where the effect is negligible.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant negative effects are identified. The option is considered to be a sustainable option.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Coastal policies CO1 - 2 are especially relevant. Positive effects will be enhanced through implementation of Programme of Measures in DAERA's River Basin Management Plan and measures identified within DfI's Flood Risk Management Plan.

Policy LA1 - Special Countryside Areas

Option	Bring forward Policy for SCAs, carry forward existing SCA designations, and extend existing SCA designations for the High Mourne and Slieve Croob.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The approach will continue to protect the areas previously designated and extend the designation to include sensitive upland areas not previously included under legacy Area Plans). These are the highest quality landscapes that have unique amenity value - they are a big draw for people who are attracted to these areas for physical activity, leisure and recreation: walking, hiking, mountain biking, etc. There are also benefits in terms of general wellbeing to enjoy these areas that are largely unspoilt, and the views that can be experienced to/within/from them.
2.... strengthen society.	+	+	+	While the approach will constrain development within the SCA, there are relatively few people living in these areas - they are quite remote. There are exceptions provided in the policy to facilitate development for extant residents or to improve/upgrade infrastructure. The exceptional landscapes are a source of pride, as they are so important (and relatively uncommon at the regional scale - NMD includes 3/8 of the Region's SCAs), and are considered to be a shared space. They provide multiple benefits to communities through tourism and other businesses and facilities that are indirectly sustained by visitors.
3.... provide good quality, sustainable housing.	0	0	0	The approach has no perceptible influence on the overall delivery of housing across the district, as the housing strategy and other policies will mean that there is adequate provision across the district to meet demand. At the localised level there is provision for consolidation of existing development including extensions.
4.... enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5.... enable sustainable economic growth.	+	+	+	Protects the special / exceptional landscapes that make the district a more attractive place to live, work and visit. These areas are important in attracting visitors to the district and their protection benefits sustainable tourism. There are many spin-off businesses linked with tourism and recreation and the approach can support vitality and vibrancy of settlements that are adjacent to these areas, such as Newcastle and Kilbroney/Rostrevor. The topography and general absence of road infrastructure means that these areas are generally not suitable for economic development. The approach would restrict extraction of 'common' minerals, but there will be sufficient opportunity to source such minerals outside of the SCAs; exceptions are provided for minerals of national/regional importance.
6.... manage material assets sustainably.	0	0	0	The SCA Designation is referenced in other operational policies, and would influence, renewable energy and infrastructure development. The approach will make it more challenging to deliver proposals in the SCAs. Exceptions are provided for proposals of national/ regional importance and it is therefore considered the approach should not impede the transition to net zero, should the designation prove to be a determining factor. Other factors, including the topography, road infrastructure, national grid and European sites would also influence the feasibility of development. Renewable energy targets are focused on consumption and not just generation - this approach would not influence energy efficiency nor the incorporation of low-carbon technologies in the design of most new development. The overall effect on the Objective is negligible.
7.... protect physical resources and use sustainably.	+	+	+	Protective of earth science features - areas encompassed by the CS2 designation are within an area that was approved by UNESCO as a Global Geopark in 2023 (subject to ratification). The protective approach will minimise greenfield land use, and more specifically development of natural/semi natural land. Exceptions are provided for important/valuable minerals where they are of national /regional importance. There will be opportunities for extraction of all mineral types outside of the SCAs.
8.... encourage active and sustainable travel.	0	0	0	The option has no effect on this Objective - the areas encompassed by the designation are destinations for walking and cycling, but not for commuting/active travel.

9.... improve air quality.	0	0	0	Applies a protective approach to areas which have limited development; few roads traverse the SCAs. While some development might be permitted by exception, the overall approach helps to maintain air quality in locations where it is already high and there are few pollutants. This is part of what makes these areas attractive.
10.... reduce causes of and adapt to climate change.	+	+	+	The areas encompassed by the designation that would receive protection include habitats such as peat and heath which are upland carbon sinks and which contribute to natural resilience against the effects of climate change - given the extent of the area covered the effect is enough to be perceptible. Given the opportunities provided by other operational policy provisions, it should not impede the transition to net zero / achievement of renewable energy targets.
11.... protect, manage and use water resources sustainably.	+	+	+	The areas encompassed by the designation that would receive protection include habitats that attenuate and filter rainfall, but also include drinking water catchments that are an important resource regionally. The approach will help to protect water quality and manage water quantity. Exceptions are provided for the upgrade/ repair/ improvement of infrastructure, which would include water infrastructure.
12.... protect natural resources and enhance biodiversity.	+	+	+	The areas encompassed by the designation that would receive protection include areas also designated for their nature conservation interest, or which contain NI priority habitat. The approach will add to the protection already awarded to the natural heritage found in these areas and will conserve habitats that deliver ecosystems services with multiple benefits.
13.... maintain and enhance landscape character.	+	+	+	The approach is based on recently collected evidence in the landscape character assessment commissioned by the Council, which reviewed the extant designations and confirmed that they are exceptional and warrant preservation. The designations at Slieve Croob and the Mourne had an inconsistent boundary as an outworking of the boundaries of the legacy Plans. The purpose is to protect landscapes which are particularly sensitive to change due to their quality, features and low capacity to absorb new development and the approach ensures that the whole landscape element is now protected.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The preservation of landscape character and natural heritage also works to provide protection for the historic environment and the setting of historic features. The areas encompassed by the designation that would receive protection include industrial heritage features and the Mourne wall, which is a listed building. Upland areas are historic landscapes, and encompass archaeological features. The approach also helps to conserve cultural heritage features, such as dry stone walls and field boundary patterns.
Summary of Policy: The aim of this policy is to protect those exceptional landscapes where the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances. <u>Designation SCA.</u> Three Special Countryside Areas (SCAs) are designated, these being the High Mourne, Slieve Croob and Ring of Gullion.				
Reasonable Alternatives: No reasonable alternatives to LA1 are identified for the draft Plan Strategy. Three options were appraised in the Interim SA for the POP, under Key Issue 22. The Option brought forward accords with the most sustainable Option identified in the Interim SA and the SCA Designation has been informed by an up-to-date Landscape Character Assessment commissioned by Council, as recommended by NIEA NED in their representation on the POP. The proposed policy wording is consistent with regional policy approach as set out in the SPPS paragraph 6.75 regarding the designation of Special Countryside Areas and associated policies to ensure protection from unnecessary and inappropriate development.				
Summary and comparison of options against the Sustainability Objectives: The approach seeks to protect the areas of the district where the quality of the landscape and amenity value are exceptional and, as such, are particularly sensitive to				

change. These landscapes are considered to provide multiple benefits to residents and communities, through their role in attracting people to the district for tourism / leisure and the businesses and facilities that are indirectly sustained by visitors. Positive effects are identified for the social/economic Sustainability Objectives 1, 2 and 5. The exceptions provided and opportunities available outside the SCAs mean that there should be no perceptible adverse effect on the delivery of housing (Objective 3) or infrastructure (Objective 6). Renewable energy targets established under the Climate Change Act are focused on consumption and not just generation - this approach would not influence energy efficiency nor the incorporation of low-carbon technologies into the design of most new development. As SCAs are identified for their landscape character, amenity value and natural and historic environments, the approach acts positively for the achievement of almost all of the environmental Sustainability Objectives (Objectives 7, 10, 11, 12, 13 and 14). While positive influences are noted on air quality (Objective 9) the overall effect is negligible.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to enable sustainable economic growth, to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Council's Landscape Character Assessment has informed the approach. There are relationships with other operational policies, in particular those concerning telecommunications and public utilities, minerals, tourism and renewable energy development which will introduce potential positive and potential negative effects. SP1 and RE2 will help to promote positive effects for material assets and climate change objectives.	

Policy LA2 - Areas of Outstanding Natural Beauty

Option	Carry forward Policy NH6 of PPS2, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The AONBs cover areas of landscapes that lend themselves to, and are popular destinations for, leisure/outdoor recreation and have public access. The approach seeks to preserve the quality and character, tranquillity and distinctiveness of these areas, which benefits mental wellbeing. Indirectly, their preservation will also help to provide opportunities for and encourage healthy lifestyles and physical activity.
2.... strengthen society.	+	+	+	The areas covered are extensive and cover such a wide range of landscapes/areas in the district, including the coastline. As such, many areas of the AONBs are highly accessible and able to be reached by public transport from settlements. There is a relationship with these areas attracting visitors and thus promoting positive social interaction and helping support/sustain rural communities in terms of businesses and facilities and services that might otherwise be under threat.
3.... provide good quality, sustainable housing.	0	0	0	The approach to protect the character of AONBs will not influence the delivery of new housing but will influence its appearance / design, as new dwellings in AONBs will be required to be of appropriate size and scale and to meet the relevant design standards. The overall policy on housing in the countryside will be the main influencing factor on the quantum and location of new dwellings, however this approach may have some influence on cost.
4.... enable access to high quality education.	0	0	0	The AONBs of the district are assets/destinations for education, however, the overall effect on the Objective is negligible.
5.... enable sustainable economic growth.	+	+	+	The approach recognises the contribution these areas make to making the district an attractive place to live, work, visit and invest. The areas of the district are extensive and they may constrain some types of development - there are crossovers with economic development strategic policy, allocation and zoning and operational policy for some other types of development. However, the continued protection of AONBs will deliver economic benefits that are considered to outweigh the potential or perceived constraints. It will help to maximise the economic benefits of sustainable tourism, the effects of which are spread throughout the year.
6.... manage material assets sustainably.	?	?	?	While the approach doesn't preclude renewable energy and telecommunications development in AONBs, it will require any proposals incorporating high structures to be carefully sited (including micro-location) and sensitively delivered. Telecoms development will require suitable evidence that less sensitive areas cannot be used. Upland areas tend to be more suitable sites for wind renewables, but upland areas are encompassed by the AONB designation in some areas of the district - however wind development has been able to proceed in AONBs elsewhere in NI; grid capacity is a separate limiting factor and SCAs also impose a higher test in the most exceptional landscape areas. This cautious approach may make it more challenging / complex to deliver proposals, however the overall effect is uncertain as it depends on the location of where such proposals might come forward over the plan period, the nature of development, its scale and its capacity to be satisfactorily integrated/mitigated.
7.... protect physical resources and use sustainably.	?	?	?	The AONB designation covers an extensive area, while it doesn't directly influence the quantum of development, it does establish some control over the nature and scale of development activity within the AONBs and indirectly protects greenfield / semi natural land and earth science features. Development for mineral extraction is not precluded, but the AONB designation would form part of the overall consideration. This cautious approach may make it more challenging / complex to deliver proposals, however the overall effect is uncertain as it depends on the location of any proposal and nature of the landscape and more site - specific factors around whether landscape/visual impacts can be mitigated through siting or landscaping, which cannot be predicted.
8.... encourage active and sustainable travel.	0	0	0	The AONBs are extensive and encompass settlements - there is an indirect relationship through their accessibility to visitors via public transport. However, the overall effect on the Objective is negligible.
9.... improve air quality.	0	0	0	The AONBs are extensive, however the focus of the policy approach is on appearance, design and setting, rather than emissions and there is nothing specific that would have an effect on the Objective.

10.... reduce causes of and adapt to climate change.	0	0	0	The AONBs are extensive, however the focus of the policy approach is on appearance, design and setting, rather than emissions and there is nothing specific that would have an effect on the Objective. It may indirectly help to conserve types of habitat that act as carbon sinks.
11.... protect, manage and use water resources sustainably.	0	0	0	The AONBs are extensive, however the focus of the policy approach is on appearance, design and setting, rather than emissions and there is nothing specific that would have an effect on the Objective.
12.... protect natural resources and enhance biodiversity.	+	+	+	The AONBs encompass natural areas and landscapes that are less developed and are designated by DAERA primarily for their high landscape quality and wildlife importance. The cautious approach will help to preserve these, however the overall strategy and COU policies are more influential in managing the quantum and location of new development. The approach requires development to take account of its surroundings and locality - in terms of siting and scale, development is required to be appropriate / sympathetic to its location/surroundings. This should mean that biodiversity is conserved/retained where it is present and designated sites are protected.
13.... maintain and enhance landscape character.	+	+	+	The AONBs are areas identified for their landscape quality and their character, including their wildlife importance and rich cultural and architectural heritage. The cautious approach provides protection in terms of development that might lead to visual intrusion or alter the character of the landscape. It requires new proposals to respect local architectural styles and patterns and conserves the appearance, character and heritage of the landscape.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The AONBs are identified for their landscape quality and their character, including their wildlife importance and rich cultural and architectural heritage. The approach acknowledges the links between landscape and cultural heritage and the cautious approach establishes the requirement for these links to be preserved.
Summary of Policy: Planning permission will only be granted where it is of an appropriate design, size and scale for the locality, it is sympathetic to the special character of the AONB, respects and respects local architectural styles, patterns and styles, materials, design and colour and traditional boundary details. The Areas of Outstanding Natural Beauty designation is established by The Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.				
Reasonable Alternatives: Consideration was given to an option of extending current Special Countryside Area to align with AONB boundaries. This would provide enhanced protection against all forms of development in AONBs. Given the extent of AONB coverage (56%) across the district, the extension of the SCA Designation to cover all AONBs would be unduly restrictive. It is therefore not considered to be a reasonable alternative.				
Summary and comparison of options against the Sustainability Objectives: The district's AONBs are popular destinations for leisure and outdoor recreation, for residents and visitors who enjoy the health and wellbeing benefits brought by spending time in these landscapes. Preserving the quality and character, tranquillity and distinctiveness of AONBs helps to safeguard their role as a natural resource and helps support/sustain rural communities through the businesses and facilities that serve residents and visitors, contributing to the achievement of Objectives 1, 2 and 5. It will not adversely affect the overall delivery of new housing (Objective 3) but will influence its design in the AONBs. The policy approach may restrict the delivery of some types of mineral, telecommunications and renewable energy development. While exceptions are provided and such development would not be precluded, the effect on Objectives 6 and 7 is uncertain, as the location and nature of development, its scale and capacity to be integrated, and site - specific factors around whether landscape/visual impacts can be readily and successfully mitigated in an AONB are relevant and cannot be predicted.				

The AONBs are identified for their landscape quality and their character, including their wildlife importance and rich cultural and architectural heritage. The focus of the policy approach is on appearance, design and setting, rather than emissions and there is nothing specific that would have an effect on Objectives 8-10. However, protecting the distinctive character of these areas helps to prevent incremental loss/undermining of the landscape, natural environment and historic environment which are all inter-related, and therefore has a significant positive effect on Objectives 12 - 14.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objectives to improve health and well-being, to strengthen society, to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. The AONB local design guides will provide site-specific guidance. There is potential for synergies with plans supporting Mourne Gullion Strangford UNESCO Global Geopark.	

Policy LA3 - Local Landscape Policy Areas

Option	Carry forward Policies CON2 & CVN3 within ADAP 2015 and BNMAP2015 respectively, with amended wording to align with PPS6 and the SPPS paragraphs 6.28 – 6.30.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The number and extent of LLPAs across the district is quite significant especially around the urban population. Public access is one of the features of a LLPA and proposals that might enhance a designation / promote the enjoyment of it would be favourably looked on. The approach contributes to quality of urban environments and the enjoyment and wellbeing people experience when they view or spend time in these areas.
2.... strengthen society.	+	+	+	The approach can help to deliver attractive areas of shared space - the policy tries to achieve quality areas that are attractive to people by protecting them and supporting proposals for their enhancement. Because LLPAs are in/around urban areas and are focused on established natural/built features such as river corridors, archaeological sites or listed/locally important buildings they may already receive protection through other policy but the approach helps to strengthen this. They can be an important asset in deprived areas due to their quantity/extent and accessibility. The approach delivers a positive message in being proactive and placing value on these local areas - respecting the contribution they make, especially in urban areas.
3.... provide good quality, sustainable housing.	0	0	0	The approach doesn't directly impact the delivery of new housing, but it may influence the layout of a development site - at localised scales the requirement to respect and not undermine the rational for a LLPA may reduce the opportunity to maximise revenue within a development site, but it will not reduce the overall provision, as other policy will ensure that that can be delivered district-wide. It may help to enhance the design and layout of some schemes by requiring a design solution that takes in the surrounding environment and is sympathetic to it, leading to better designed schemes and reducing the likelihood of over - intensive development.
4.... enable access to high quality education.	0	0	0	The approach has no effect on this Objective.
5.... enable sustainable economic growth.	0	0	0	LLPAs can be important to urban areas and their setting and thus the approach contributes to making the district a more attractive place to live, work, visit and invest. The overall effect on the Objective is negligible.
6.... manage material assets sustainably.	0	0	0	The approach should not have any specific impacts on the delivery of infrastructure, as LLPAs are typically undeveloped for other reasons. If infrastructure is required, it may make its delivery slightly more complex, as a service provider must work with the landscape and protect/retain main features of why the LLPA has been identified.
7.... protect physical resources and use sustainably.	+	+	+	Some LLPAs may incorporate earth science features and the approach indirectly works to minimise conversion of semi-natural/greenfield land to developed land within settlements. Often LLPAs encompass elevated areas/hills within settlements, which might be attractive to developers if they were not afforded protection.
8.... encourage active and sustainable travel.	0	0	0	LLPA can include paths, trails and river corridor walkways, and their location within settlements mean that many are accessible without the need for a car. However, access and use of such sites is typically for leisure/enjoyment rather than as functional routes for active travel. The overall effect on the Objective is negligible.
9.... improve air quality.	0	0	0	LLPAs can function as buffer zones between different land uses and help to reduce the likelihood of over - intensive development. The majority would include trees or woodland which can have a role in providing cleaner air. The overall effect on the Objective is negligible.
10.... reduce causes of and adapt to climate change.	+	+	+	LLPAs maintain natural buffers between different land uses and reduce the likelihood of over - intensive development, allowing for flexibility and adaptation of the natural environment. The approach helps to safeguard natural assets and habitats that capture carbon, such as mature trees/woodland, or that act to attenuate effects of climate change such as naturally vegetated river corridors and shorelines. Many are accessible without the need for a car.

11.... protect, manage and use water resources sustainably.	0	0	0	Where associated with a body of water, the approach to protect the LLPA will help to protect those sites from appropriate development and will maintain a vegetated buffer around the watercourse. This may help to protect water quality and slow down runoff, however other policies will work more directly and the overall effect on the Objective is negligible.
12.... protect natural resources and enhance biodiversity.	+	+	+	Many LLPAs encompass areas of natural landscape, such as trees, woodland and local pockets of biodiversity. There is crossover with NH policies which will also provide protection for protected species and priority habitats, but the approach provides positive environmental benefits through providing a buffer and protecting areas from over-intensification. LLPAs form part of the green and blue infrastructure network in the urban areas and some may provide other ecosystem services.
13.... maintain and enhance landscape character.	+	+	+	The thrust of the approach is to maintain and enhance landscape character and visual amenity in/around settlements, and to protect and enhance local distinctiveness by ensuring that new development is sensitively integrated. Many LLPAs function to protect the setting of prominent features.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Many LLPAs function to protect the setting of prominent features, which may include features or assets of the historic environment. Specific features such as archaeological sites and monuments and their surroundings, or listed and other locally important buildings and their surroundings may be associated with a LLPA. The approach helps to conserve sense of place and townscape, by reducing the likelihood of over - intensive development.
Summary of Policy: Development proposals within Local Landscape Policy Areas will only be permitted where it is demonstrated that they do not adversely impact on their intrinsic landscape character, visual amenity, and environmental and historic value. Existing LLPA designations and potential new LLPA designations will be reviewed and identified during the Local Policies Plan Stage. Relevant policy and where necessary supplementary guidance will also be detailed at that stage.				
Reasonable Alternatives: No reasonable alternative has been identified. Proposed policy wording is consistent with regional policy approach as set out in 2.23-2.24 of PPS6, the SPPS paragraphs 6.28-6.30, and local policies within the extant development plans.				
Summary and comparison of options against the Sustainability Objectives: LLPAs contribute to the quality of urban environments and the enjoyment and wellbeing people experience when they view or spend time in these areas, due to their amenity importance. Positive effects are identified for Objectives 1 and 2. The approach will reduce the likelihood of over- intensive development and will help to make the district a more attractive place. The effect on Objectives 3, 4, 5 and 6 is negligible. LLPAs maintain natural buffers between different land uses and reduce the likelihood of over - intensive development, allowing for flexibility and adaptation of the natural environment. The approach helps to safeguard areas of natural landscape, such as trees, woodland and local pockets of biodiversity, and maintains landscape character and visual amenity in and around settlements. Archaeological sites and monuments and listed and other locally important buildings and their surroundings are features that LLPAs can be designated to protect. Positive effects are therefore identified for the environmental Sustainability Objectives 7, 10, 12, 13 and 14.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to protect natural resources and enhance biodiversity, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Operational NH and FRD policies will also work to reduce negative effects and promote positive effects.

Policy LA4 Areas of High Scenic Value.

Option	Spatially define and protect landscapes considered to be of local and regional landscape quality.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The approach seeks to preserve the quality and character, tranquillity and distinctiveness of these areas, by ensuring that new development is of a design and scale that is appropriate to the character of the local landscape. High quality landscapes indirectly benefit wellbeing, however the potential impact of the approach is constrained by the scale of the legacy designation, and the extent of other restrictive, [landscape] policy areas that have also been separately identified. The legacy designation is a very localised area which does not have public access. The overall effect is considered negligible.
2.... strengthen society.	0	0	0	The approach would not deteriorate or detract from communities within the district. The area included in the legacy designation is farmland and not public access. As discussed above, the potential to extend the policy area/identify new designations in the LPP is relatively limited. The overall effect is considered negligible.
3.... provide good quality, sustainable housing.	0	0	0	The option has no direct effect on the delivery of the Objective. Operational policy on housing in the countryside would be the primary influence in determining where housing is acceptable. Policy would not affect number or location of dwellings, only their design/appearance. The overall effect is considered negligible.
4.... enable access to high quality education.	0	0	0	The approach has no effect on the Objective.
5.... enable sustainable economic growth.	0	0	0	The option has no direct effect on the delivery of the Objective. The approach is primarily concerned with the appearance and quality of proposals, but may have a very localised effect (at landowner scale) on the siting and scale of proposals. However, operational policy on economic development, or tourism development in the countryside would be the primary influence in determining the locations where development is acceptable. As discussed above, the potential to extend the policy area/identify new designations in the LPP is relatively limited. However, the approach will help safeguard tourism/leisure or other employment sectors in the neighbouring Council(s) that benefit from views across high quality landscapes. The overall effect is considered negligible.
6.... manage material assets sustainably.	?	?	?	This cautious approach may influence the design, siting or scale of telecoms, energy or other infrastructure and may make it more challenging / complex to deliver proposals. As discussed above, the potential to extend the policy area/identify new designations in the LPP is relatively limited, however in conjunction/cumulatively with other spatial designations it could still impact delivery. The overall effect is uncertain, as it depends on whether other areas are identified as meriting designation in the LPP, and the location of where such proposals might come forward over the plan period, the nature of development, its scale and its capacity to be satisfactorily integrated/mitigated.
7.... protect physical resources and use sustainably.	?	?	?	The approach could allow Earth science features to receive protection in the future, if identified as meriting designation in the LPP. Development for mineral extraction is not precluded, but the AoHSV designation would form part of the overall consideration. As discussed above, the potential to extend the policy area/identify new designations in the LPP is relatively limited, however in conjunction/cumulatively with other spatial designations this approach could still introduce constraints at project level. The overall effect is uncertain, as it depends on whether other areas are identified as meriting designation in the LPP, and on the location of any proposal and nature of the landscape, in addition to the more site - specific factors around whether landscape/visual impacts can be mitigated through siting or landscaping, which cannot be predicted.
8.... encourage active and sustainable travel.	0	0	0	The approach has no effect on the Objective.
9.... improve air quality.	0	0	0	The option has no effect on the delivery of the Objective. The focus of the policy approach is on appearance, design and setting, there is nothing specific that would create/alter aerial emissions or have an effect on the Objective.

10.... reduce causes of and adapt to climate change.	0	0	0	The option has no effect on the delivery of the Objective. The focus of the policy approach is on appearance, design and setting, there is nothing specific that would create/alter GHG emissions, energy consumption or vulnerability to the effects of climate change.
11.... protect, manage and use water resources sustainably.	0	0	0	The option has no effect on the delivery of the Objective. It is noted that the legacy designation encompasses Magheraknock Loughs, however as the focus of the policy approach is on appearance, design and setting, there is nothing specific that would create/alter discharges or water or groundwater in the vicinity of these Loughs nor anywhere else, should additional areas be designated in the LPP.
12.... protect natural resources and enhance biodiversity.	0	0	0	The option has no direct effect on the delivery of the Objective. The legacy designation encompasses SLNCIs, however SLNCIs are also recognised and afforded protection under NH operational policy. In terms of siting and scale, development is required to be appropriate / sympathetic to its location/surroundings and this should mean that biodiversity is conserved/retained where it is present. The cautious approach and requirements around incorporating indigenous species in landscaping design also promotes biodiversity. The effects are considered negligible due to the localised extent of the designation, and the relatively limited potential to extend the policy area/identify new designations in the LPP.
13.... maintain and enhance landscape character.	+	+	+	The option helps to highlight landscape areas that are sensitive and ensure that criteria are applied when considering new development proposals. The approach helps to ensure that impacts on the landscapes (or seascapes) of neighbouring Council areas are appropriately considered and enables continuity with adjoining districts. Although its extent is relatively small, retaining the legacy designation is considered important as it will protect/conservate important views from the adjacent Council area. As discussed above, the potential to extend the policy area/identify new designations in the LPP is expected to be relatively limited, however the option provides the mechanism to do so, should the evidence base indicate that designation is merited.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	In terms of siting and scale, development is required to be appropriate / sympathetic to its location/surroundings. This would mean that heritage features/assets including existing vernacular and traditional buildings and their settings should be recognised and considered, where they are present. While the legacy designation encompasses some industrial heritage / sites and monument records, and there are nearby listed buildings, HE operational policy would be the primary influence in determining whether a development proposal is acceptable. The approach could enable historic landscapes to be recognised, if identified as meriting designation in the LPP. The overall effect is considered negligible.
Summary of Policy: Policy to protect areas of local landscape quality which are sensitive to change due to their character and quality, features and low capacity to absorb new development. The legacy AoHSV designation from the extant Plans will be carried forward. The requirement for new AoHSV designations will be reviewed at the Local Policies Plan Stage.				
Reasonable Alternatives: No reasonable alternatives have been identified. The approach has been informed by the evidence base and Landscape Character Assessment. While the area of the extant designation is very small, there is a requirement to appropriately consider any impacts on neighbouring landscape designations. Transboundary consultation has identified that retaining the extant designation is required to uphold the aims or policy approach of the LDP of neighbouring Council(s), for continuity and consistency. The approach is in line with para. 6.75 of the SPPS.				
Summary and comparison of options against the Sustainability Objectives: The appraisal has been conducted in the context that the legacy designation proposed to be carried forward covers a very small area and, as large parts of the district are included within other landscape and/or seascape designations (e.g. Designations CO1 and SCA, AONB), the areas where additional lands could be identified for designation at LPP are relatively limited.				

No perceptible effects are identified for the social Sustainability Objectives 1-3 due to the above context - the designation will not constrain the number or location of dwellings or other development proposals, only their design/appearance. This rationale is equally applicable to the economic Sustainability Objectives 4 and 5, however some indirect influences are identified on employment sectors (e.g. tourism, leisure) that attract business via enjoyment of views across high quality landscapes. Effects are concluded as uncertain for Objective 6, as there are limitations on how certain types of infrastructure development can be sited/integrated. While the option does not preclude development, in conjunction with the other landscape designations, it may make the delivery of infrastructure more challenging. Uncertain effects are also concluded for Objective 7, as, while new designations could identify and protect earth science, this could also introduce additional constraints at project level for development associated with mineral extraction.

The effect on almost all the remaining environmental Sustainability Objectives (Objectives 8, 9, 10, 11, 12 and 14) is negligible. The focus of the policy approach is on appearance, design and setting, and therefore there is nothing specific that would create/alter emissions to air, water or groundwater, though some positive influences are noted for Objectives 12 and 14 through requirements for development to be sympathetic to its location/surroundings. A significant positive effect is identified for Objective 13, as the option highlights sensitive landscapes and ensures that criteria are applied when considering new development proposals - it will provide policy to ensure that views within and outwith the neighbouring Council areas are also given due consideration where appropriate to do so.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the Objective to maintain and enhance landscape character. No significant negative effects are identified. The preferred option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: There is cross-over with other operational policies. Supplementary Planning Guidance / Design Guides may be produced. Landscape Character Assessments or other studies can inform the evidence base at the LPP stage.

Policy CO1 - The Undeveloped Coast

Options	Option 1: Carry forward Policy CO1 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPSS.				Option 2: Prohibit development in the Undeveloped Coast, unless demonstrated that it is of such national or regional importance as to outweigh any potential impact on the coastal environment.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Open space and recreational facilities can be provided, as exceptions are available under the policy. Likewise, people can replace, extend or renovate their homes or business so long as specific criteria are met. The undeveloped coast also delivers for people's health and well-being – recreation/ leisure and amenity value. The approach recognises of the coast's importance as a resource for people's physical activity and healthier lifestyles	-	-	-	This policy approach would significantly restrict provision of recreational facilities and infrastructure such as coastal walkways. There would be no opportunity for people to replace, extend or renovate their homes or business. There would be very limited opportunity to increase access to coastal waters for recreational purposes. Positive effects include maintaining/improving air quality and reducing noise impact through restricting development and general access to the coast. Due to restrictive nature of the policy, the negative effects are considered to outweigh the positive effects.
2.... strengthen society.	0	0	0	Exceptions under the policy take account of people living in these areas and enables continued appropriate access to jobs, facilities and services, and reduces inequalities that may otherwise exist. There are a small number of farm enterprises and houses (up to 20), in the proposed policy area that could be affected by coastal changes and this policy. Agricultural (and certain other) development could be accommodated through the policy by exception, however there are restrictions. However, a proposal in the restricted locations would be unsustainable. Although this approach may potentially negatively affect a small number of individuals, the overall effect is negligible.	-	-	-	No exceptions are permitted under this policy approach and thus no account taken of people living and working in these areas. The policy approach restricts access to jobs, facilities and services. Expansion of Farm (or other) enterprises would not be supported through the policy. It would not promote vibrant, accessible and sustainable coastal communities and would be more likely to result in their decline.
3.... provide good quality, sustainable housing.	0	0	0	Policy does not deliver housing in itself, but it helps to avoid housing in inappropriate locations, which are not suitable for 'sustainable' housing because of the locational issues linked to coastal erosion and flooding. Infills and other types of housing application would not be allowed but policy is able to reduce unfit/ vacant homes under the exceptions for people living there via extensions, alterations, off-site replacement. Indirectly helps to deliver sustainable housing.	-	-	-	The approach will not deliver on this Objective as no housing is permitted. It will not reduce the number of unfit/ vacant homes as extensions, alterations, off-site locations are not permitted.
4.... enable access to high quality education.	0	0	0	The option has no effect on the Objective.	0	0	0	The option has no effect on the Objective.

5.... enable sustainable economic growth.	+	+	+	Policy delivers sustainability by avoiding inappropriate development. It also has exceptions which can help people to continue to live and work in these areas so long as CO1 is met. The option facilitates limited tourism or recreation projects where an undeveloped coastal location is necessary and recognises that this location may be required for marine activities or other water compatible-development including aquaculture and fisheries use. An exception is provided for a proposal of an overriding national or regional economic importance and so the approach would not impede such development, should it be needed. The length of coastline within the district makes it an invaluable asset and 'an important but non-renewable resource' and the approach helps to manage sustainably. The policy tries to balance development so that the undeveloped coast's landscape/ seascape quality and natural value is protected but any necessary infrastructure and development is provided 'as alternative sites would be neither practical nor available'.	-	-	-	This policy approach delivers sustainability by avoiding inappropriate development. However, by not allowing for exceptions, it may cause significant damage to the local economy by not allowing for a limited degree of 'agriculture, aquaculture and fisheries use, transport or utilities infrastructure'. Marine interests in terms of maintenance/ replacement would not be supported. The policy also refers to proposals of an overriding national or regional economic importance but these would be limited in extent. This approach strongly favours environmental protection over economic growth.
6.... manage material assets sustainably.	0	0	0	Utilities are referred to in the policy as an exception so although there is a general presumption against development in these areas, the policy does not impede this type of development. If a proposal is of overriding national or regional economic importance, and certain criteria are met, it would be feasible. This could be applicable for offshore renewable energy projects and grid infrastructure, which have been evident in the district in recent years. Policy unlikely to constrain delivery of Objective.	-	-	-	The policy approach would impact utilities infrastructure as development is generally not permitted. If a proposal is of overriding national or regional economic importance, and certain criteria are met, it would be feasible. This could be applicable for offshore renewable energy projects and grid infrastructure, which have been evident in the district in recent years. Policy would constrain delivery of Objective.
7.... protect physical resources and use sustainably.	0	0	0	Indirectly protects greenfield land, soil quality, sustains natural erosion and protects earth science features by avoiding inappropriate development in the undeveloped coastal area. Policy unlikely to affect minerals due to spatial extent of land affected by the policy.	+	+	+	Directly protects greenfield land, soil quality, sustains natural erosion and protects earth science features by avoiding all development in the undeveloped coastal area. Unlikely to affect minerals due to spatial extent of land affected by the policy, through there may be localised areas where sand and gravel extraction have previously occurred.
8.... encourage active and sustainable travel.	0	0	0	No direct delivery of Objective but noted that exceptions can include recreation/ leisure associated proposals that may involve coastal walks, 'pathways' – the approach allows public access to be maintained.	?	?	?	Will retain and protect walking and cycling routes where they already exist, but would prevent any new development unless of national or regional importance.
9.... improve air quality.	0	0	0	The option has no effect on the Objective.	0	0	0	Restricts development that may contribute to aerial emissions, and any associated traffic. The overall effect is negligible.

10.... reduce causes of and adapt to climate change.	+	+	+	Policy approach helps to protect the natural asset that is the undeveloped coast – beaches, dunes, shores, coastal land fringe. It is able to maintain and enhance natural resilience to climate change by avoiding inappropriate development in these areas that are important for combating the effects of climate change – higher sea level, increased storm events with coastal erosion/ flooding. Coastal floodplains are protected, the mobility of the coastline is recognised, and its ability to move and adapt to a changing climate protected. Approach helps avoid risk to buildings and infrastructure, which otherwise may be built.	+	+	+	Policy approach provides the highest level of policy protection to the natural asset that is the undeveloped coast – beaches, dunes, shores, coastal land fringe. It is able to maintain and enhance natural resilience to climate change by avoiding all development in these areas that are important for combating the effects of climate change – higher sea level, increased storm events with coastal erosion/ flooding. Coastal floodplains are protected, the mobility of the coastline recognised, and its ability to move and adapt to a changing climate protected. Approach helps avoid risk to buildings and infrastructure, which otherwise may be built.
11.... protect, manage and use water resources sustainably.	+	+	+	Policy approach helps avoid the need for flood defences and avoids/ reduce flood risk by avoiding/ reducing inappropriate/ unsustainable development in these areas. It provides some protection to water quality of coastal and marine waters from inappropriate development and by maintaining a buffer between (most) development and the coastline – this could benefit marine users or interests such as aquaculture/ fisheries. The approach provides exceptions to support marine activities in ports/ harbours and marine areas (water compatible development) but any proposals would require to be supported by the necessary surveys/ assessments/ licences etc.	+	+	+	Policy approach helps avoid the need for flood defences and avoids/ reduce flood risk by avoiding/ reducing inappropriate/ unsustainable development in these areas. It protects water quality of coastal and marine waters from inappropriate development and by maintaining a buffer between development and the coastline – this could benefit marine users or interests such as aquaculture/ fisheries. Only development of national or regional importance would be permitted.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy approach provides an additional level of protection around designated sites along the coast, due to the overlapping spatial aspect of the land affected. The policy helps to protect the GBI in the undeveloped coastal area of the district from inappropriate development and the ecosystems and biodiversity located there. An exception is provided for a large scale (national or regional importance) but the likelihood of a qualifying proposal coming forward is considered rare. Exceptions are also provided to facilitate recreation/leisure activities including water-based development, or tourism. Such development could cause disturbance to marine species, or other effects, such as litter – proposals would need to be appropriately considered in context with other policy and legal considerations (e.g. HRA). In the policy area, the natural coastal process would generally be able to continue uninterrupted, delivering environmental benefits by maintaining natural resilience for the district's natural heritage resource.	+	+	+	The policy approach provides an additional level of protection around designated sites along the coast, due to the overlapping spatial aspect of the land affected. The policy would protect all the GBI in the undeveloped coastal area of the district from inappropriate development and all ecosystems and biodiversity located there. An exception is provided for a large scale (national or regional importance) but the likelihood of a qualifying proposal coming forward is considered rare. Natural coastal process would be allowed to continue uninterrupted, delivering environmental benefits by maintaining natural resilience for the district's natural heritage resource.
13.... maintain and enhance landscape character.	+	+	+	Restricts development in the undeveloped coastal landscape and would help to protect coastal views/ seascapes especially from inappropriate development and visual intrusion. The approach can help protect the setting / seascape of coastal areas.	+	+	+	Restricts development in the undeveloped coastal landscape and would protect coastal views/ seascapes from any further development or visual intrusion. The approach would protect the setting / seascape of coastal areas.

14.... protect, conserve and enhance the historic environment and cultural heritage.	+ + +	Sustains a sense of place and local distinctiveness to be conserved at the undeveloped coast by restricting development, especially inappropriate development. This approach is able to protect archaeological features and their settings. Exceptions are provided to facilitate suitable forms of development, including pathways, tourism projects or water-compatible development. These exceptions could allow opportunities for people to visit, access and appreciate heritage assets, and for them to be restored or brought [back] into use, however proposals would need to be appropriately considered in context with other policy and legal considerations.	+ + + + + +	Sustains a sense of place and local distinctiveness to be conserved at the undeveloped coast by restricting all new development. This approach would protect archaeological features present in the policy area, and their settings. While features associated with the maritime environment and its cultural heritage would be protected and conserved by this approach, it may restrict potential opportunities for people to visit, access and appreciate heritage assets, and for them to be restored or brought [back] into use.
Summary of Policy: Policy to conserve the natural character and landscape of the undeveloped coast and to protect it from excessive, inappropriate or obtrusive development. The undeveloped coast designation (Designation CO1) extends along the full extent of the district's coast from the Council boundary north of Killyleagh to Carlingford Lough and the Newry River to the start of the Greenbank Industrial Estate.				
Reasonable Alternatives: Option 2: Alternative policy approach that would prohibit any development within the undeveloped coast.				
Summary and comparison of options against the Sustainability Objectives: <u>Option 1</u> A significant positive effect is found for Objective 1 because the approach will sustain public access and preserve open space in coastal areas where people can take part in recreation and leisure activities, or simply enjoy the amenity value. Exceptions could also deliver opportunities to benefit people's health and well-being, such as new pathways or a house extension/renovation enabling people to stay in the same home if their circumstance change. No perceptible effects are found for the other social Sustainability Objectives. The sustainable approach of the policy to appropriate development also has a positive effect for Objective 5. The exceptions will support people to continue to live and work in these areas. The approach would not preclude delivery of any proposal of overriding national or regional economic importance. The coastline within the district is extensive and this policy helps to manage it sustainably as a natural asset. The policy tries to balance protection of the undeveloped coast and its landscape/ seascape quality and natural features with the feasibility of necessary infrastructure and development when there are no alternative sites. There are no identified effects on any of the other economic Sustainability Objectives. The policy has a positive or significant positive effect for the environmental Objectives 10 to 14, because of its approach to protecting coastal land as a natural asset. This land not only plays an important role in maintaining natural resilience to the effects of climate change but also further protects the district's network of designated sites and blue/ green infrastructure from inappropriate development and pollution. The approach protects ecosystems and biodiversity, water quality and can benefit marine interests. The policy's control over development helps to avoid visual intrusion and protects coastal views. The avoidance of inappropriate development is also able to maintain a sense of place and local distinctiveness. This is likely to help ensure the preservation and conservation of maritime features and marine cultural heritage.				

Option 2 This approach is focused on environmental protection. No exceptions would be granted for extant residents, farm operations and other infrastructure already present, unless for development of national or regional importance. It was considered that this approach would negatively impact rural coastal communities. A negative effect is identified in respect of all social Sustainability Objectives (Objectives 1-3) with a significant negative for Objective 2. The restrictive approach would also have a negative effect on Objectives 5 and 6, in the economic Sustainability Objectives. It would undermine economic activity and extant businesses, including agriculture, in the policy area by not allowing for a limited degree of 'agriculture, aquaculture and fisheries use, transport or utilities infrastructure'. The policy has a significant positive effect for the environmental Objectives 10 to 14, because of its approach to protect coastal land as a natural asset. This land not only plays an important role in maintaining natural resilience to the effects of climate change but also further protects the district's network of designated sites and blue/ green infrastructure from inappropriate development and pollution. The policy approach protects biodiversity, water quality and can benefit marine interests. While an exception is provided for a proposal of overriding national or regional economic importance, such proposals are likely to be very rare. The coastline within the district is extensive and this policy would sustain it as a natural asset. However, the policy fails to balance protection of the undeveloped coast and its landscape/ seascape quality and natural features with the delivery of necessary infrastructure and development. The stricter policy approach was appraised alongside the preferred approach and whilst it delivered strongly for protection of the environment, there were significant negative effects identified against a number of social and economic Sustainability Objectives. It is considered that the stricter approach is not balanced and therefore not a reasonable alternative/sustainable approach.	
The most sustainable option: The appraisal has considered the policy approach that allows for exceptions to be a more sustainable option.	The preferred option: The preferred option is the policy approach that allows for exceptions as this is considered to achieve a better balance across all the Sustainability Objectives.
What likely significant effects are envisaged with the preferred option? For the preferred option (Option 1) there are significant positive effects identified for the Objectives to improve health and well-being, to enable sustainable economic growth, to protect natural resources and enhance biodiversity, and to maintain and enhance landscape character. No significant negative effects are identified. The appraisal has considered the policy approach that allows for exceptions to be a more sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: All proposals must meet the General Policy and other provisions of the LDP. Other coastal policies, historic environment and natural environment policies will be especially relevant. The UK Marine Policy Statement and (when adopted) Marine Plan for Northern Ireland will also be relevant in assessing the acceptability of proposals.	

Policy CO2 – The Developed Coast

Option	Carry forward Policy CO2 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	The approach helps to safeguard green space and open space adjacent to the coast within coastal settlements. It seeks to maintain access to the shore and will promote/support leisure and recreation proposals that sustain or improve access, such as public walkways - this helps to facilitate outdoor leisure which has physical and mental wellbeing benefits. It also indirectly benefits health and wellbeing, by supporting employment/job security linked with marine industries.
2. strengthen society.	+	+	+	The approach to safeguard green space and open space adjacent to the coast within coastal settlements, and will retain shared space that can be used by a community. It seeks to achieve the enhancement of the public enjoyment of the coast - proposals will be positively supported where they result in the creation or enhancement of public access to the coast, for example through new or extended walkways or cycleways. Also seeks to achieve increased provision of coastal amenity or the opening up of additional views of the sea. Supports draft Marine Plan Objective to promote development of vibrant, accessible and sustainable coastal communities.
3. provide good quality, sustainable housing.	0	0	0	The option has no effect on this Objective.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	+	+	+	The approach supports competitiveness and innovation in ports and harbours and seeks to sustain and safeguard their use and the commercial viability of marine industries/businesses. It helps prevent marine operations from being undermined. Makes best use of location - Ardglass, Kilkeel and Warrenpoint in particular are important port/harbours and the approach supports businesses that are associated with marine activities and supporting the fishing fleet, e.g. engineering, processing etc. Overall, the approach helps make the Council area a more attractive place to live, work, visit and invest.
6. manage material assets sustainably.	0	0	0	Helps to support proximity principle for marine industries - ports and harbours can support manufacturing or maintenance of marine / offshore renewables. The approach provides scope for servicing that industry in the future. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	0	0	0	The approach mainly concerns development within existing developed areas of the district's settlements, but also seeks to avoid loss of green space / greenfield land. Ports are gateways for the import/export of mineral resources. The overall effect on the Objective is negligible.
8. encourage active and sustainable travel.	0	0	0	Positively supports proposals that will create or enhance public access to the coast, for example through new or extended walkways or cycleways. Freight/HGV movements associated with port/harbour operations could contribute to traffic congestion and could conflict with walking/cycling. However, impacts from specific proposals would be considered against operational policy in respect of safety, amenity and movement patterns. The overall effect on the Objective is negligible.
9. improve air quality.	0	0	0	Ports/harbour and freight movements can contribute to traffic congestion - e.g. traffic to Warrenpoint currently travels through Newry, influencing its AQMA. Transport impacts from specific proposals would be considered under other operational policies, including Transport Assessment. The overall effect on the Objective is negligible.
10. reduce causes of and adapt to climate change.	0	0	0	Presumption against inappropriate development on green space and open space adjacent to the coast within coastal settlements may help to retain areas providing natural resilience. Intensifications of activity, development and construction at harbours/ports can contribute to GHG emissions and harbours may be vulnerable to the effects of climate change. However the purpose of the policy approach is to direct coastal development to more sustainable locations along the coast. Other operational policies will be more relevant in assessment of specific proposals, and SP1 applies.

11. protect, manage and use water resources sustainably.	?	?	?	Supports ongoing use of these sites, in terms of the existing activities going on in them. However, construction activities or intensification of operations at harbours/ports could contribute to pollutants entering the water/marine environment. Proposals could adversely affect coastal marine water quality. Other policies of the LDP, including NH and CO1 would be employed to identify adverse impacts from new proposals and mitigate them, where applicable. Port operations are usually subject to wider environmental management systems, and other legislation. The approach also encourages the provision of environmental benefit - the overall effect depends on the location, nature and scale of proposals, which cannot be predicted.
12. protect natural resources and enhance biodiversity.	?	?	?	Areas subject to CO2 are already built up, in use and will have a degree of extant industrial/human activity already. The approach is protective in that there should be no adverse impacts on natural or geological value, though there are exceptions where a proposal is of economic importance and adverse impacts could therefore still occur. Proposals are supported and encouraged where they result in positive benefit to environmental habitats and access, however intensification of marine uses or access for recreation and leisure can adversely impact marine species (noise, disturbance) and increase emissions including marine litter. CO1 will apply, as will other operational policies of the LDP which will identify impacts and measures required to avoid or mitigate. The overall effect depends on the location, nature and scale of proposals, which cannot be predicted.
13. maintain and enhance landscape character.	+	+	+	The policy only covers existing developed coastal areas. Approach seeks to avoid impacts on coastal views and seascapes and new development should have no significant adverse impacts on the coastal landscape and seascape character. Proposals will be positively supported where they opening up of additional views of the sea.
14. protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy only covers existing developed coastal areas and seeks to avoid significant adverse impacts on the coastal landscape and seascape character, including archaeological and built heritage. There may be marine and industrial heritage present in ports and harbours, especially traditional harbours - the approach supports continuing operations, but also some elements may not be protected and risk being lost if they are not conducive to the modern operation of the port/harbour. There are potential crossovers with policy on locally important buildings and changes of use. It was noted in the appraisal of the draft policy wording that the provision of additional detail in the J&A in terms of marine heritage and its contribution to sense of place, character and history of a settlement could help with delivery of Objective. Additional wording was subsequently added in respect of marine heritage
Summary of Policy: The Council will apply a presumption against inappropriate development on green space and open space adjacent to the coast within coastal settlements. Proposals will be supported where they create or enhance public access to the coast; enhance public enjoyment through increased provision of coastal amenity space or result in an environmental benefit through protection of wildlife habitats.				
Reasonable Alternatives: No reasonable alternatives are identified. Proposed policy wording is consistent with regional policy approach as set out in the SPPS para 6.39-6.41 with regard to new development within the developed coast.				
Summary and comparison of options against the Sustainability Objectives: Through safeguarding green space and open space adjacent to the coast within coastal settlements, and promoting/supporting leisure and recreation proposals that sustain or improve access to the coast, this approach acts positively for Objectives 1 and 2. The option encourages competitiveness and innovation in the district's ports and harbours and supports businesses that are associated with marine activities, which acts significantly towards achievement of Objective 5. As the approach concerns development within existing developed areas of the district's settlements, the overall effect on Objectives 6-10 is negligible. Although the areas subject to CO2 are already built up, in use and will have a degree of extant industrial/human activity, intensification of operations or increased access could contribute to pressure on the marine environment. Operational policies of the LDP will identify impacts and measures required to				

avoid or mitigate them. Aspects of operational activity will be outside the scope of the LDP but may be regulated by other authorities. The overall effect on Objectives 11 and 12 is uncertain. The approach is protective in that although it supports new development, it should have no significant adverse impacts on the coastal landscape and seascape character, which acts positively for Objectives 13 and 14.	
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to strengthen society and to enable sustainable economic growth. No significant negative effects are identified. The option is considered to be a sustainable option.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Via CO1, all proposals must meet the requirements of General Policy and accord with other provisions of the LDP, and must accord with the UK Marine Policy Statement and Marine Plan for Northern Ireland. Operational NH policies will be relied on to ensure that potential impacts on protected sites, habitats and species are identified and avoided or mitigated where relevant.	

Policy DAR1 – Development at Risk from Land Instability and Coastal Erosion

Option	Carry forward Policy PSU 10 of Planning Strategy for Rural Northern Ireland, with amended wording to align with the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1. improve health and well-being.	+	+	+	Seeks to establish a precautionary approach to reduce / eliminate risk to property and health or safety - development would not be permitted if there is insufficient information to confirm absence of risk. While risk may not be obvious in the present, the effects of climate change are predicted to include sea level rise. Higher intensity rainfall events may also influence ground instability inland. The risk of erosion damage and flooding of property from storms and high waves is predicted to increase throughout the Plan period. In the absence of policy that considers risk, effects on health or risk to life could be substantially greater in the future. Consequently the beneficial effect of the approach will strengthen over time. The approach recognises that development on the coast can influence coastal processes at a distance; therefore it also indirectly protects other extant development on the coast from experiencing accelerated rates of erosion.
2. strengthen society.	0	+	+	The precautionary approach may seem restrictive and be perceived as a negative initially, however Council has a responsibility to keep people safe and to safeguard the viability of communities - it will avoid locating people/development in locations that aren't sustainable in the medium-long term. In coastal areas it will protect and strengthen communities, according with Objectives of the Marine Plan. The approach takes a broader view, recognising that localised, small-scale development can trigger change that may affect a much wider area.
3. provide good quality, sustainable housing.	0	+	+	The approach may slightly constrain the locations where new dwellings may be built, or will require evidence to be provided which may add to development cost. This may be perceived as a negative effect. However in view of current evidence on coastal and climate change, locations that do not pass the vulnerability assessment are unlikely to be sustainable locations for dwellings and ultimately the approach will reduce the number of unfit homes in the future.
4. enable access to high quality education.	0	0	0	The option has no effect on this Objective.
5. enable sustainable economic growth.	0	0	0	The approach may slightly constrain the locations where new economic development may be built, however due to the overall Council strategy and other policy, which focuses economic/tourism/retail development into settlements there are not likely to be many new development proposals affected. Evidence may be required for a vulnerability assessment, which may add to development cost. This may be perceived as a negative effect. However in view of current evidence on coastal and climate change, the approach ensures that development is a sustainable location and will not be under threat in the future.
6. manage material assets sustainably.	0	0	0	The approach ensures that infrastructure is sustainably located, and less likely to be under threat in the future. Development should not take place in areas that are likely to be vulnerable; where exceptions occur and no alternative location is available, the proposal must be demonstrated to be adaptive to potential risk over its lifetime and must not contribute to increased erosion/risk elsewhere. The overall effect on the Objective is negligible.
7. protect physical resources and use sustainably.	+	+	+	The approach allows natural movement of coast and coastal morphology and protects earth science features. It will help to avoid accelerated rates of erosion occurring through inappropriate development, and coastal squeeze. It helps to maintain free movement of sediment along coastline, which will aid soft coasts in achieving equilibrium if the sea level rises. The approach may influence some types of minerals development - areas of instability inland may be linked with historic mining - but resource location and other operational policies will also be relevant. There are not likely to be many new mineral extraction proposals in close proximity to coastlines at risk of coastal change.
8. encourage active and sustainable travel.	0	0	0	The option has no effect on the Objective - however development such as coastal walkways may be required to undergo vulnerability assessment - such development is more likely to function as a leisure/tourism resource, rather than infrastructure to enable/promote active travel.
9. improve air quality.	0	0	0	The option has no effect on this Objective.

10. reduce causes of and adapt to climate change.	++	++	++	The purpose of the approach is to reduce risk of damage to property from storms and to allow natural adaptation of the coastline in response to climate change. There may be increased rates of erosion in some locations of the district due to sea level rise and storm events, with associated risk to property and life in the vulnerable areas. The approach leaves space to allow natural processes and sediment transfer to occur, providing resilience and enabling natural recovery after storm events.
11. protect, manage and use water resources sustainably.	++	++	++	The purpose of the approach is to reduce risk of damage to property from storms - this will reduce the chance of pollutants entering the water environment by ensuring that development doesn't take place in locations vulnerable to flooding or undermining, nor will it contribute to such an issue elsewhere through displaced effects. It retains the natural coastline as an adaptable storm and flood defence, which can repair itself and protects aquatic food resources.
12. protect natural resources and enhance biodiversity.	++	++	++	The approach allows the coast to react and adapt to changing climate which will help to protect designated sites by enabling habitats to shift and respond to change, avoiding 'coastal squeeze'. It retains natural soft coastline as a natural defence now and in the future which can provide an ecosystem service, delivering positive environmental benefits. It aligns with the proposed core policies of the Marine Plan on climate change and coastal processes.
13. maintain and enhance landscape character.	+	+	+	The approach will constrain development along unstable coasts - this is not the primary purpose of the policy and other operational policy will also constrain development along the coastline, but it would also be an outworking of this policy. There may be overlap with CO2. It can reduce visual impact of new development in coastal environments and enhance the landscape/seascape by protecting its natural character in the present, but also indirectly by avoiding future need for large and obtrusive coastal defences.
14. protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The approach may indirectly protect and conserve the natural setting of coastal /marine heritage assets, but these may ultimately also be at risk due to their location and it may not be feasible to protect them. The overall effect on the Objective is negligible.
Summary of Policy: New development will not be permitted on land at risk of coastal change and/or land instability in any of the cases listed. Where the principle of development is accepted by the Council, the applicant will be required to submit a Vulnerability Assessment.				
Reasonable Alternatives: No reasonable alternatives have been identified. Proposed policy wording is consistent with regional policy approach, as set out in the SPPS para 6.42 with regard to new development within areas at risk.				
Summary and comparison of options against the Sustainability Objectives: Land instability is not limited to the coast and can also occur inland, however due to the district's extensive coastline, the majority of effects will occur from the application of this approach in coastal areas. The option will impose a constraint on where new development will be allowed, in localised areas. While there may be perceived negative effects on the social Sustainability Objectives through slightly reducing opportunities for development, ultimately the thrust of the approach is to reduce/eliminate risk to property and to prioritise the health and safety of people. This will safeguard communities and will reduce the number of unfit homes in the future. Positive effects are therefore identified on Objective 1 and, in the medium and long term, Objectives 2 and 3. The approach will also help to ensure that economic and infrastructure development is sustainably located, but other strategic and operational will be more influential and the overall effect on Objectives 5 and 6 is negligible. The approach will help allow coastal morphology to adapt naturally in response to climate change, in places where it is able to do so. This will help to prevent the establishment of new areas at risk of 'coastal squeeze' and will allow sediment transfer to continue, contributing to the resilience of the coast and its ability to adapt and recover in response to rising sea levels. These aspects are all considered to deliver in a positive manner for the environmental Sustainability Objectives 7, 10, 11, 12 and				

13. The approach may mean that in the future it may not be feasible to protect heritage assets at risk from erosion in coastal areas, but the overall effect on Objective 14 is negligible.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? Significant positive effects are identified for the Objectives to reduce causes of and adapt to climate change, to protect, manage and use water resources sustainably, and to protect natural resources and enhance biodiversity. No significant negative effects are identified. The option is considered to be a sustainable option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Coastal development proposals must also accord with the coastal policies and the UK Marine Policy Statement and (when adopted) Marine Plan for Northern Ireland will also be relevant in assessing the acceptability of proposals. Non-coastal development must meet the General Policy and other provisions of the LDP. Development at risk from flooding must accord with policies for flood risk and drainage.

Appendix 5: Review of baseline since establishment of SA Framework in 2022

Table A.5: Summary of Review and Screening of Baseline 2022 - 2025

CHAPTER		Review
5.1	Health and Well-being	Statistical information from NISRA (and others) has been updated. The results of the 2021 Census have been published. The COVID-19 pandemic introduced a new influence on the baseline in terms of causes of death, physical health, mental health, overall wellbeing, and physical activity levels. However, No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.2	Community	Statistical information from NISRA (and others) has been updated. The results of the 2021 Census have been published. The COVID-19 pandemic introduced a new influence on the baseline in terms of people with a long-term health problem or disability. However, No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.3	Housing	Statistical information from NISRA (and others) has been updated. The results of the 2021 Census have been published. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.4	Education and Skills	Statistical information from NISRA (and others) has been updated. The results of the 2021 Census have been published. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.5	Economy and Employment	Statistical information from NISRA (and others) has been updated. The results of the 2021 Census have been published. The COVID-19 pandemic introduced a new influence on the local labour market. New Plans and Programmes to promote economic growth have been published. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.6	Material Assets	Statistical information from DFE on electricity consumption and renewable generation has been updated.

		Climate Change Act (Northern Ireland) 2022 passed into law. New Plans and Programmes to promote and achieve reduction in greenhouse gas emissions and landfill waste have been published, including DfE's Energy Strategy - Path to Net Zero Energy. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.7	Physical Resources	Statistical information from DFE on minerals has been updated. New Plans and Programmes to promote more efficient use of resources have been published. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.8	Transport and Accessibility	Statistical information from NISRA and others on travel and transport has been updated. New Plans and Studies to encourage and support modal shift, away from polluting and carbon intensive modes. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.9	Air Quality	Baseline air quality data published by DAERA and Councils has been updated. Draft Clean Air Strategy published with the aim of delivering improvements in air quality. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.10	Climate Change	Environmental statistical information from DAERA (and others) has been updated. Amendment to 'net zero' targets in the UK Climate Change Act 2008 and Climate Change Act (Northern Ireland) 2022 passed into law. New Plans and Strategies to promote and support reduction in greenhouse gas emissions. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues. It is recommended that, for the Local Policies Plan stage of the Plan, Sustainability Objective 10 is updated
5.11	Water	Legislative framework of European Directives now implemented through equivalent domestic legislation. Environmental statistical information from DAERA (and others) has been updated. New Plans published with the aim of managing flood risk, delivering improvements in water quality and prioritising upgrades to wastewater treatment infrastructure.

		No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.12	Natural Resources	Legislative framework of European Directives now implemented through equivalent domestic legislation. Environmental statistical information from DAERA (and others) has been updated. New Plans published with the aim of improving the condition of designated sites and halting biodiversity decline. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.13	Landscape	Development Pressure Analysis and Landscape Character Review undertaken by Council. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.
5.14	Historic Environment and Cultural Heritage	Historic Environment Digital Datasets published by DfC and other records have been updated and guidance published. No significant baseline changes have occurred that would substantially alter the strategic issues identified in the baseline and the Key Sustainability Issues.

Table A.6 Summary of Review and Screening of new/emerging Plans Policies, Programmes and Strategies 2022-2025

	Title	Year	Spatial Scale	Lead	Objectives/Requirements	Implications for LDP	Summary of Screening for Likely Significant Effects
00. Sustainable Development	[Draft] First Revision to the National Planning Framework - Consultation	2024	Rol	Government of Ireland	The Draft Revision of the NPF focuses on the need to update the Framework (introduced in 2018) in order to appropriately reflect changes to Government policy that have taken place since its initial publication six years ago, such as climate transition, regional development, demographics, digitalisation and investment and prioritisation.	The Council shares a boundary with Ireland, therefore the LDP has the potential to impact on this framework. There are significant cross-border interactions focused on key settlement networks, specifically Letterkenny-Derry in the context of the North-West Growth Partnership and Drogheda-Dundalk-Newry in the context of the Dublin-Belfast economic corridor. The growth potential associated with these interrelated networks is also important for regional development. Cross border dependencies between Donegal and Derry/Strabane include employment, education, healthcare and retail activity.	The SA acknowledges this Revision to the National Planning Framework [which remains in draft at the time of writing]. The requirement to liaise with neighbouring Councils throughout the LDP process to address cross cutting issues is already recognised in the SA and LDP. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
000. Other / Cross-cutting	[draft] Circular Economy Strategy for Northern Ireland - Consultation	2023	NI	DfE	The Circular Economy is seen as an opportunity to secure access to vital resources, maintain global competitiveness and ensure a high-quality environment. Circular Economy approaches can cut industrial emissions, contributing to climate change mitigation, reduce the production of, and exposure to hazardous substances. In the same way that the European Circular Economy Action Plan is framed within the wider Green Deal programme, our Circular Economy Strategy will be a critical deliverable within Northern Ireland's Climate Action Plan and the Green Growth Strategy.	The LDP can help to support the objectives of the Strategy [once adopted] to increasing efficiency, minimising waste and maintaining the value of our products and materials.	The SA acknowledges this Strategy. This is a high-level Strategy [which remains in draft at the time of writing]. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Strategy. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
000. Other / Cross-cutting	Environmental Improvement Plan	2024	NI	NI Executive	Initially developed as the Environment Strategy, Northern Ireland's first Environmental Improvement Plan will form the basis for a coherent and effective set of interventions that can deliver real improvements in the quality of the environment and thereby: improve the health and well-being of all who live and work here; create opportunities to develop our economy; elevate Northern Ireland to an environmental leader; and enable us to play our part in protecting the global environment for many decades to come.	The EIP recognises that bringing forward any new environmental policy may give rise to implications for the planning system. The Department for Infrastructure and local planning authorities will work co-operatively with DAERA, in its role as a statutory consultee in the planning system, to inform Local Development Plans and the determination of planning applications.	The SA acknowledges this Plan. This is a high-level Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
000. Other / Cross-cutting	[Draft] Northern Ireland Blue Carbon Action Plan - Consultation	2024	NI	DAERA	The Climate Change Act introduces a requirement for the development of sectoral Climate Action Plans, which will set out the actions required to meet sector-specific greenhouse gas emission targets. Fisheries activities, including aquaculture, will require a Sectoral Plan. The Blue Carbon Action Plan reflects the need to embed nature-based	Should an LDP have specific proposals for its coastline, including facilitating developments that utilise the marine environment, these could be either supportive or in conflict with the objectives of the Plan. Likewise, LDP policies that facilitate new development should aim to ensure that development does not contribute to deterioration in quality of blue carbon habitats.	The SA acknowledges this Plan. This is a high-level Plan [which remains in draft at the time of writing]. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy

					projects in plans and policies to meet the Net Zero target. Although the Blue Carbon Action Plan is focussed on the marine environment, it is of note that DAERA commissioned research is ongoing in relation to assessing the carbon sequestration potential of freshwater systems. This separate, but complementary workstream, will also contribute towards climate mitigation.		(with modifications) which have not previously been considered in the SA. No change required to the SA.
000. Other / Cross-cutting	Programme for Government (PFG) 2024-2027 'Our Plan: Doing What Matters Most'	2025	NI	NI Executive	Priorities are: • Grow a Globally Competitive and Sustainable Economy • Deliver More Affordable, Accessible, High-Quality Early Learning and Childcare • Cut Health Waiting Times • Ending Violence Against Women and Girls • Better Support for Children and Young People with Special Educational Needs • Provide More Social, Affordable and Sustainable Housing • Safer Communities • Protecting Lough Neagh and the Environment • Reform and Transformation of Public Services	The LDP can help to support the sustainable delivery of Programme objectives, for example: "By investing in water and wastewater, roads and transport, and sporting infrastructure we will encourage businesses to invest, enable house building, and support greater energy efficiency and affordability", "We also need the right infrastructure which will create the foundations for a more productive and prosperous economy; for better rural and urban communities; and for healthier and greener lives", "We will seek to achieve self-sufficiency in our own clean and affordable energy. We have the natural resources including wind, biomethane, and geothermal to break the link with global energy prices, and not only supply our own consumers' energy needs, but also to become a net exporter of renewables", "We will develop an investment plan across the school estate which sets out the changes needed to make sure that all pupils have access to learning environments that are inclusive, safe and able to support pupils of different backgrounds, abilities, and cultures" and "By the end of this mandate, we will have started work on at least 5,850 new build social homes".	The SA acknowledges this new Programme for Government. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Programme. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
01. Health & Well-being	Active Living- Sport and Physical Activity Strategy for Northern Ireland	2022	NI	DfC	Active Living, the new Sport and Physical Activity Strategy for Northern Ireland, through its Vision and associated key Themes and Goals, seeks to create a vibrant, welcoming, enjoyable, inclusive and successful sector for everyone, contributing significantly to a healthier and more resilient society. It recognises the important role that sport and physical activity plays across our island whether it is taking place on playing fields, in a stadium, a gym, on water, or in the mountains.	The LDP can help to support and deliver the objectives of this framework by encouraging and enabling safe environments which promote increased physical activity.	The SA acknowledges this Strategy. This is a high-level Strategy. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Strategy. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
02. Strengthening Society	[Draft] Fuel Poverty Strategy - Consultation	2024	NI	DfC	Our vision is a warm healthy home for everyone, and we propose that our approach to addressing fuel poverty should be needs based, participative, collaborative and focused on long-term, sustainable solutions. Improving the energy efficiency of homes is the first of our objectives and is a key priority. Making our homes more sustainable will help	The LDP can support the Strategy in promoting and facilitating sustainable and low carbon energy sources for domestic heating, and long-term energy efficiency.	The SA acknowledges this Strategy. This is a high-level Strategy. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Strategy. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy

					create warmer, healthier houses, reduce air pollution and create new job opportunities. However, the transition will mean changes to people's homes, energy sources and behaviours.		(with modifications) which have not previously been considered in the SA. No change required to the SA
03. Housing	Northern Ireland Housing Supply Strategy 2024-2039	2024	NI	DFC	The aim for this Strategy is to create a housing system that can deliver on our housing needs and demands. This will involve the delivery of at least 33,000 social homes and a significant number of intermediate homes over the 15-year lifespan of this Strategy. Beyond the requirement for new homes, we will also need to do more to ensure our stock of existing homes across all tenures is fit for purpose, to keep them in the housing system.	The LDP should facilitate this strategy in a manner consistent with other regional policies. The Strategy acknowledges that at a structural level, issues such as water infrastructure constraints, land-use planning, construction skills and land availability must be addressed. It also recommends that sustainable neighbourhoods need to encompass a variety of accessible, welcoming and safe blue and green spaces. Making neighbourhoods cleaner, greener and healthier is an important aspect of this Strategy, as is making green space accessible to all in our communities.	The SA acknowledges this Strategy. This is a high-level Strategy. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Strategy. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA
03. Housing	Housing Investment Plan 2023-2026	2023	Council	NIHE	The HIP is a three-year plan which reports on progress made over the past twelve months and sets out our ambitions for the coming years. Strategic Priorities include: - We will work with our partners to increase social housing supply to help meet identified need. - We will help NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations. - We will invest around £1,700m (over the next three years) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period, we will process circa. £1,148m in Housing Benefit across public and private housing tenures. - We will work with our partners to deliver innovative housing solutions for our customers to help reduce poverty and improve health & well-being.	The HIP is an important evidence base for the LDP and will help facilitate discussion on housing issues within each district. In addition, a purpose of the HIP is to inform Councils on the various programmes and initiatives the Housing Executive and Housing Associations are developing to meet local housing needs. New housing may put pressure on the environmental aspects of the LDP such as natural heritage, archaeology, flood risk, etc. Similarly, the LDP may inhibit house building, due to environmental or design constraints. A balance will need to be found through considered planning decisions.	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
04. Education and Skills	Planning for Sustainable Provision: Strategic Area Plan 2022-27 Primary and Post-Primary Schools	2022	NI	Education Authority	The Plan's mission is to: • address school provision which is not educationally and/or financially sustainable; • explore realistic, innovative, shared and collaborative solutions with a view to ensuring there is a viable and sustainable level of quality educational provision; • aim to find solutions which deliver sustainable education provision in rural areas; • address issues and challenges specific to local areas, by ensuring there are sufficient places	The LDP can assist in the delivery of some of the Plan's objectives, where new facilities are required.	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.

					which may result in increasing places in some areas while reducing places in others. • Provide a network of viable and sustainable schools that are of the right type, the right size, located in the right place at the right time with a focus on raising standards.		
05. Economy & Employment	Tourism Vision & Action Plan (10 Year Plan)	2025	NI	DfE	We want to achieve our Strategic Goal of tourism expenditure from overnight visitors exceeding £2 billion by 2035 by growing the sector in a way that supports the Minister's and the Executive's four priorities of Productivity, Regional Balance, Good Jobs and Decarbonisation.	The LDP can help to support the sustainable delivery of new tourism development.	The SA acknowledges this Plan. This is a high-level Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
05. Economy & Employment	Invest NI: Sub-Regional Economic Action Plan	2024	Regional	DfE	The plan sets out a new strategic approach to economic policy. It is a locally-led approach which places regional balance at its heart, and which enshrines partnership working. Local communities will be empowered to identify their own economic priorities.	The LDP can support this Plan by facilitating economic development and supporting economic growth and through facilitating infrastructure that attracts investment and supports innovation.	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
06. Material Assets	Energy Strategy - Path to Net Zero Energy - Action Plan	2022	NI	DfE	Outlines a roadmap to 2030 aiming to deliver a 56% reduction in our energy-related emissions, on the pathway to deliver the 2050 vision of net zero carbon and affordable energy.	The Actions set out are generally about improving the energy efficiency of existing buildings, but also about improving the energy efficiency of new buildings and to replace fossil fuels with renewable energy. It also aims to create a flexible, resilient and integrated energy system. The Action Plan may lead to a renewable energy support scheme and will also initiate a review in permitted development legislation for low carbon heat installations; the LDP must ensure that its policies can be applied to existing, new and emerging low carbon technologies, such as hydrogen and biomethane which are potential energy sources identified in the Action Plan. It should align with regional and national policy, such as for proposals requiring consent from more than one authority (e.g. onshore connections for offshore developments).	The SA acknowledges this Plan. This is a high-level Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
06. Material Assets	Transmission Development Plan for Northern Ireland (TDPNI) 2023-2032	2023	NI	SONI	The plan outlines essential upgrades to the electricity grid in Northern Ireland. It will improve reliability and strengthen the electricity network. The upgrades enable us to bring more cleaner, renewable sources of electricity onto the system. Not only will this reduce our reliance on fossil fuels, it will also bring down costs for consumers. The plans will also keep us	Development required to support SONI's objectives may come under the LDP.	The SA acknowledges this Plan. This is a high-level Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy

					moving towards our climate targets. Our current targets are 80% renewable generation of electricity by 2030 and net zero by 2050. The TDPNI marks a major investment into Northern Ireland's energy network. It proposes several essential upgrades, including: - Modernising parts of the grid in Greater Belfast. The upgrade will mean Belfast's people and businesses have the power they need to grow. - Upgrading the transmission system in County Antrim. This will increase the amount of clean energy we can transport for a cleaner energy future. - Strengthening the grid in the North West and Mid Tyrone areas. A stronger system will support economic development and decarbonisation of our electricity supply. - Bolstering interconnection with GB and ROI. We plan to increase capacity of the Moyle Interconnector and construct a new North South Interconnector.		(with modifications) which have not previously been considered in the SA. No change required to the SA.
06. Material Assets	[Draft] Offshore Renewable Energy Action Plan (OREAP) for Northern Ireland - Consultation	2025	NI	DfE	The draft Marine Plan and the Energy Strategy support the growth of the low carbon economy in NI. The principles of the draft OREAP include ensuring that this occurs in the most appropriate locations, with co-existence of compatible marine users where possible, and balancing all competing factors in a sustainable, environmentally positive way. Offshore renewable energy development involves several government departments, and multiple stakeholders. Therefore, pivotal to success will be the ability to work collaboratively and to regularly engage with key delivery partners including other government departments, regulators and other relevant bodies, the energy industry, and wider stakeholders who live close to, work in, or otherwise use the marine environment	The LDP should align with regional and national policy, such as for proposals requiring consent from more than one authority (e.g. onshore connections for offshore developments). In preparing the LDP, the Council should take account of the regional policy context set out in the SPSS - the need to develop new renewable energy sources may need to be balanced against environmental concerns.	The SA acknowledges this Plan. This is a high-level Plan [which remains in draft at the time of writing]. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
06. Material Assets	[Draft] Grid Implementation Plan (Eirgrid) – Consultation	2023	RoI	EirGrid	The Plan is set in the context of required reductions in greenhouse gas emissions and a climate-neutral economy by 2050 as directed by Ireland's Climate Action and Low Carbon Development (Amendment) Act 2021. The Plan identifies further market integration with Northern Ireland as necessary and the delivery of three new transmission grid connections or interconnections to Northern Ireland, Great Britain, and the EU.	SONI (the System Operator for Northern Ireland) works with Eirgrid to operate an all-island Single Electricity Market through joint venture. Development required to support Eirgrid's objectives may come under the LDP.	The SA acknowledges this Plan, which remains in draft at the time of writing. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.

11. Water Resources	NI Water - Water Resource and Supply Resilience Plan	2025	NI	NI Water	The WR&SR Plan is not only an important document for NI Water but also Northern Ireland plc, as it shows how the company will manage and develop water resources to make sure there is enough water to meet future supply needs. The WR&SR Plan considers population, housing, water usage and incorporates any predicted changes to our climate. This includes highlighting how water supplies would be maintained during critical periods such as severe winters, drought and having a plan for drought.	The LDP may need to accommodate the development of new or improved water supply and storage infrastructure. The LDP will help to inform NI Water where development/growth is anticipated, to allow planning for future changes in supply/demand. The LDP can also support the WR&SR Plan by promoting more efficient use of resources, including water.	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
11. Water Resources	Water Action Plan 2024 A River Basin Management Plan for Ireland	2022	Rol	DHLGH	The Water Action Plan sets out a roadmap to restore Ireland's waterbodies to 'good' status or better, and protect against further deterioration in the period from 2023 to 2027, through an integrated catchment management approach.	In transboundary catchments, there is a need to implement integrated water resources management at all levels, including through transboundary cooperation as appropriate.	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
12. Natural Resources	[Draft] NI Peatland Strategy 2022-2040 - [Consultation]	2022	NI	DAERA	The vision of this Strategy is to ensure that all semi-natural peatlands are protected, managed and where possible, prioritised for restoration, so that they can maintain their natural functions, biodiversity and ecosystem services. It has 6 objectives: 1) Conserve peatlands & prevent degradation 2) Restoration of degraded areas to functioning peatland ecosystems (designated & non-designated sites) 3) Supporting Sustainable Peatland Management 4) Knowledge Sharing & Research 5) Communication, Education & Access 6) Governance, Implementation & Funding	The LDP can help to support the Strategy's objective to conserve peatland and prevent degradation.	The SA acknowledges this Plan. This is a high-level Plan [which remains in draft at the time of writing]. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
12. Natural Resources	Draft Ammonia Strategy for Northern Ireland (Consultation)	2023	NI	DAERA	The draft strategy aims to plan the way forward to reduce ammonia emissions from agriculture. The publication of this draft Strategy was followed by a separate Call for Evidence to inform a new operational protocol to assess the impacts of air pollution on the natural environment.	DAERA, in its role as the Statutory Nature Conservation Body, has a duty to provide advice to planning authorities and other competent authorities in relation to the potential impacts of planning proposals on designated sites and protected habitats. In addition, NIEA must also consider the impacts on designated sites from industry, including intensive agricultural activities, before issuing environmental permits for these operations.	The SA acknowledges this Plan [which remains in draft at the time of writing]. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.
12. Natural Resources	Ireland's 4th National Biodiversity Action Plan 2023-2030	2023	Rol	NPWS	Objective 1: Adopt a Whole-of Government, Whole-of-Society Approach to Biodiversity Objective 2: Meet Urgent Conservation and Restoration Needs Objective 3: Secure Nature's Contribution to	Biodiversity is a cross-border objective. Developments either side of the border will have cross-border impacts. In addition, nature conservation species, in particular, will not necessarily respect this border. Therefore, the LDP may have an impact on the	The SA acknowledges this Plan. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of the Plan. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy

					People Objective 4: Enhance the Evidence Base for Action on Biodiversity Objective 5: Strengthen Ireland's Contribution to International Biodiversity Initiatives	implementation of this plan. This may be positive or negative depending on how the LDP is implemented locally and the nature of any developments consented under relevant policy.	(with modifications) which have not previously been considered in the SA. No change required to the SA.
15. Area Plan	Lisburn and Castlereagh City Council Local Development Plan 2032: Plan Strategy	2023	Council	Lisburn and Castlereagh City Council	The Plan Strategy for Lisburn & Castlereagh City Council is the first document in a two-stage process (the second being the Local Policies Plan). Together these will constitute the Council's new Local Development Plan. The Plan Strategy provides the strategic direction for the Council area over a 15 year period, which will be reviewed following adoption of the Local Policies Plan. The Plan Strategy aims to promote and deliver sustainable development by improving the overall quality of life and wellbeing across the entire Council district up to 2032. The Plan Strategy sets out Strategic Policies underpinned by a suite of Operational Policies which are the means of securing appropriate high quality development that meets the needs of residents and of the Council. The adopted Plan is now being used to assess planning applications.	The Council may have regard to other plans and topic-based strategies e.g. transport, recreation and economic development, as considered relevant and which may also have cross-boundary implications for its neighbouring Councils. Council should therefore also ensure that its strategy is not in conflict with the Development Plan Documents (DPDs) of neighbouring Councils by assessing any likely cross boundary implications of policies and proposals contained in its DPD to help ensure its compatibility with that of the neighbouring Council and facilitate an integrated and coordinated approach to the implementation of higher-level regional planning aims and objectives.	The SA acknowledges the adoption of Lisburn and Castlereagh City Council's Plan Strategy. The requirement to liaise with neighbouring Councils throughout the LDP process to address cross cutting issues is already recognised in the SA and LDP. No likely significant effects, either alone or cumulatively, from implementing the Plan Strategy (with modifications) which have not previously been considered in the SA. No change required to the SA.

Legislation (not previously referenced in the SA Scoping)

	Title	Year	Spatial Scale	Lead	Objectives/Requirements	Implications for LDP	Summary of Screening for Likely Significant Effects
	The Environment (Northern Ireland) Order 2002	2002	NI	UK Gov. / DAERA	Covers several environmental issues, including pollution prevention control, assessment and management of air quality, and designation of areas of special scientific interest (ASSIs).	The LDP must reflect the ASSI designations, and the need to protect and conserve them. It should also have regard for the need to regulate activities which are capable of causing any environmental pollution.	Although enacted before the SA Scoping Report was drafted, this legislation was not explicitly referenced. The Sustainability Objectives and Key Sustainability Issues identified in the SA are consistent with the aims of these Orders. The Plan Strategy (with modifications) has referenced these Orders, to provide to provide clarity on the policy context and implementation. No change required to the SA.

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