

Appendix I: Key Differences between the PPSs (Alternative 1), the draft SPPS (Alternative 2, published February 2014), and the final SPPS (adopted in 2015)

Please note: This table is not intended to be a comprehensive record of every iteration of the policy development process..

Policy Area	Iterations of Strategic Planning Policy in Northern Ireland		
	Retain existing policy framework (extant PPSs)	Reconfigure and consolidate policies (draft SPPS)	Further revision based on SEA and Public Consultation outcomes (final SPPS)
General Planning Principles	<p>PPS 1: General Principles (March 1998) This PPS sets out the general principles that DOE observes in formulating planning policies, making development plans and exercising control of development. It also sets out the key themes that underlie DOE’s overall approach to planning across the whole range of land-use topics.</p>	<p>The draft SPPS took into account the provisions of PPS 1 and planning reforms contained in the Planning Act 2011. It proposed 8 new core planning principles for the introduction of two tier planning system, and key concepts such as furthering sustainable development, and well-being. It provided a draft statement on the purpose of planning, and signalled the Department’s intention to cancel the provisions of PPS 1. It sought to underscore the new way planning would be delivered from 1 April 2015.</p> <p>Relevant detail is contained within (but may not be limited to) the following sections of the draft SPPS: The Purpose of Planning CPP-1: Furthering Sustainable Development CPP-2: Improving Health and Well-being CPP-3: Creating and Enhancing Shared Space CPP-4: Delivering Spatial Planning CPP-5: Observing a Plan-led System CPP-6: Supporting Good Design, Positive Place-making and Civic Stewardship CPP-7: Enhancing Stakeholder Engagement and Front loading CPP-8: Enhancing Local Democracy and Accountability</p>	<p>The general approach to the application of Furthering Sustainable Development has been retained and is now addressed by way of a separate section in the document, incorporating reference to ‘mitigating and adapting to climate change’, and the ‘importance of eco-system services’. The 8 core principles identified in the draft SPPS have been reduced to 5. Core planning principles on Improving Health and Well-being; Creating and Enhancing Shared Space; Supporting Good Design and Positive Place-making have been retained, with minor improvements.</p> <p>Two additional core planning principles are contained in the final SPPS. These are: Supporting Sustainable Economic Growth, and Preserving & Improving the Built and Natural Environment.</p> <p>Four core planning principles from the draft SPPS which are considered to be more process orientated are now reflected elsewhere in the final SPPS under ‘The planning process: Implementation’. These are CPP-4, CPP-5, CPP-7, and CPP-8. The new section on the planning process incorporates the general thrust of the abovementioned principles, and also retains from the draft SPPS information on the new Local Development Plan and Development Management systems, together with the section on decision-taking principles and practice, with very minor revisions.</p> <p>Revisions to the purpose of planning are minor in nature and include: giving increased emphasis to ‘the public interest’ of local communities and the region as a whole, and the present as well as long term future needs of society. The relationship between the SPPS and the RDS is also clarified.</p> <p>PPS 1: General Principles is cancelled by the publication of the SPPS in final form.</p> <p>Further relevant detail is contained within (but may not be limited to) the following sections of the final SPPS: The Purpose of Planning</p>

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			<p>FSD-1: Furthering Sustainable Development</p> <p>FSD-2: Mitigating and Adapting to Climate Change</p> <p>FSD-3: The Importance of Ecosystem Services</p> <p>CPP-1: Improving Health and Well-being</p> <p>CPP-2: Creating and Enhancing Shared Space</p> <p>CPP-3: Supporting Sustainable Economic Growth</p> <p>CPP-4: Supporting Good Design and Positive Place-Making</p> <p>CPP-5: Preserving and Improving the Built and Natural Environment</p> <p>The Planning Process: Implementation</p>
Quality Residential Environments	<p>PPS 7: Quality Residential Environments (June 2001)</p> <p>This PPS sets out the Department’s planning policies for achieving quality in new residential development and advises on the treatment of this issue in development plans. It embodies the Government’s commitment to sustainable development and the Quality Initiative.</p> <p>PPS 7 contains 4 main objectives, and is supported by 2 operational planning policies.</p> <p>There are 2 addenda to PPS7: (1) ‘Residential Extensions and Alterations’ (March 2008) provides 1 additional operational policy and (2) ‘Safeguarding the Character of Established Residential Areas’ (August 2010) which provides 3 additional planning policies on the protection of local character, environmental quality and residential amenity within established residential areas, villages and settlements. It also sets out regional policy on the conversion of existing buildings to flats or apartments, and contains policy to promote greater use of permeable paving within new residential developments.</p>	<p>The draft SPPS sought to reflect and update in a strategic way the provisions of PPS 7 and associated addenda.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>CPP-6: Supporting Good Design, Positive Place-making and Civic Stewardship</p> <p>SPP-7: Housing in Settlements</p>	<p>The core planning principle ‘Supporting Good Design and Positive Place-Making’ (CPP-4) has been brought forward from the draft SPPS, but has been rewritten with substantial new detail.</p> <p>The final SPPS is now more closely aligned with the provisions of PPS 7. There is now a direct linkage between the various objectives/policies of PPS 7 being carried through in the SPPS (at a strategic level), including: the promotion of good design; positive use of the assets of a site and characteristics of its surroundings; furthering sustainable development; promoting accessibility; and contributing to how safe places are and feel.</p> <p>CPP-4 now better reflects some environmental aspects of existing policy, with particular consideration given to minimising energy and water usage and CO2 emissions (para 4.24; increasing the emphasis given to the impact of development on existing buildings and monuments; and on landscapes and townscapes (para 4.26). There is also emphasis on the ability of good design to change people’s lives for the better (para 4.23).</p>
The Enforcement of Planning Control	<p>PPS 9: The Enforcement of Planning Control (March 2000)</p> <p>This PPS sets out the general approach that the Department follows in taking enforcement action against unauthorised development in Northern Ireland.</p> <p>It provides advice on the Department's approach to the enforcement of additional aspects of planning control over listed buildings, conservation areas, hazardous substances,</p>	<p>The draft SPPS sought to reflect and update in a strategic way the provisions of PPS 9. In addition, the draft SPPS set out the general discretion councils have, under the provisions of the Planning Act (NI) 2011, to take enforcement action when they regard it as expedient to do so, having regard to the provisions of LDPs and any other material considerations. The draft SPPS also referred to the additional powers the Planning Act (NI) 2011 provides for</p>	<p>Enforcement</p> <p>The final SPPS carries forward the text as set out in the draft SPPS and makes it clear that PPS 9 is cancelled on the publication of the final SPPS.</p>

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	trees and advertisements. There are no detailed operational policies contained within PPS 9.	regarding fixed penalty notices and multiple fees for retrospective applications. Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: Development Management: Planning Enforcement	
Enabling Development	<p>PPS 23: (Draft) Enabling Development (January 2011) This PPS puts in place a draft policy for assessing proposals for ‘enabling development’ (i.e. a development proposal that is contrary to established planning policy and in its own right would not be permitted). Such a proposal may however be allowed where it will secure a proposal for the long term future of a place of heritage significance, or scheme of significant regional or sub-regional public benefit (the principal proposal), and may also be acceptable to secure the future of a non-listed building of local significance).</p> <p>The objective of draft PPS 23 is to provide the flexibility to accommodate unforeseen imaginative proposals for development that are clearly in the public interest; whilst aiming to maintain and enhance the standard of community, cultural, educational, social and health infrastructure, the historic built environment, the restoration / creation of wildlife habitats; and a range of leisure facilities.</p> <p>Draft PPS 23 sets out 1 operational planning policy - Policy ED 1 – ‘Enabling Development’.</p>	<p>The draft SPPS sought to appropriately reflect in a strategic way the draft provisions of PPS 23. The draft PPS indicated that work on finalising draft PPS 23 was at an advanced stage at the time of its publication and that the relevant section of the SPPS would be updated to reflect the final version of PPS 23.</p> <p>Relevant detail is contained within (but may not be limited to) the following sections of the draft SPPS: SPP-1: Archaeology and Built Heritage</p>	<p>The final SPPS reflects in a strategic way the provisions of PPS 23 ‘Enabling Development for the Conservation of Significant Places’ which was published in final form in April 2014.</p> <p>PPS 23 sets out planning policy for assessing proposals for ‘Enabling Development’ in support of the re-use, restoration or refurbishment of heritage assets such as historic buildings, scheduled monuments, industrial heritage and historic parks, gardens and demesnes. It also provides a policy to maintain and enhance the standard of a wide range of community facilities in Northern Ireland including cultural, educational, social, health, built heritage and leisure facilities and the restoration and creation of wildlife habitat.</p>
A Planning Strategy for Rural Northern Ireland	<p>The Planning Strategy for Rural Northern Ireland (Third Edition) (March 1997) (PSRNI) This document covers all of the towns, villages and countryside of Northern Ireland outside Belfast (and adjoining built up areas) and Derry/Londonderry.</p> <p>The PSRNI incorporates 98 individual regional planning policies across a range of topics, and the associated practice, for the planning and control of development in rural areas, appropriate to the particular circumstances of Northern Ireland.</p> <p>The existing suite of Planning Policy Statements has for the</p>	<p>Where appropriate the draft SPPS sought to update and bring forward the relevant provisions of the PSRNI that remained in force at that time.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-2: Coastal Development SPP-8: Minerals SPP-12: Telecommunications, Public Services and Utilities CPP-6 : Supporting Good Design, Positive Place Making and Urban and Rural Stewardship</p> <p>The draft SPPS set out the Department’s position on</p>	<p>SPP-2: Coastal Development This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>The final SPPS has been improved to more accurately reflect the current approach to this subject policy area, and to clarify that coastal settlements which have important amenity or conservation value will be adequately protected. For example, the policy clarifies that coastal development must be appropriate and subject to all other relevant planning policies (para 6.35) whilst development within coastal settlements has been</p>

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	<p>most part replaced the policy provisions of the PSRNI. However, a small number of its provisions remain in force such as Minerals policies, some Coastal Development policies, Public Services and Utilities policies, as well as some Design Principles policies.</p>	<p>unconventional hydrocarbon extraction by stating that there should be a presumption against their extraction until the Department is satisfied that there is sufficient and robust evidence on all environmental impacts.</p>	<p>extended to include other parts of the developed coastline (paras 6.34 and 6.37).</p> <p>Other changes include:</p> <ul style="list-style-type: none"> • A requirement for LDPs to identify areas where development should be targeted to promote the enhancement and regeneration of urban waterfronts (para 6.40). • Protection and promotion of public accesses and coastal walkways in LDPs, whilst ensuring that new accesses do not impact adversely on the nature conservation, archaeological/built heritage, geological or landscape value of the area (para 6.41). <p>SPP-8: Minerals</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>The Department has made a number of minor changes to improve the overall policy in the final SPPS. For example, the objectives of the policy is to balance economic with environmental concerns, particularly regarding landscape impacts (para 6.152). LDPs may identify areas suitable for minerals development, i.e. those with good accessibility to the strategic transport network and where exploitation would have the least environmental and amenity impacts (para 6.156).</p> <p>As was referred to in PSRNI policy MIN 6, the SPPS now refers to mitigation against the potential for disturbance to people, by way of appropriate conditions, where an application for minerals development is to be approved in the locality (para 6.166).</p> <p>New text has been added to ensure the appropriate restoration or re-use of sites after working has ceased occurs at the earliest opportunity, to be underpinned by appropriate planning conditions at the planning application stage (paras 6.152 and 6.167).</p> <p>As was referred to in 'A Planning Strategy for Rural Northern Ireland' the final SPPS now states that</p>

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			<p>'Permission for the extraction of peat for sale will only be granted where the proposals are consistent with the protection of boglands valuable to nature conservation interests, and with the protection of landscape quality particularly in AONBs' (para 6.158). Reference to peat extraction is set out at para 6.154.</p>
Natural Heritage	<p>PPS 2 (Revised): Natural Heritage (July 2013) This PPS sets out the Department's planning policies for the conservation, protection and enhancement of our natural heritage defined as "the diversity of our habitats, species, landscapes and earth science features". PPS 2 contains 6 policy objectives, supported by 6 operational planning policies. It also outlines the role of development plans with regards to natural heritage.</p> <p>PPS 2 (Revised): Natural Heritage replaced PPS 2 'Planning and Nature Conservation' (June 1997), and supersedes Policy SP 16: Environmental Protection, and Policy DES 4: Areas of Outstanding Natural Beauty of "A Planning Strategy for Rural Northern Ireland" insofar as they relate to the protection of natural heritage.</p>	<p>The draft SPPS sought to reflect and update in a strategic way the provision of PPS 2 (Revised). The broad thrust of its policy objectives were carried forward. The draft SPPS set out strategic planning policy in respect of international, national and local designations; protected species; habitats, species or features of natural heritage importance; and Areas of Outstanding Natural Beauty (AONB).</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-9: Natural Heritage CPP-1: Furthering Sustainable Development</p>	<p>SPP-9: Natural Heritage This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>Much detail has been added to the introductory section of this policy, mainly to highlight the diversity of NI's natural heritage and its importance to the economy, society and people's wellbeing (para 6.169). It also emphasises that care for the natural environment is the responsibility of everybody (para 6.171).</p> <p>Changes have also been made to ensure that the subject policy accurately reflects, in a strategic way, the existing policy provisions of PPS 2 'Natural Heritage'. In particular, the text regarding the need for mitigation/compensation measures has been strengthened (para 6.193), whilst appropriate weight must be given to both designated and non-designated natural heritage assets (para 6.194). Text has also been added to ensure Councils consider the implications of development on landscape character, and that development <i>must</i> be sensitive to the character of AONBs (para 6.187). New text also requires LDPs to consider incorporating biodiversity features and green space into plans for regeneration (para 6.197). Furthermore, the SPPS as a whole has placed greater emphasis on NI's natural heritage through the new core planning principle 'Preserving and Improving the Built and Natural Environment' (CPP-5), and the new section on 'The Importance of Ecosystem Services' within 'Furthering Sustainable Development' (FSD-3).</p>
Transport, Access, Movement and Parking	<p>PPS 3: Access, Movement and Parking (Revised February 2005) replaces PPS 3: 'Development Control: Roads Considerations' (May 1996) and supersedes Policies PSU4;</p>	<p>The draft SPPS sought to reflect and update in a strategic way the objectives and provision of PPS 3 (Revised), and PPS 13.</p>	<p>SPP-15: Transportation This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic</p>

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	<p>PSU5; PSU7; and DES2 in the Planning Strategy for Rural Northern Ireland.</p> <p>This PPS sets out the Department’s planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. It forms an important element in the integration of transport and land use planning. It is supported by 8 policy objectives and 11 operational planning policies. PPS 3 also outlines the key role of development plans in facilitating the integration of transportation and land use planning.</p> <p>PPS 3: Access, Movement and Parking ‘Clarification of Policy AMP 3: Access to Protected Routes’ (October 2006)</p> <p>This document provides clarification to Policy AMP 3: Access to Protected Routes of PPS 3: Access, Movement and Parking (February 2005)</p> <p>PPS 13: Transportation and Land Use (February 2005)</p> <p>This PPS was prepared by the Department for Regional Development to assist in the implementation of the Regional Development Strategy (RDS). It guides the integration of transportation and land use, particularly through the preparation of development plans and transport plans. It is also a material consideration in dealing with individual planning applications and appeals.</p> <p>The primary objective of PPS 13 is to integrate land use planning by promoting sustainable transport choices; promoting accessibility for all; and reducing the need to travel, especially by private car. This is complemented by 6 secondary objectives, with 12 supporting General Principles within the document.</p>	<p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>SPP-15: Transportation</p> <p>CPP-1: Furthering Sustainable Development</p>	<p>Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>The strategic significance of integrating development with existing transport infrastructure in order to improve connectivity and promote more sustainable patterns of transport has been emphasised in the new introductory section to SPP-15 (para 6.294), whilst this is also now included in ‘Furthering Sustainable Development’ (FSD-1).</p> <p>SPP-15 now refers to the benefits of improving air quality and the health of society, and meeting the Executive’s target of reducing greenhouse gas emissions (para 6.295). In particular it seeks to reduce the number of cars in urban centres through measures such as active travel networks; infrastructure improvements; additional priority to pedestrians, cyclists and public transport; park and ride sites; and designating areas of parking restraint (para 6.301). The policy also requires development proposals to carry out a Transport Assessment (para 6.304).</p>
Economic Development	<p>PPS 4: Planning and Economic Development (November 2010).</p> <p>This PPS sets out the Department’s planning policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted in development plans. It seeks to facilitate and accommodate economic growth in ways compatible with social and environmental objectives and sustainable development.</p> <p>The key aim of PPS 4 is to facilitate the economic development needs of the Region in ways consistent with</p>	<p>The draft SPPS sought to reflect and update in a strategic way the objectives and provisions of PPS 4.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>SPP-5: Economic Development, Industry and Commerce</p> <p>CPP-1: Furthering Sustainable Development</p>	<p>SPP-5: Economic Development, Industry and Commerce</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>Little change has been made to the content of this policy however, as it was considered that the draft SPPS met the objectives for this policy area. Nevertheless, the final SPPS has been improved so that LDPs consider connectivity with the (public) transport system when zoning land for economic development, as well as for sites outside of this</p>

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	<p>protection of the environment and the principles of sustainable development. This aim is supported by 6 policy objectives and 9 operational planning policies. PPS 4 also outlines the role of development plans in ensuring that there is an ample supply of suitable land available to meet economic development needs within a plan area.</p> <p>PPS 4 replaces PPS 4: 'Industrial Development' (March 1997) and supersedes Policy IC 6: Expansion of Existing Enterprises and Policy IC 17: Small Office and Business Development of 'A Planning Strategy for Rural Northern Ireland' insofar as they apply to Class B1 of the 2004 Use Classes Order.</p>		<p>zoned area (paras 6.92 and 6.97). The final SPPS also advises that LDPs should provide guidance in terms of key design, layout and landscaping requirements for economic development (para 6.96).</p>
Retailing and Town Centres	<p>PPS 5: Retailing and Town Centres (June 1996) This PPS sets out the Department's regional policy for town centres and retail developments. It contains 4 policy objectives for town centres and retail developments, and 19 operational planning policies covering Town Centres, Planning for Retail Development, and Planning for Local Shopping as well as the approach for the Assessment of Retail Developments. It highlights the role of development plans in identifying policies for retail development, where new retail development is to be focused and existing provision enhanced.</p> <p>PPS 5 supersedes the following policies in 'A Planning Strategy for Rural Northern Ireland': Policy IC 9: Town Centres; Policy IC 10: Major Retail Developments; Policy IC 11: Retail Warehouses; Policy IC 12: Neighbourhood Shopping; Policy IC 11: Local and Village Shops; and Policy IC 12: Rural Shops</p>	<p>The draft SPPS set out the Department's new strategic policy for securing a town centre first approach to the location of future retailing and other main town centre uses. The aim of the draft SPPS for this subject policy was to support and sustain vibrant town centres across Northern Ireland, consistent with the RDS. This aim was underpinned by 6 new policy objectives.</p> <p>The draft policy has been informed by an updated evidential context following research undertaken on the Department's behalf by GL Hearn Limited.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-14: Town Centres and Retailing</p>	<p>SPP-14: Town Centres and Retailing This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>Some minor modifications have been made to this subject policy. For example, the importance of accessibility, more local choice, attractiveness of town centres and helping to reduce travel demand are now stated in a new introductory section (para 6.268 and 6.269), along with emphasis on the ability of town centres to foster a sense of community (para 6.267).</p> <p>The final SPPS makes it clear that all applications for retail or town centre type developments above a threshold of 1000 square metres gross external area which are not proposed in a town centre location and are not in accordance with the LDP should be required to undertake a full assessment of retail impact as well as need (para 6.283). This includes applications for an extension(s) which would result in the overall development exceeding 1000 square metre gross external area.</p> <p>It is emphasised in the final SPPS that retailing will be directed to town centres, and that district and local centres should not be extended where this would adversely affect town centres (para 6.276). More strategic direction on rural retail development has also been provided, e.g. in relation to shops meeting local or tourist/recreational need.</p>

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			PPS5: Retailing and Town Centres is cancelled by the publication of the SPPS in final form.
Archaeology and The Built Heritage	<p>PPS 6: Planning, Archaeology and The Built Heritage (March 1999)</p> <p>PPS 6 sets out the Department’s planning policies for the protection and conservation of archaeological remains and features of the built heritage and advises on the treatment of these issues in development plans. It sets out 15 operational planning policies.</p> <p>An addendum to PPS 6 ‘Areas of Townscape Character’ (August 2005) sets out a further 3 operational policies relating specifically to Areas of Townscape Character (ATC), the demolition of buildings, new development and the control of advertisements.</p> <p>PPS 6 supersedes the following policies in ‘A Planning Strategy for Rural Northern Ireland’:</p> <ul style="list-style-type: none"> Policy SP 15: Heritage; Policy HOU 14: Conversion to Houses; Policy CON 4: Buildings of Special Architectural or Historic Interest; Policy CON 5: Conservation Areas; Policy CON 6: Archaeological Sites and Monuments; Policy CON 7: Historic parks and Gardens; and Bullet 3 of Policy GB/CPA 4: Redundant Buildings 	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the objectives and provisions of PPS 6 and its addendum.</p> <p>In relation to Community Listed Buildings (local listing) the draft SPPS stated that many historic buildings will not have sufficient architectural or historic interest to warrant statutory protection as listed buildings. However, they may be important to local communities. Accordingly, it may be appropriate for local development plans to identify and define these buildings as Community Listed Buildings. LDPs should, where appropriate, bring forward policies or proposals to maintain the quality of these buildings.</p> <p>The draft SPPS carried through the existing policy approach to new development, demolition control and the control of advertisements within ATC’s.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>SPP-1: Archaeology and Built Heritage</p>	<p>SPP-1: Archaeology and Built Heritage</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>This policy has been amended to make clearer certain aspects, and to strengthen the archaeological and built heritage policies so that they fully reflect the level of protection afforded though PPS 6. For example, use the word ‘must’ instead of ‘should’ regarding not permitting development that would adversely affect a World Heritage Site (WHS) or archaeology (paras 6.6 and 6.8).</p> <p>Regarding the alteration or demolition of a listed building, applicants must now justify why this is necessary (there must be exceptional reasons) (para 6.15). Where an unlisted building in a Conservation Area or Area of Townscape Character is proposed to be demolished, appropriate arrangements for redevelopment of the site must be included in the proposals (para 6.19 and 6.22).</p> <p>Furthermore, a new introductory section to SPP-1 includes reference to the broader economic and community benefits that can flow from investment in and conservation of archaeological and built heritage assets (para 6.1 and 6.2).</p>
Open Space, Sport and Outdoor Recreation	<p>PPS 8: Open Space, Sport and Outdoor Recreation (February 2004)</p> <p>This PPS sets out the Department’s planning policies for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation, and advises on the treatment of these issues in development plans. It embodies the Government’s commitment to sustainable development, to the promotion of a more active and healthy lifestyle and to the conservation of biodiversity. It is supported by 6 main policy objectives and contains 7 operational policies which set out the main</p>	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the provisions of PPS 8. The objectives set out in PPS 8 were brought forward in the draft SPPS unchanged.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>SPP-10: Open Space, Sport and Outdoor Recreation</p>	<p>SPP-10: Open Space, Sport and Outdoor Recreation</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>The aim, objectives and policy approach as set out in the draft SPPS are largely unchanged. Some minor (non-substantive) amendments to the objectives have been made as a result of the public consultation exercise – but the thrust remains unaltered.</p>

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	<p>planning considerations that the Department will take into account in assessing proposals for the use of land for sport and outdoor recreational activities, including the development of ancillary facilities, and for proposals affecting open space or sites allocated for such purposes. The policies also indicate the circumstances where the Department will require the provision of public open space as an integral part of residential development.</p> <p>PPS 8 supersedes the following policies in 'A Planning Strategy for Rural Northern Ireland': Policy REC 1: Recreational Open Space; Policy REC 2: Outdoor Recreation; Policy REC 3: Indoor Recreational Facilities; Policy REC 5: Water Recreation Uses; and Policy GB/CPA 2: Non-Residential Uses (insofar as they relate to outdoor sport and recreation).</p>		<p>The Regional Strategic Policy includes new text (para 6.203) to require Councils to bring forward an Open Space Strategy, whilst 'Children's Play areas' have now been incorporated as an 'other' form of open space (para 6.204).</p> <p>Following text relating to 'a policy presumption against the loss of open space to competing land uses', new text has been introduced (para 6.205), to ensure that exceptions to this general approach are only appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of the open space; or where it is demonstrated that the loss of open space will have no significant detrimental impact.</p> <p>In terms of the requirement for new residential development to provide adequate and well designed open space, a footnote has been added to text relating to the precise location of intensive sports facilities which defines this particular facility.</p> <p>Finally, under 'Implementation' three additional considerations have been added under 'zonings for future needs' (para 6.210) which include: promoting and protecting public access to and along the coast; making adequate provision of green and blue infrastructure; and identifying and designating areas of open space which perform a strategic function, such as landscape wedges in urban areas.</p>
Telecommunications	<p>PPS 10: Telecommunications (April 2002) This PPS sets out the Department's planning policies for telecommunications development. It embodies the Government's commitment to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It also addresses health issues associated with telecommunications development.</p> <p>The aim of PPS 10 is to ensure that new telecommunications infrastructure, such as masts, antennas and associated equipment can be developed in such a way which continues to provide Northern Ireland with world class telecommunication services, while at the same time</p>	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the Department's existing planning policy approach for Telecommunications, and other public services and utilities (as per relevant provisions of the PSRNI). The draft SPPS provided four objectives which were generally reflective of PPS 10 objectives with the aim 'to facilitate the growth of new and existing telecommunications in an efficient and effective manner whilst keeping the environmental impact to a minimum'.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-12: Telecommunications, Public Services and Utilities</p>	<p>SPP-12: Telecommunications and Other Utilities This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives) and Regional Strategic Policy.</p> <p>The policy has been updated to reflect latest guidance. For example with regards to electromagnetic fields operators and broadcasters are required to show that development of new base stations will meet the ICNIRP guidelines for public exposure to electromagnetic fields (para 6.244).</p> <p>In addition the importance of telecommunications and</p>

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	<p>minimising the environmental impact of new or replacement equipment. This is supported by 5 main policy objectives and 2 operational planning policies which set out the main planning considerations to be taken into account in assessing proposals for telecommunications development and proposals likely to result in radio interference.</p> <p>PPS 10 supersedes Policy PSU 13: 'Telecommunications' of the Planning Strategy for Rural Northern Ireland.</p>		<p>other strategic infrastructure to NI's social and economic wellbeing is now emphasised in the introductory section (para 6.236).</p>
Waste Management	<p>PPS 11: Planning and Waste Management (December 2002).</p> <p>This PPS sets out the Department's planning policies for the development of waste management facilities. It seeks to promote the highest environmental standards in development proposals for waste management facilities and includes guidance on the issues likely to be considered in the determination of planning applications. In addition, it explains the relationship between the planning system and authorities responsible for the regulation and management of waste.</p> <p>PPS 11 contains 5 operational policies which set out the main planning considerations to be taken into account in assessing proposals for the development of facilities for the management of waste and in the assessment of development proposals in the vicinity of existing or approved waste management facilities. It also outlines the role of development plans in planning and waste management.</p> <p>PPS 11 supersedes the following policies in 'A Planning Strategy for Rural Northern Ireland':</p> <p>Policy PSU 8: New infrastructure (insofar as it applies to applications for waste water treatment works); and</p> <p>Policy PSU 14: Waste</p>	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the Department's existing planning policy approach for Waste Management as contained in PPS11. Its objectives were broadly reflective of the policy objectives contained within PPS 11, and reflected that following publication of the Revised Waste Management Strategy 'Delivering Resource Efficiency' the Department will no longer treat the BPEO as a material consideration in the planning process.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS:</p> <p>SPP-16: Waste Management</p>	<p>SPP-16: Waste Management</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>An introductory paragraph has been added to emphasise the positive role that waste management can play in sustainable development, including benefits to the health and wellbeing of society, and to the provision of jobs and investment across NI (para 6.306).</p> <p>Changes have been made to include elements of PPS 11 that were absent from the draft SPPS. For example, the application of the 'Proximity Principle' is reinstated, emphasising the need to treat and/or dispose of wastes in reasonable proximity to their point of generation in order to minimise the environmental impact and cost of waste transport (para 6.308). Locational criteria for new waste collection and treatment facilities to meet are also reinstated (para 6.313). These include being located in an area with character appropriate to the development; bringing previously developed, derelict or contaminated land back into productive use or uses existing buildings; avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area.</p> <p>Other changes include:</p> <ul style="list-style-type: none"> Reference to the updated recycling target of 50% of household waste by 2020 (para 6.307). Regional scale waste collection or treatment facilities must be located close to and benefit from easy access to key transport corridors, particularly rail and water

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			<p>(para 6.314).</p> <ul style="list-style-type: none"> A joined up approach with neighbouring councils should be taken where appropriate (para 6.319).
Housing in Settlements	<p>PPS 12: Housing in Settlements (July 2005)</p> <p>This PPS was prepared by DRD. DOE assumed responsibility for it in January 2008. Its purpose is to provide strategic direction and guidance in the form of regional planning policy to assist with the implementation of the Regional Development Strategy (RDS). It is supported by 5 main objectives.</p> <p>PPS 12 sets out 4 Planning Control Principles which reiterate housing principles in the RDS and where appropriate these are amplified through other planning policies contained within PPS 1, PPS 7 and PPS 13. There are 4 operational planning policies contained within PPS 12 (HS 1-4).</p> <p>PPS 12 replaces the following policies of ‘A Planning Strategy for Rural Northern Ireland’:</p> <p>Policy HOU 1: Housing Supply; Policy HOU 2: Housing in Towns and Villages; Policy HOU 3: Housing Redevelopment; Policy HOU 4: Housing Need; Policy HOU 5: Flats; and Policy HOU 6: Living over the Shop.</p>	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the Department’s existing planning policy approach for managing future housing growth and distribution as well as supporting an urban renaissance and achieving balanced communities. It carried forward the existing strategic elements of PPS 12 including reflecting the regional policy objectives for housing; the process for allocating housing land through local development plans as well as detailing the measures to be contained within development plans.</p> <p>The draft SPPS also restated PPS 12 Planning Control Principles 1-4 in relation to increased density without town cramming; good design; sustainable forms of development; and balanced communities.</p> <p>Policy HS 2 was not reflected in the draft SPPS due to affordable housing being the subject of a separate public consultation (PPS 22 ‘Affordable Housing’). This was reflected at paragraph 6.122.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-7 Housing in Settlements</p>	<p>SPP-7: Housing in Settlements</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>Policy wording has been modified to set out more clearly the Department’s strategic policy in relation to housing in settlements (para 6.137). For example, the policy now states that use of greenfield land for housing should be reduced in favour of the recycling of land and buildings; mixed use development should be encouraged; and particularly major housing development should have a high degree of integration with local facilities, jobs, services and public transport. Councils are also required to bring forward policy or guidance for achieving quality in residential development.</p> <p>‘Undertaking regular monitoring’ is now more specific; the revised policy states that annual reporting and review (on the housing land supply and net additional housing units built) is required in order to ensure that, as a minimum, a 5 year supply of land for housing is maintained (para 6.140). Other changes include a new section of Traveller Accommodation, and only requiring the 4 step sequential approach for identification of suitable sites for settlements of over 5,000 population (para 6.139).</p> <p>Finally, text has been added to highlight the importance of house-building to the economy and to meeting society’s needs (paras 6.133 and 6.134). This includes using house-building to create more balanced communities, and to maximise the use of existing infrastructure and services.</p>
Flood Risk	<p>Revised (draft) PPS 15: Planning and Flood Risk (October 2013)</p> <p>This draft revised PPS set out the Department’s draft revised planning policies to minimise and manage flood risk to people, property and the environment. It embodied the</p>	<p>The draft SPPS sought to consolidate and set out in a strategic way the Department’s existing planning policy approach for the management of development so as to minimise the risk of flooding to new development and elsewhere as a result of it. It takes into account the</p>	<p>SPP-6: Flood Risk</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p>

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	<p>Department's commitment to sustainable development and the conservation of biodiversity. It adopted a precautionary approach to development and the use of land that takes account of climate change and emerging information relating to flood risk through the implementation of EU Floods Directive in Northern Ireland and the implementation of sustainable drainage systems.</p> <p>The primary aim of draft revised PPS 15 was to "prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere". It was supported by 9 main objectives and 5 draft operational policies which set out the main planning considerations to be taken into account in assessing proposals for development that may be at risk of flooding or that have implications for flooding elsewhere. It also outlined the role of development plans in planning and flood risk management.</p>	<p>provisions of the Draft Revised PPS 15 (October 2013).</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-6: Flood Risk</p>	<p>Some changes have been made to this policy following completion of the separate process of finalising Revised PPS 15 (which was published in final form on 23rd September 2014).</p> <p>Some environmental improvements have been made to the policy, for example: the use of sustainable drainage systems (SuDS) is now encouraged for redevelopment/regeneration schemes as well as new build (para 6.104); using permeable materials for hard landscaped surfaces is suggested in order to reduce soil sealing (para 6.118); the conservation of archaeology and built heritage is now a consideration regarding the integrated management of development and flood risk (para 6.104); whilst the policy now specifies that a Drainage Assessment (DA) will be required for all development proposals that exceed any of a number of different thresholds (para 6.113).</p> <p>Finally, the policy now clarifies why land raising within the coastal flood plain is unlikely to cause flooding elsewhere and where this may apply (para 6.109), whilst it also requires a joined up approach to flood risk management across administrative boundaries (para 6.126).</p>
Tourism	<p>PPS 16: Tourism (June 2013)</p> <p>This PPS sets out the Department's planning policy for tourism development and also for the safeguarding of tourist assets. It seeks to facilitate economic growth and social well-being through tourism in ways which are sustainable and compatible with environmental welfare and the conservation of important environmental assets. It embodies the Government's commitment to sustainable development and to the conservation of biodiversity.</p> <p>The aim of PPS 16 is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment. This is supported by 6 policy objectives and 8 operational planning policies and outlines the role of development plans in tourism development.</p> <p>PPS 16 supersedes the following policies of 'A Planning Strategy for Rural Northern Ireland': Policy SP 10: Tourism;</p>	<p>The draft SPPS sought to consolidate and set out in a strategic way the provisions of PPS 16. The aim of the draft SPPS in relation to tourism development was carried across from PPS 16 i.e. to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment.</p> <p>The policy objectives outlined in the draft SPPS were a repeat of those objectives contained within PPS 16.</p> <p>The draft SPPS directed councils in plan making to consider how best to facilitate the growth of sustainable tourism in their areas and to bring forward a tourism strategy.</p> <p>The draft SPPS outlined local tourism policies to be contained within LDP's including a policy to safeguard tourist assets, together with policies for tourism development such as tourism accommodation, amenity facilities, and holiday parks, and the criteria for consideration of such proposals.</p>	<p>SPP-13: Tourism</p> <p>This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives); Regional Strategic Policy; and Implementation.</p> <p>The policy now includes an introductory section setting out the importance of tourism, not only to the wider economy, but also to supporting local services/facilities as well as NI's culture and heritage (para 6.251). Also, the wording of the final SPPS has been improved to better reflect the current policy intent of PPS 16.</p> <p>Other changes include the provision of further detail on the types of tourism development that may be acceptable in the countryside (para 6.260), as well as a requirement to consider the impact of tourism development on public access to the coastline (para 6.266).</p>

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	<p>Policy TOU 1: Tourist Development; Policy TOU 2: Protection of Tourist Assets; Policy TOU 3: Tourist Accommodation; Policy TOU 4: Caravan and Camping Sites; Policy CO 5: Tourist and Recreation Schemes; Policy CO 6: Caravans and Chalets; Policy CO 7: Marinas;</p> <p>Those elements of the remaining Coastal policies of a PSRNI insofar as they relate to tourism development or the protection of tourism assets from inappropriate development; and</p> <p>Policy CTY 1 of PPS 21 as it relates to the tourism policies of the PSRNI.</p>	<p>The draft SPPS stated that there should be a general presumption in favour of tourism development within settlements, and that in the countryside there is a need, in the interests of rural amenity, and wider sustainability objectives, to manage the level of new build for tourism purposes.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-13: Tourism</p>	
Control of Outdoor Advertisements	<p>PPS 17: Control of Outdoor Advertisements (March 2006) This PPS sets out the Department’s planning policy and guidance for the control of outdoor advertisements. It complements the Government’s commitment to securing a competitive economy whilst affording appropriate protection to amenity and public safety including road safety. It is supported by 2 main policy objectives and one operational planning policy which sets out the main considerations to be taken into account in assessing proposals for the display of outdoor advertisements. PPS 17 should be read in conjunction with policies BH 9, BH 13 and ATC 3 of PPS 6 ‘Planning Archaeology and the Built Heritage’</p> <p>PPS 17 supersedes Policy DES 9 of ‘A Planning Strategy for Rural Northern Ireland’:</p>	<p>The draft SPPS sought to appropriately consolidate and update in a strategic way the provisions of PPS 17. The two policy objectives contained within PPS 17 were amalgamated into a single objective in the draft SPPS.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-3: Control of Outdoor Advertisements</p>	<p>SPP-3: Control of Outdoor Advertisements This subject policy has been restructured in the final SPPS and is now set out with reference to Regional Strategic Objectives (as opposed to policy objectives).</p> <p>The two objectives (as contained in the original PPS 17) have been re-instated (word for word) – now referred to as ‘Regional Strategic Objectives’. Unlike other subject policies in the final SPPS, the ‘Regional Strategic Policy and Implementation’ are combined as one heading.</p> <p>The general thrust of the policy approach as set out in the draft SPPS is retained – and expanded upon, notably in relation to well-designed advertising which contributes to a quality environment and appropriate policies brought forwards by councils tailored to local circumstances (paras 6.57 and 6.58).</p> <p>A new paragraph (6.60) has been introduced to the final SPPS (that did not feature in the draft). It is a direct lift from the Justification and Amplification of PPS 17 and will ensure that advertisements do not detract from the unique qualities and amenity of the countryside nor diminish archaeology and built heritage.</p>
Renewable Energy	<p>PPS 18: Renewable Energy (August 2009) PPS 18 sets out 2 operational planning policies for development that generates energy from renewable sources and that requires the submission of a planning</p>	<p>The draft SPPS sought to appropriately reflect and update, in a strategic way the provisions of PPS 18. The general thrust of the aim and objectives set out in PPS 18 were brought forward in the draft SPPS.</p>	<p>SPP-11: Renewable Energy This subject policy has been restructured in the final SPPS and is set out with reference to Regional Strategic</p>

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	<p>application. In addition the PPS encourages the integration of renewable energy technology and greater application of the principles of Passive Solar Design, in the design, siting and layout of new development.</p> <p>Its aim (supported by 3 objectives) is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland’s renewable energy targets and to realise the benefits of renewable energy.</p> <p>PPS 18 supersedes Policy PSU 12: Renewable Energy of ‘A Planning Strategy for Rural Northern Ireland’.</p>	<p>A cautious approach in designated landscapes as per current best practice guidance, was included in the draft SPPS.</p> <p>Relevant detail is contained within (but not limited to) the following sections of the draft SPPS: SPP-11: Renewable Energy</p>	<p>Objectives; Regional Strategic Policy; and Implementation.</p> <p>The general thrust of the aim, objectives and policy approach as set out in the draft SPPS is retained. The policy has been revised and improved to include:</p> <ul style="list-style-type: none"> • Greater acknowledgement of the contribution the renewable energy industry makes, both to the economy and to people’s quality of life (para 6.216). • Closer strategic reflection of the general thrust of PPS 18 • A clarification, (which amounts to a policy change) that ‘appropriate’ weight should be given to how wider environmental, economic and social benefits are assessed (para 6.225). This clarification/change has been made following consideration of comments made through the consultation process which identified a variety of different concerns with the way the draft SPPS reflected the weighting issue. • Consideration of access arrangements, road safety, good design, noise and shadow flicker, separation distance, cumulative impact, communications interference, and the inter-relationship between these considerations (para 6.229). • Encouragement of integration between the marine and terrestrial environments (para 6.220).
Sustainable Development in the Countryside	<p>PPS 21: Sustainable Development in the Countryside (June 2010)</p> <p>This PPS sets out planning policies for development in the countryside (defined as land lying outside settlement limits as identified in development plans).</p> <p>The aim of PPS 21 is to manage development in the countryside in a manner consistent with achieving the strategic objectives of the RDS for Northern Ireland 2025; and in a manner which strikes a balance between the need to protect the countryside from unnecessary or inappropriate development, while supporting rural communities. This is supported by 4 policy objectives.</p> <p>PPS 21 contains 17 operational planning policies which set out the main planning considerations to be taken into consideration in assessing proposals for development in the countryside.</p>	<p>The draft SPPS sought to consolidate, update and set out in a strategic way the Department’s existing planning policy approach to development in the countryside as contained within PPS 21. The aims and objectives set out in PPS 21 were carried forward. Also, in common with the approach set out in PPS 21, the draft SPPS set out the range of types of residential and non-residential development considered to be acceptable in principle the countryside.</p> <p>Relevant detail was contained within (but not necessarily limited to) the following sections of the draft SPPS: SPP-4: Development in the Countryside</p>	<p>SPP-4: Development in the Countryside</p> <p>This subject policy has been restructured in the final SPPS and is set out with reference to Regional Strategic Objectives; Regional Strategic Policy; and Implementation.</p> <p>In response to the Public Consultation, the final SPPS has been revised to incorporate additional policy detail from PPS 21, in particular the provision for the designation of Special Countryside Areas in LDPS and to ensure their protection from unnecessary and inappropriate development (para 6.75). However, policy in relation to Dispersed Rural Communities (DRCs) has been removed altogether.</p> <p>SPP-4 of the final SPPS has also received some factual updates and other minor amendments to ensure that the policy more closely reflects the original policy intent. These amendments are:</p>

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	<p>PPS 21 supersedes the following policies of 'A Planning Strategy for Rural Northern Ireland':</p> <p>Policy SP 5: Dispersed Rural Communities</p> <p>Policy SP 6: Houses in the Open Countryside</p> <p>Policy SP 7: Economic Development in so far as it relates to the countryside</p> <p>Policy SP 8: Agricultural Diversification</p> <p>Policy SP 9: Resources in so far as it relates to agricultural land</p> <p>Policy SP 12 Rural Landscapes</p> <p>Policy SP 13: The Coast in so far as it relates to Green Belts and Countryside Policy Areas</p> <p>Policy SP 16: Environmental Protection</p> <p>Policy SP 19: Rural Design</p> <p>Policy HOU 7: Housing in Dispersed Communities</p> <p>Policy HOU 8: Houses in the Countryside</p> <p>Policy HOU 9: Farm Workers Houses</p> <p>Policy HOU 10: Retirement from Farming</p> <p>Policy HOU 11: Houses for Other Business Enterprises</p> <p>Policy HOU 12: Personal and Domestic Circumstances</p> <p>Policy HOU 13: Replacement Dwellings</p> <p>Policy HOU 15: Residential Caravans and Mobile Homes</p> <p>Policy AG 1: Agricultural Land Quality</p> <p>Policy AG 2: Agricultural and Forestry Development</p> <p>Policy AG 3: Agricultural Diversification</p> <p>Policy AG 4: Community Woodlands</p> <p>Policy PSU 9: Septic Tanks</p> <p>Policy DES 1: Countryside Assessments in so far as it relates to Green Belts and Countryside Policy Areas</p> <p>Policy DES 3: The Settings of Towns and Villages</p> <p>Policy DES 5: Buildings in the Countryside</p> <p>Policy DES 6: Rural Character</p> <p>Policy DES 7: Ribbon Development and Infill</p> <p>Policy DES 8: Renovations and Extensions</p> <p>Policy GB/CPA 1: Designation of Green Belts and Countryside Policy Areas</p> <p>Policy GB/CPA 2: Non-Residential Uses</p> <p>Policy GB/CPA 3: Dwelling Houses</p> <p>Policy GB/CPA 4: Redundant Buildings</p>		<p>Re-use of existing buildings: Clarification of the original text of policy CTY 4 that, in cases where an original former dwelling is retained as an ancillary building to the new dwelling, it will not be eligible for conversion back to a dwelling (para 6.73). In addition, policy text has been revised to clarify the intent of policy CTY 4 in respect of the architectural merit of a building to be converted/re-used (para 6.73).</p> <p>Ribbon/ infill development: The final policy has re-incorporated PPS 21 policy CTY 8 provisions in respect of ribbon development. The final SPPS states that councils may bring forward policies in respect of the development of gap sites within an otherwise substantial and continuously built up frontage (para 6.73).</p> <p>Dwellings on farms. Amendments have been made to ensure that the policy provisions more accurately reflect those contained within PPS 21 CTY 10. These include reinstating the requirement for the farm business to be active and established for a minimum of 6 years; the requirement that a dwelling under this policy will only be acceptable once every 10 years; and the requirement that no development opportunities have been sold off or transferred from the farm holding within 10 years of the date of the application (para 6.73).</p> <p>The requirement to visually link or site a proposed dwelling to cluster with an existing group of buildings on the farm is restated. The policy clarifies the original policy intent by stating, that in addition to the requirement to cluster or visually link, proposals for dwelling houses must also comply with LDP policies in respect of integration and rural character (para 6.73).</p> <p>In addition, following the repeal of Article 3 of the European Council Regulations No. 74/2009, the definition of agricultural activity for the purposes of the SPPS has been updated to that set out in Article 4 of European Council Regulations (EC) 1307/2013.</p>

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	As a consequence the policy provisions of this PPS will also take precedence over Green Belts and Countryside Policy Areas (CPA) (with some exceptions) designations contained in development plans.		