

Local Development Plan – Draft Plan Strategy (LDP PS)

Sustainability Appraisal (SA)

December 2019

**Prepared for
Derry City & Strabane District Council
by
Shared Environmental Services.**

Consultation Arrangements

The LDP draft Plan Strategy (dPS) is a consultation document, to which representations can be made during a formal consultation period from **Monday 2nd December 2019 to Monday 27th January 2020**. **Representations received after this date will not be considered.**

The dPS document is available, together with the associated documents, at <http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>

These documents are also available to view, during normal opening hours, at:

- Council Offices, 98 Strand Road, Derry, BT48 7NN
- Council Offices, 47 Derry Road, Strabane, BT82 8DY
- Public Libraries and Council Leisure Centres throughout the District.

Public Meetings and Workshops will be held throughout the District during December 2019 / January 2020; see the Council's website and local press advertisements for details: <http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>

The LDP draft Plan Strategy is considered by the Council to be 'sound'; if you have any comments or objections to make, it is necessary to demonstrate why you consider that the Plan is not 'sound' and / or why you consider your proposal to be 'sound'. Comments, or representations made in writing, will be considered at an Independent Examination (IE) conducted by the Planning Appeals Commission (PAC) or other independent body that will be appointed by the Department for Infrastructure (DfI). The IE will determine whether the dPS satisfies statutory requirements and also consider the 'soundness' of the LDP dPS - against the Procedural Tests, Consistency Tests and the Coherence & Effectiveness Tests.

Before submitting a representation, you are strongly advised to read DfI's guidance on soundness in Development Plan Practice Note (DPPN) 06 (See <https://www.planningni.gov.uk/index/advice/practice-notes/common-newpage-9.htm>). It is also recommended that you read the PAC's guidance entitled 'Procedures for Independent Examination of Local Development Plans' available on their website www.pacni.gov.uk.

Representations can also be submitted during the consultation period regarding the associated appraisal documents, namely the draft Sustainability Appraisal (incorporating the Strategic Environmental Assessment, SEA), the draft Habitats Regulations Assessment (HRA or AA), draft Equality Impact Assessment (EQIA) and draft Rural Needs Impact Assessment (RNIA).

Your comments may be submitted by e-mail to: LDP@DerryStrabane.com preferably by using the online questionnaire at the above website. Alternatively, you can write to the **Planning LDP Team, 98 Strand Road, Derry BT48 7NN**. (Please note that, under Freedom of Information and Council's policy of Transparency, all representations will normally be made publicly available. Any requests otherwise should be clearly stated and the request will be considered by the Council.)

The LDP draft Plan Strategy and supporting documents can be supplied in alternative formats; please submit your request and requirements to the above address. Our other contacts are: Telephone - 028 71 253 253 Ext. 7014, Textphone - 028 71 376 646.

The Closing Date for Representations is Monday 27th January 2020

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Table of Contents

Table of Contentsi

List of Abbreviations	V
1 Introduction	7
1.1 Purpose of this Sustainability Appraisal Report.....	7
1.2 The Derry City and Strabane District Council Local Development Plan	7
1.2.1. Preparation - the process and progress.....	9
1.3 Spatial Scope and Profile of the Plan Area	9
1.4 Sustainability Appraisal Context	11
1.4.1. Strategic Environmental Assessment.....	11
1.4.2. Integrated Sustainability Appraisal.....	11
1.4.3. Habitats Regulations Assessment.....	11
1.4.4. Rural Needs Assessment.....	12
1.4.5. Sustainability Appraisal Report Structure.....	13
2 Sustainability Appraisal: The Approach	13
2.1 Introduction	13
2.2 Strategic Context.....	13
2.2.1. The Sustainable Development Strategy.....	13
2.2.2. Regional Development Strategy 2035.....	13
2.2.3. Ireland 2040 - National Planning Framework	14
2.2.4. Ensuring a Sustainable Transport Future: A New Approach to Regional Transport.....	14
2.2.5. Strategic Planning Policy Statement (SPPS)	14
2.2.6. Planning Policy Statements (PPSs).....	14
2.2.7. A Planning Strategy for Rural Northern Ireland (1993)	14
2.2.8. Sustainable Water - A Long Term Water Strategy for NI (DfI 2015-40)	15
2.2.9. UK Marine Policy Statement (UK MPS 2011)	15
2.2.10. Draft Marine Plan for Northern Ireland (DAERA 2018)	15
2.2.11. Other Strategies and Plans.....	15
2.2.12. LDP links with other Council Plans / Strategies, other Masterplans and Guidance Documents.....	16
2.2.13. Linkage between LDP & Community Plan.....	16
2.2.14. Draft Programme for Government (PFG).....	16
2.2.15. Proposed Derry City Deal 2019	16
2.3 Other Local Development Plans	17
2.4 Sustainability Appraisal and the LDP	17
2.4.1. The Sustainability Appraisal Framework	17
2.4.2. The Sustainability Objectives.....	18
2.4.3. Assessment Method	20
2.4.4. Identifying Reasonable Alternatives	21
2.4.5. The Appraisal Meeting and Write-Up.....	22
2.4.6. Assessing the Significance of Effects and Consideration of Potential Mitigation Measures	22
2.4.7. Appraisal Limitations and Assumptions.....	22
2.4.8. Cumulative Effects	23
2.4.9. Compatibility of Sustainability Objectives with Derry City and Strabane District Council's LDP Strategic Objectives.....	23
3 Summary of Sustainability Appraisal Findings	25
3.1 Introduction	25
3.2 Overall Strategy	26
3.2.1. Growth Strategy for the Derry City and Strabane District	26
3.2.2. Designation SETT 1: Settlement Hierarchy for DC&SDC, LDP 2032.....	28
3.2.3. Designation SETT 2: Development within Settlement Development Limits	30
3.2.4. Designation GB 1 Green Belts	31
3.2.5. Designation DPA 1 - Development Pressure Areas (DPAs)	33
3.2.6. GDPOL 1 General Development Management Policy.....	34
3.2.7. GDPOL 2 Design Policy in Settlements.....	35
3.3 Economy - Strategy, Designations & Policies.....	36

3.3.1.	<i>ED 1 General Criteria for Economic Development</i>	36
3.3.2.	<i>ED 2 Office Development, ED 3 Economic Development in Settlements, ED 4 Protection of Zoned and Established Economic Development Land and Uses</i>	37
3.3.3.	<i>ED 5 Small Scale Economic Development in the Countryside, ED 6 Expansion of an Established Economic Development Use in the Countryside and Policy ED 7 Major Industrial Development in the Countryside</i>	39
3.3.4.	<i>RP 1 Town Centre First, RP 2 Derry Primary Retail Core (PRC) and City Centre, RP 3 Strabane Primary Retail Core (PRC) and Town Centre, RP 4 Other Town and District Centres, RP 5 Local Centres, RP 6 Village and Small Settlements, RP 8 Alternative Use of Shops in Primary Retail Cores and Other Centres, RP 10 Other Main Town Centre Uses</i>	41
3.3.5.	<i>RP 7 Retail Development in the Countryside</i>	43
3.3.6.	<i>RP 9 Out of Centre Development</i>	43
3.3.7.	<i>TAM 1 Creating an Accessible Environment</i>	44
3.3.8.	<i>TAM 2 Access to Public Roads and TAM 3 Access to Protected Routes</i>	45
3.3.9.	<i>TAM 4 Protection for New Transport Schemes and TAM 5 Disused Transport Routes</i>	46
3.3.10.	<i>TAM 6 Transport Assessment</i>	47
3.3.11.	<i>TAM 7 Walking & Cycle Provision</i>	48
3.3.12.	<i>TAM 8 Provision of Public and Private Car Parks, TAM 9 Car Parking and Servicing, TAM 10, Design of Car Parking and TAM 11, Temporary Car Parks</i>	49
3.3.13.	<i>TAM 12 Transport Facilities</i>	51
3.3.14.	<i>TOU 1 Safeguarding of Tourism Assets</i>	52
3.3.15.	<i>TOU 2 Tourism Development in Settlements</i>	53
3.3.16.	<i>TOU 3 Tourist Amenities in the Countryside and TOU 4 Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside, TOU 6 Self-Catering Accommodation in the Countryside and TOU 7 New and Extended Holiday Parks</i>	54
3.3.17.	<i>TOU 5 Major Tourism Development in the Countryside - Exceptional Circumstances</i>	56
3.3.18.	<i>MIN 1 Minerals Development</i>	58
3.3.19.	<i>MIN 2 Areas of Constraint on Minerals Development (ACMDs)</i>	59
3.3.20.	<i>MIN 3 Mineral Reserve Areas (MRAs)</i>	60
3.3.21.	<i>MIN 4 Valuable Minerals</i>	60
3.3.22.	<i>MIN 5 Restoration</i>	61
3.3.23.	<i>AD 1 Signage & Outdoor Advertisements and AD 2 Advertisements and Heritage Assets</i>	62
3.4	Social Development - Strategy, Designations & Policies	64
3.4.1.	<i>AGR1 Farm and Forestry Diversification, AGR 2: Farm and Forestry Development and AGR 3 The Conversion and Re-Use Of Existing Buildings for Agricultural and other Suitable Rural Uses</i>	64
3.4.2.	<i>HOU1 Strategic Allocation and Management of Housing Land - Zoned Housing Land and LUPAs</i>	65
3.4.3.	<i>HOU 2 Strategic Allocation of Housing in Settlements - other than Zoned Housing Land and LUPAs and HOU 11 Redevelopment of Existing Buildings, or Infilling of Sites for Housing</i>	67
3.4.4.	<i>HOU3 Density of Residential Development</i>	68
3.4.5.	<i>HOU 4 Protection of Existing Residential Accommodation</i>	69
3.4.6.	<i>HOU 5 Affordable Housing in Settlements, HOU 6 House Types, Size and Tenure, HOU 7 Accessible Housing (Lifetime Homes and Wheelchair Standards)</i>	70
3.4.7.	<i>HOU 8 Quality in New Residential Developments and HOU 9 Design Concept Statements, Concept Master Plans and Comprehensive Planning</i>	72
3.4.8.	<i>HOU 10 Residential Extensions and Alterations</i>	73
3.4.9.	<i>HOU 12 Flats and Apartments, HOU 13 Houses in Multiple Occupation (HMO) Management Areas, HOU 14 Houses in Multiple Occupation (HMO) and HOU 17 Large-Scale Managed Student Accommodation</i>	73
3.4.10.	<i>HOU 15 Specialist Residential Accommodation</i>	75
3.4.11.	<i>HOU 16 Travellers Accommodation</i>	76
3.4.12.	<i>HOU 18 Dwellings on Farms</i>	77
3.4.13.	<i>HOU 19 Dwellings for Established Non-Agricultural Business Enterprises, HOU 24 Personal and Domestic Circumstances in the Countryside and HOU 26 Residential Caravans and Mobile Homes</i> ...	78
3.4.14.	<i>HOU 20 Restored and Replacement Rural Dwellings and HOU 21 The Conversion and Re-use of Other Rural Buildings</i>	80
3.4.15.	<i>HOU 22 New Dwelling in Existing Cluster in the Countryside and HOU 23 New Single Dwelling in a Small Gap in Existing Built-up Frontage in the Countryside</i>	81
3.4.16.	<i>HOU 25 Affordable Housing in the Countryside</i>	83
3.4.17.	<i>OS 1 Protection of Open Space</i>	84
3.4.18.	<i>OS 2 Public Open Space in New Developments</i>	85

3.4.19.	<i>OS 3 Green and Blue Infrastructure</i>	86
3.4.20.	<i>OS 4 Outdoor Recreation in the Countryside</i>	87
3.4.21.	<i>OS 5 Intensive Sports Facilities, OS 6 Noise-Generating Sports and Outdoor Recreational Activities, OS 7 Development of Facilities Ancillary to Water Sports and OS 8 Floodlighting of Sports and Outdoor Recreational Facilities</i>	88
3.4.22.	<i>CI 1 Community Infrastructure</i>	89
3.4.23.	<i>UT 1 Electricity & Gas Infrastructure and UT 2 Water Infrastructure</i>	90
3.4.24.	<i>UT 3 Telecommunications & Connectivity, including Broadband and UT 4 Future-Proofing of Developments for Utility Services and Broadband</i>	92
3.4.25.	<i>WP 1 Environmental Impact of a Waste Management Facility, WP 2 Waste Collection and Treatment Facilities and WP 3 Waste Disposal</i>	93
3.4.26.	<i>WP 4 Land Improvement</i>	94
3.4.27.	<i>WP 5 Development in the Vicinity of Waste Management Facilities</i>	95
3.5	Environment - Strategy, Designations & Policies	97
3.5.1.	<i>NE 1 Nature Conservation Sites, NE 2 Protected Species and their Habitats, NE 3 Biodiversity or Features of Natural Heritage Importance</i>	97
3.5.2.	<i>NE 4 Development adjacent to Main Rivers and Open Water Bodies</i>	98
3.5.3.	<i>NE 5 Development within or affecting the setting of the Sperrin AONB</i>	99
3.5.4.	<i>NE 6 Development within Special Countryside Areas (SCA), NE 7 Development within Areas of High Landscape Importance (AHLIs), NE 8 Development within Local Landscape Policy Areas (LLPAs)</i>	100
3.5.5.	<i>CD 1 Coastal Development</i>	102
3.5.6.	<i>HE 8 Conversion and Re-Use of locally important Unlisted Vernacular Buildings</i>	106
3.5.7.	<i>HE 9 Enabling Development</i>	107
3.5.8.	<i>RED 1 Renewable and Low Carbon Energy Development - General Criteria</i>	107
3.5.9.	<i>FLD 1 Development in Fluvial (River) and Coastal Flood Plains, FLD 5 Development in Proximity to Controlled Reservoirs</i>	108
3.5.10.	<i>FLD 2 Protection of Flood Defence and Drainage Infrastructure</i>	109
3.5.11.	<i>FLD 4 Artificial Modification of Watercourses</i>	111
3.6	Place-Making And Design Vision	112
3.6.1.	<i>Place-making & Design Vision For Development in the District (PDO 1 - PDO 6 and PDP 1 - PDP 18), Place-Making & Design Vision / Policy for Derry-Londonderry (DSDP 1-DSDP 11), Strabane (SSDP 1-SSDP 7), Local Towns (LSDP 1 - LSDP 4), Villages and Small Settlements</i>	112
3.6.2.	<i>Place-making & Design Vision/ Policy for Countryside - CY 1 Integration and Design of Buildings in the Countryside, CY 2, Rural Character, CY 3 The Setting of Settlements, CY 4 Design in Area of Outstanding Natural Beauty</i>	114
3.7	How was the LDP draft Plan Strategy informed by the SA Process?	116
4	The Cumulative Impact of the Preferred Options	118
4.1	Total Effects of the draft Plan Strategy	118
4.1.1.	<i>Improve health and well-being</i>	118
4.1.2.	<i>Strengthen society</i>	119
4.1.3.	<i>Provide good quality sustainable housing</i>	120
4.1.4.	<i>Enable access to high quality education</i>	121
4.1.5.	<i>Enable sustainable economic growth</i>	121
4.1.6.	<i>Manage material assets sustainably</i>	122
4.1.7.	<i>Protect physical resources and use sustainably</i>	123
4.1.8.	<i>Encourage active and sustainable travel</i>	125
4.1.9.	<i>Improve air quality</i>	126
4.1.10.	<i>Reduce causes of and adapt to climate change</i>	127
4.1.11.	<i>Protect, manage and use water resources sustainably</i>	128
4.1.12.	<i>Protect natural resources and enhance biodiversity</i>	130
4.1.13.	<i>Maintain and enhance landscape character</i>	131
4.1.14.	<i>Protect, conserve and enhance the historic environment and cultural heritage</i>	132
4.1.15.	<i>Summary of Total Effects</i>	134
4.2	Cumulative Impacts	134
4.3	Outcome and Next Steps	142
4.3.1.	<i>Outcome</i>	142
4.3.2.	<i>Next steps</i>	143
5	Monitoring	145

Appendix 1: Compliance Checklist for Strategic Environmental Assessment	150
Appendix 2: Compatibility of Sustainability Objectives & Derry City and Strabane District Council's Strategic Objectives.	152
Appendix 3: Impact of Preferred Options on Sustainability Objectives.....	157
Appendix 4: The Sustainability Appraisal Matrices	161

List of Abbreviations

ACMD	Area(s) of Constraint on Minerals Development
AHLI	Area(s) of High Landscape Importance
AoHSV	Area of High Scenic Value
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BPEO	Best Practicable Environmental Option
DAERA	Department of Agriculture, Environment and Rural Affairs
DAP	Derry Area Plan 2011
DCAN	Development Control Advice Note
DfC	Department for Communities
DfI	Department for Infrastructure
DHPLG	Department of Housing, Planning and Local Government
DOE	Department of the Environment
DPA	Development Pressure Area
dPS	Draft Plan Strategy
EAPP	Environmental Assessment of Plans and Programmes
EC	European Commission
EIA	Environmental Impact Assessment
EVB	Evidence Base
HMO	Houses in Multiple Occupation
HRA	Habitats Regulations Assessment
J&A	Justification and Amplification [of a policy]
LDP	Local Development Plan
LPP	Local Policies Plan
LUPA	Land Use Policy Area
MCAA	Marine and Coastal Access Act
MPS	Marine Policy Statement
MRA	Minerals Reserve Area
NI	Northern Ireland
NIEA	Northern Ireland Environment Agency
PfG	Programme for Government
POP	Preferred Options Paper
PPS	Planning Policy Statement
PS	Plan Strategy
PSRNI	Planning Strategy for Rural Northern Ireland
RA	Reasonable Alternative(s)
RDS	Regional Development Strategy
ROI	Republic of Ireland
SA	Sustainability Appraisal
SAP	Strabane Area Plan 2001
SEA	Strategic Environmental Assessment
SPPS	Strategic Planning Policy Statement
SuDS	Sustainable Drainage Systems
UK	United Kingdom
WFD	Water Framework Directive
WwTW	Waste Water 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 Derry City and Strabane District Council Local Development Plan (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 Derry City and Strabane District Council Local Development Plan

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

The purpose of Derry City and Strabane 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 (RDS) and will guide development decisions within Derry City and Strabane District Council up to 2032.

The new LDP will be prepared within the context of the Council's Corporate Plan and will take account of the Council's Community Plan, the 'inclusive Strategic Growth Plan for Derry City and Strabane District' (published November 2017), to enable us 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 the Derry City and Strabane District Council LDP sets out how the area will change and grow over the period up to 2032. It:

- Sets out the strategic objectives of Derry City and Strabane 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 Derry City and Strabane District Council supports and spatially represents our Community Plan vision: *"a thriving, prosperous and sustainable City and District with equality of opportunity for all."*

This will be achieved by delivering against the outcomes shown in Figure 1:

Figure 1 Derry City and Strabane District Community Plan Objectives



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). The new LDP will replace the following Plans, all of which were prepared prior to April 2015:

- Derry Area Plan 2011 (adopted May 2000) and
- Strabane Area Plan 2001 (adopted April 1991)

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 18 April 2018. Once adopted, it will inform and guide the regulation, management, use and protection of the marine area through a strategic framework with spatial elements.

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 2017 and was subject to 12 weeks of public consultation. Consideration and analysis of the representations received to the POP are set out in the Preferred Options Paper Interim Representation Report, published November 2017. In light of the consultation process, revisions have been made to the approach to some of the preferred options contained in the POP. In addition, further studies to inform the Plan Strategy have provided further supporting evidence and, where appropriate, Evidence Base (EVB) papers have been updated.

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. The updated EVB papers released with the draft Plan Strategy were being prepared simultaneously to the SA Scoping Report and consequently some of the updated information presented within the EVB papers was not available at the time the Scoping Report was finalised.

1.3 Spatial Scope and Profile of the Plan Area

The DCSD has a population of approximately 150,000 people and a land area of approximately 1,245 square kilometres. It is estimated that 71% of the population live in 'urban areas' (NISRA urban-rural estimates for 2017) whereas 29% reside in the rural area. However, based on the 47 settlements in the District, 84% of the population live within designated settlements with 16% of the population living in the remaining rural areas. From the larger population centres such as Derry and Strabane, to the more rural and remote areas, there is a full spectrum of settlement types across the District.

The District contains many areas of significant environmental and landscape importance. Among the designations are the Sperrin Area of Outstanding Natural Beauty (AONB), Lough Foyle Special Protection Area (SPA), River Faughan and River Foyle Special Areas of Conservation (SACs) and the special wetlands and wildlife found on the Ramsar sites of Lough Foyle and Fairy Water Bogs.

Based on 2016 population projections produced by NISRA, the population of the District could be expected to increase from 150,142 in 2016 to around 150,496 in 2022 before falling back to 145,852 by 2041. The population profile is younger than that for Northern Ireland; however, trends indicate an increasingly ageing population and by 2032, over 65s are expected to represent more than 20% of the population. An ageing population will place additional demands on health and community services while a reduction in the under 16s would have implications for service provision such as schools, as well as on the amount and type of houses required, transport and other land uses.

The corresponding household projections for 2016-2041 which take account of population growth, a reduced size of household and the changing age structure of the population, could lead to an increase of 4.6% in the number of households in DCSD between 2016 and 2041 (The NI figure is 12.2%.) In Derry and Strabane District, the average size of households is predicted to fall from 2.57 in 2017 (2.54 for NI) to 2.44 in 2032 (below the NI level of 2.46).

In terms of health, one in five people has a long-term health problem or a disability that limits their day-to-day activities and while life expectancy is increasing, it is still about a year lower than the Northern Ireland average.

Figure 2 Derry City and Strabane District Settlements Context Map

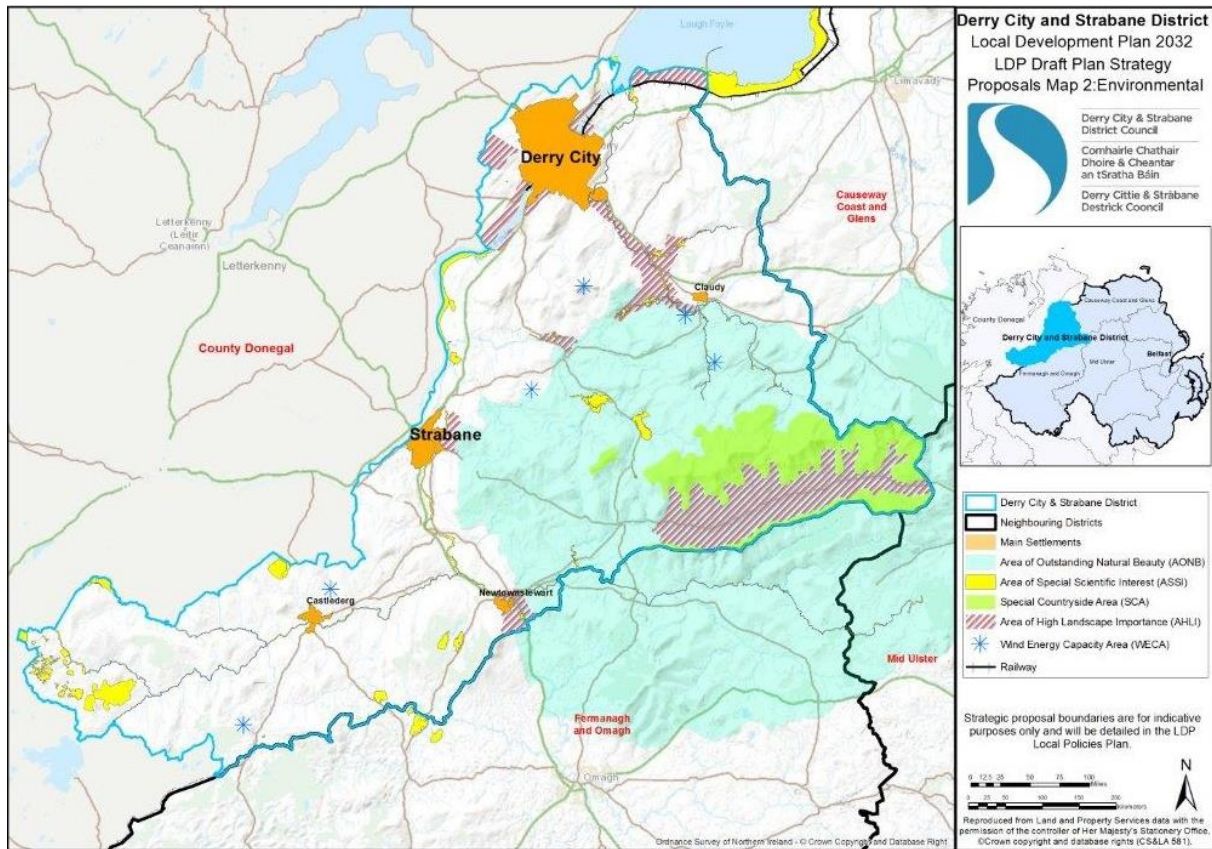
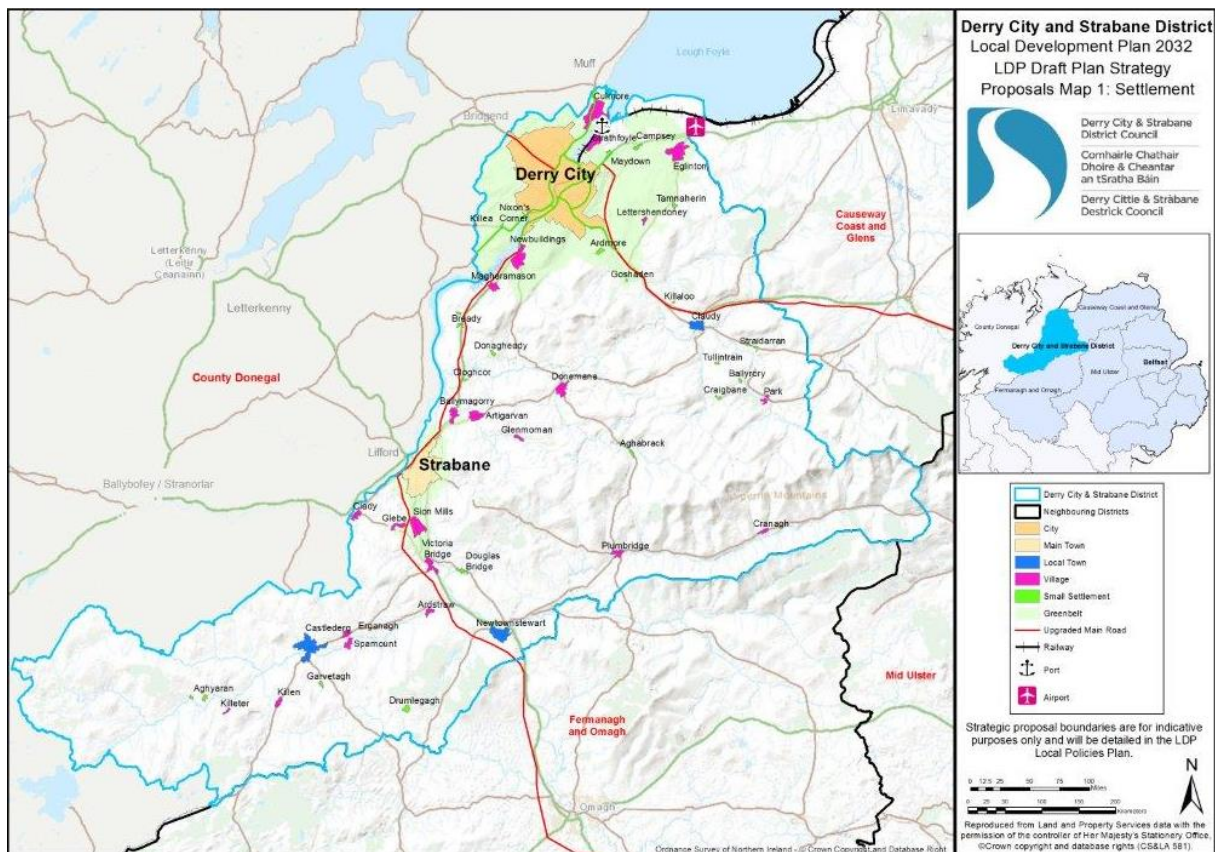


Figure 3 Derry City and Strabane District Environmental Context Map



1.4 Sustainability Appraisal Context

1.4.1. 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 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 Directive’s requirements are taken forward through The Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004. 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.

1.4.2. 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 (DOE, 2015)¹. SA therefore refers to an integrated approach which fully incorporates Strategic Environmental Assessment and fulfils the requirements for both SA and SEA.

1.4.3. 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).

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 international sites. A total of 23 international sites that have a theoretical connection to the plan area were identified. On further review it was found that 22 of these sites might be affected by the draft Plan Strategy. Eleven sites are partly or wholly within the plan area or immediately adjacent to the plan area boundary.

- Banagher Glen SAC
- Fairy Water Bog Ramsar Site
- Fairy Water Bogs SAC
- Lough Foyle Ramsar Site
- Lough Foyle SPA
- Moneygal Bog SAC
- Owenkillew SAC
- Croaghonagh Bog SAC (ROI)
- Dunragh Loughs / Pettigo Plateau SAC (ROI)
- Pettigo Plateau Nature Reserve SPA (ROI)
- Lough Derg SPA (ROI)
- Lough Eske & Ardnamona Wood SAC (ROI)
- Lough Foyle SPA (ROI)
- Lough Nageage SAC (ROI)

¹ Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

- River Faughan and Tributaries SAC
- River Foyle and Tributaries SAC
- River Roe and Tributaries SAC
- Teal Lough SAC
- Tully Bog SAC
- Lough Swilly SAC (ROI)
- Lough Swilly SPA (ROI)
- River Finn SAC (ROI)
- Tamur Bog SAC (ROI) to be added

All of the Plan Strategy proposals were reviewed in Section 4, from the Overall Strategy containing the Vision and Plan Objectives, Growth and Spatial Strategy and General Development Principles and Policies, through the strategies and operational policies for Economy, Social Development and Environment, to the Place-Making and Design Vision Chapters and appendices. Following the screening of the complete draft Plan Strategy it was found that, in the absence of mitigation, there is potential for likely significant effects to arise from ten operational policies and one appendix. These were all screened in for appropriate assessment.

Those policies screened in were assessed. In most cases measures were already incorporated which could be construed as mitigation to avoid adverse effects on the integrity of international sites. In a few cases recommendations were made to strengthen the protection afforded to international sites by these policies through amendments.

Findings of draft HRA for draft Plan Strategy

Assuming that the recommended mitigation measures are all retained or accepted, and the plan amended accordingly, it is possible to ascertain that the draft Plan Strategy will have no adverse effect on the integrity of any international sites. Following public consultation and independent examination of the draft Plan Strategy the HRA will be finalised and adopted by the Council and published alongside the adopted Plan Strategy.

1.4.4. Rural Needs Assessment

The Rural Needs Act (Northern Ireland) 2016, which applies to NI Government Departments and Councils and came into operation on 1 June 2017, 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 entitled, ‘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 Proofing²’. 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 potentially have a disproportionate impact.

² Department of Agriculture, Environment and Rural Affairs (2015) Thinking Rural: The Essential Guide To Rural Proofing.

1.4.5. Sustainability Appraisal Report Structure

Section 2 of this report presents our approach to carrying out and documenting the SA of the draft Plan Strategy, including how we assessed the significance of effects and any limitations and difficulties that were encountered. Section 3 summarises the appraisal findings and 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.

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 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. These were also considered in preparation of the SA Framework.

2.2.1. The Sustainable Development Strategy

The Northern Ireland Executive's 'Everyone's Involved - Sustainable Development Strategy, (May 2010) aims to put in place economic, social, and environmental measures to ensure that we can continue to grow our economy, improve our society and communities and utilise our natural resources in an environmentally sustainable manner. Sustainable development will be at the heart of the LDP. Furthering sustainable development within our District means balancing social, economic and environmental objectives, all of which are considerations in the planning for and management of development.

The delivery of the Strategy is based on six guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy, just and equal society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly; and
- Promoting opportunity and innovation.

2.2.2. Regional Development Strategy 2035

The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region. The Planning Act (NI) 2011 requires that the LDP should be in general conformity with the RDS.

The RDS 2035 specifically refers to both the significant role which Derry has to play as the principal city of an expanding North West region as well as an enhanced role for Strabane as a Main Hub in providing services to local communities. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of cross-border and trans-regional infrastructure and extending cooperation in the protection and management of the environment.

2.2.3. Ireland 2040 - National Planning Framework

The Republic of Ireland (RoI) has prepared a National Planning Framework (NPF, Project Ireland 2040, 2018), as well as a North West Regional Spatial and Economic Strategy (RSES, 2019) which includes a framework of measures to plan and deliver the City Region concept. The NPF provides an opportunity to establish a policy framework that supports joined-up approaches and the mechanisms to deliver co-ordinated growth in the border region. It recognises the existing cooperation between Donegal County and Derry City and Strabane District Councils. A key output is to enhance the performance of the North West metropolitan area which is key to both the NI Executive's and the Irish Government's ambitions to realise the economic potential of the region.

2.2.4. Ensuring a Sustainable Transport Future: A New Approach to Regional Transport

Published in March 2012, this document sets out the approach to regional transportation and guides strategic investment decisions. It complements the RDS 2035 and contains high level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport

2.2.5. Strategic Planning Policy Statement (SPPS)

The SPPS (2015) is a key Planning document which sets out the new Development Plan and Development Management system requirements and consolidates the existing suite of strategic subject planning policies into a single document as well as replacing PPS 1, PPS5 and PPS9. In addition, it also brings forward new strategic town centres and retailing planning policy. The SPPS must be 'taken into account' in the preparation of the LDP.

The SPPS provides a new set of overarching core planning principles to underpin delivery of the planning reforms set out in the Planning Act (Northern Ireland) 2011. The core planning principles of the two-tier planning system are:

- Improving Health and Well-being;
- Creating and Enhancing Shared Space;
- Supporting Sustainable Economic Growth;
- Supporting Good Design and Positive Place-making;
- Preserving and Improving the Built and Natural Environment.

The SPPS provides a planning policy framework within which the Council will bring forward detailed operational policies in the LDP to replace those contained within the PPSs. The Department for Infrastructure (DfI) is currently undertaking a review of the Countryside Policy and the Renewables Policy within the SPPS. The SPPS also clarifies that when the Council adopts its LDP Plan Strategy, existing policies contained within the existing suite of PPSs and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' will cease to have operational effect.

2.2.6. Planning Policy Statements (PPSs)

The existing suite of PPSs will be cancelled when Council has adopted a new Plan Strategy for the whole of the District. A transitional period will operate until such times as our LDP Plan Strategy is adopted. Any relevant supplementary and best practice guidance will also continue to apply during this time.

2.2.7. A Planning Strategy for Rural Northern Ireland (1993)

The document has largely been superseded over recent years by the introduction of various PPSs and more recently the SPPS. As stated above, the remaining provisions of the strategy will be cancelled when the Council has adopted a new LDP Plan Strategy for the whole of the District, subject to the transitional period.

2.2.8. Sustainable Water - A Long Term Water Strategy for NI (DfI 2015-40)

This document sets out the published initiatives to deliver the Executive's long term goal of a sustainable water sector. The strategy identifies relevant planning matters - water quality and flood risk and seeks to ensure that the LDP preparation is informed by these matters as well as existing water, wastewater infrastructure capacity and future investment proposals.

2.2.9. UK Marine Policy Statement (UK MPS 2011)

The UK MPS provides the policy framework for the Marine Planning system and for taking decisions that have the potential to impact on the marine environment. The NI marine area comprises the inshore and offshore regions, sea loughs, tidal rivers and their associated inter-tidal zones. As our District includes Lough Foyle and the associated tidal stretches of the Foyle and Faughan, regard has been had to the UK MPS.

2.2.10. Draft Marine Plan for Northern Ireland (DAERA 2018)

The draft Marine Plan seeks to protect and sustainably manage the NI marine environment whilst facilitating sustainable development in it and along its coastal fringes. The document will inform and guide the regulation, management and protection of the marine area. The draft Marine Plan was taken into account during the preparation of the LDP PS and will inform the ongoing LDP process until such times as the Marine Plan for NI is adopted.

As Lough Foyle is shared with the Republic of Ireland, the draft Ireland National Marine Planning Framework (Consultation Draft, published November 2019) is also of relevance. The National Marine Planning Framework (NMPF), when adopted, will sit at the top of the hierarchy of plans and sectoral policies for the marine area. A Marine Spatial Plan must be in place by March 2021. It will be important that the NMPF mutually recognises the importance of integration and co-ordination with the land planning regime at national, regional and local levels. In future it will be equally important in turn that national, regional and local terrestrial plans are consistent with the National Marine Planning Framework. Many activities and uses that take place on land or in the sea can have impacts on both the land and the maritime area. The Marine Spatial Planning Directive requires that these interactions are considered. The draft NMPF was published after the appraisal of the policies for the draft Plan Strategy had been completed but it will have overlapping influences with the NI draft Marine Plan.

2.2.11. Other Strategies and Plans

The following supplementary documents also support the wider regional policies relevant to our District:

- Living Places - An Urban Stewardship and Design Guide (2014). It aims to clearly establish the key principles behind good place making;
- The NI Waste Management Strategy "Delivering Resource Efficiency" (October 2013);
- Building on Tradition - A Sustainable Design Guide for the NI Countryside (2012). The guide promotes quality and sustainable building design in the countryside;
- Lifetime Opportunities - Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland (November 2006);
- Creating Places (2000) provides guidance to improve design, character and layout of new housing developments;
- EU Biodiversity Strategy 2020; Northern Ireland Biodiversity Strategy 2020 (currently under review) and Council's Local Biodiversity Action Plans.
- Thinking Rural - The Essential Guide to Rural Proofing (March 2011);
- Northern Ireland Landscape Character Assessment (NILCA 1999);
- Wind Energy Development in NI Landscapes (NIEA 2010)
- Northern Ireland Regional Landscape Character Assessment (2019);

- Northern Ireland Regional Seascape Character Assessment 2014;
- Regional Transportation Strategy for NI (2002-2012);
- Changing Gear - A Bicycle Strategy for NI (2015);
- Exercise - Explore - Enjoy - A Strategic Plan for NI Greenways (2016).

2.2.12. LDP links with other Council Plans / Strategies, other Masterplans and Guidance Documents

The emerging and published LDPs of neighbouring Councils Fermanagh and Omagh District, Council, Mid Ulster District Council and Causeway Coast and Glens Borough in NI and Donegal County Council in ROI are a key consideration, as is further discussed in section 2.3.

As well as the Community Plan, the LDP will be central to the articulation of certain other Council plans and strategies. The LDP will also consider other masterplans, where relevant, in which the Council is a lead partner and other local Planning guidance documents; they include:

- The Council's Inclusive Strategic Growth Plan 2017-2032 - Our Community Plan;
- The Council's Green Infrastructure Plan;
- North West Greenways Plan;
- The Council's Tourism Strategy 2018 - 2025;
- The One Plan (Derry City);
- Strabane Masterplan (Strabane Town);
- Foyle Valley Gateway Masterplan (draft published 2012);
- Strategic Riverside Masterplan (draft published 2011);
- Ebrington Development Framework (approved 2016);
- Fort George Development Framework (approved 2015);
- Designation Booklets, Baseline Audits and Design Guides for our five Conservation Areas.

2.2.13. Linkage between LDP & Community Plan

The Local Government Act introduces a statutory link between the Community Plan (CP) and the LDP, in that the preparation of the LDP must 'take account of' the Community Plan. It is intended that the LDP will be the spatial reflection of the Community Plan and that the two should work in tandem towards the same vision for the Council area and our communities and set the long term social, economic and environmental objectives for the District.

The LDP system aims to move away from a narrow land use focus towards a 'place shaping' approach that incorporates a spatial analysis and visioning process. The new style of LDP provides a unique opportunity for Council to genuinely shape the District for local communities and will enable them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning.

2.2.14. Draft Programme for Government (PfG)

The draft Programme for Government Framework (PfG Framework) 2016-2021 is a new approach, which focuses on the major societal outcomes that the NI Executive wants to achieve. It provides a basis for all sectors to contribute to the development of plans and actions. The draft PfG Framework has 14 strategic outcomes, which are supported by 42 indicators. The outcomes show the direction of travel for what the Executive understands are the needs of our society. The indicators show the change that is needed to bring about these outcomes. The delivery of many of the outcomes and indicators will be the responsibility of Central Government; however, the Local Development Plan (LDP) may have a supporting role in this process. Any specific responsibilities for the LDP will be borne out of discussions with Central Government Departments.

2.2.15. Proposed Derry City Deal 2019

The Outline Bid Proposal sets out our ambition of how a partnership with Government will contribute to national growth in the Derry-Londonderry City Region and Northern Ireland. In response to the Chancellor's invitation it is our bid for Government to partner with us through a City Deal as a

mechanism to unlock our investment opportunities to catalyse our growth to deliver on the priorities of the Inclusive Strategic Growth Plan to bring about lasting change in terms of the growth of the entire region³.

We have identified the investment priorities with the greatest economic impact and prioritised these opportunities:

- Investment in **innovation** is at the core of our proposal to grow our economy. Built around the growth of our University and scaling up of our research and innovation assets in: health and life sciences; personalised medicine; cognitive analytics and artificial intelligence; robotics; advanced manufacturing; virtual and augmented reality, immersive tourism; and hybrid learning, we will ensure that our City Region is positioned to maximise the opportunities of the 4th industrial age.
- Investment in our **digital infrastructure** is critical to leveraging and the scaling up our innovation assets and to creating the conditions for growing our private sector into the future.
- Investment in our **enabling infrastructure** and the **regeneration** of our City and Town centres, central riverfront and A2 road economic corridor will remove existing barriers to growth currently constraining the development of our key strategic sites. It will provide the foundations and physical space we need to grow our University and increase our innovation footprint whilst leveraging significant private sector investment opportunities.
- Investment in **regional infrastructure** through the major road upgrades of the A5 and A6 will ensure that our businesses are not hindered by weak uncompetitive regional infrastructure to unlock growth in our City Region and across.

2.3 Other Local Development Plans

Derry City and Strabane District Council shares a land or water boundary with four neighbouring Councils, Fermanagh and Omagh District, Council, Mid Ulster District Council and Causeway Coast and Glens Borough in NI and Donegal County Council in the Republic of Ireland. It is also acknowledged that Derry City and Strabane 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, Derry City and Strabane District Council will continue to liaise with these neighbouring Councils and DAERA 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. DCSD has also considered and fed-into the Northern and Western Regional Assembly Draft Regional Spatial and Economic Strategy (RSES).

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 strategic and operational planning 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

³ Derry City and Strabane District Council - Delivering Inclusive Growth City Deal for the Derry-Londonderry City Region
<https://www.derrystrabane.com/citydeal>

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 with prompts which are used to assess plan proposals against the baseline. The SA Framework is presented in Section 6 and Appendix 6 of 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 Derry City and Strabane 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 aging 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 also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools 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 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 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, 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 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 makes 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 roadspace, 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 lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps mitigate greenhouse gas emissions however adaption is also required to plan for the impacts of climate change.

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 Framework Directive and other Directives that relate 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 and policies require the protection of biodiversity including flora, fauna and habitats, including the marine environment. 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 lessen the effects of climate change. This objective includes protecting and enhancing biodiversity and the coastal and marine area, 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 at the end of each topic section in Chapter 5 of the SA Scoping Report. The prompts used to guide the SA can be found in the SA Guide included under Appendix 5 of the SA Scoping Report.

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.												
<ul style="list-style-type: none"> ▪ 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 measures to 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: <ul style="list-style-type: none"> ▪ 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

2.4.3. 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 a number of key strategic planning issues arising in the Plan area. Twenty five strategic planning issues were appraised in the Interim SA Report and were submitted for public consultation, which helped to shape the more specific policies brought forward in the draft Plan Strategy.

All of the strategic and operational policy objectives were examined and consideration was given to whether any reasonable alternatives to deliver the policy objective were available. Guidance used to evaluate RAs included Development Plan Practice Note 04⁴, the RTPI Practice Advice on SEA⁵, and 'Developing and Assessing Alternatives in Strategic Environmental Assessment'⁶. Out of the 138 Operational Policies and associated Designations, the 26 Principles and six Objectives included in the dPS, RAs were identified for two of these at the draft Plan Strategy stage. 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, SPSS or other regional or local plans or strategies.
- POP identified inclusion of specific policy in LDP as the only realistic option.

⁴ Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

⁵ RTPI, Levett-Therivel Practice Advice on Strategic Environmental Assessment Improving the effectiveness and efficiency of SEA/SA for land use plans (Published January 2018)

⁶ EPA Research Report No. 157 Developing and Assessing Alternatives in Strategic Environmental Assessment (2013-SL-DS-1)

- 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.

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

2.4.4. The Appraisal Meeting and Write-Up

Appraisal of the various Options for the draft Plan Strategy was carried out on various dates in August, September and early October 2019. The appraisal panel comprised of members of the Derry City and Strabane District Council Local Development Plan team and members of the Sustainable Development team from Shared Environmental Service.

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.

2.4.5. 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 are considered to have a significant negative effect on any of the Sustainability Objectives and none that were considered to be the Preferred Option. While appraising the Options, some ways in which negative effects could be reduced or offset and positive effects could be enhanced have been identified. These are included in Section 3 and Appendix 4 where applicable.

2.4.6. Appraisal Limitations and Assumptions

The assessment reflects baseline information from the Local Development Plan Evidence Base 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. On occasion the same score has been recorded for the effects of different options, however more subtle differences may be described 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.

2.4.7. 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.

2.4.8. Compatibility of Sustainability Objectives with Derry City and Strabane District Council's LDP Strategic Objectives.

Section 4 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: *"To make Derry City and Strabane District a thriving, prosperous and sustainable area - Planning for balanced and appropriate high-quality development, whilst protecting our environment, and also promoting wellbeing with equality of opportunity for all."*

The LDP formulates key Planning designations, zonings and policies for the District, with the intention of delivering 'sustainable development'; these are structured under the three key headings of sustainable development i.e. economic, social and environment. It is apparent that if the needs of the population are to be addressed, then there must be a strong focus on significantly increasing and improving our economic and social base, whilst at the same time, protecting and enhancing the environment and improving public infrastructure. Accordingly, a number of Planning needs and policy goals have been drawn from the survey / analysis of the District and these have assisted in formulating the relevant aims and objectives of the new Local Development Plan.

In practice, most LDP objectives are cross-cutting, having different degrees of economic, social and environmental aspects, and all have differing spatial impact - which is the primary focus for the Planning of development in the District, through the LDP.

In practical terms therefore, the LDP will aim to deliver its Vision through 31 interlinked Strategic Objectives which have been broadly categorised into the following four themes:

- Spatial & Cross-Cutting Objectives
- Economic Development Objectives
- Social Development Objectives
- Environment-Focused Objectives

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.

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.

3 Summary of Sustainability Appraisal Findings

3.1 Introduction

As discussed in section 2.4.9, the LDP aims to deliver its Vision through 31 interlinked Strategic Objectives which have been broadly categorised into the following four themes:

- Spatial & Cross-Cutting Objectives
- Economic Development Objectives
- Social Development Objectives
- Environment-Focused Objectives

The LDP has therefore structured its key Planning designations, zonings and policies for the District under the same headings of sustainable development, i.e. economic, social and environment, along with its overall strategy which is cross-cutting and concluded by a Place-Making and Design Vision which incorporates by a series of Objectives, Principles and Policies.

The draft Plan Strategy is arranged under the following groups of Principles, Policies and Objectives:

- Overall Strategy section - eight General Principles and two Operation Policies
- Main Planning Chapters - 114 Operation Policies
- Place Making Chapter - six Objectives, 18 Principles and 22 Operation Policies

Prior to commencing 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.

It was also determined that in many cases the Designations overlap with underpinning Policies and therefore to avoid repetition for the majority of the Designations, only the Policies were appraised.

A table linking each SP and DM with their respective appraisal is included at the beginning of Appendix 4. In total, 72 appraisals were carried out to assess the draft Plan Strategy and these are presented in full in Appendix 4.

Up to three options were identified for each policy. For many policies, there are no reasonable alternatives at the draft Plan Strategy stage, and only one option has been put forward. All options were appraised for their likely significant effects against the fourteen Sustainability Objectives.

In this Section, for each policy appraised, the preferred option is presented first, followed by all alternatives that were considered. These are followed by a figure which summarises the long term effects (the full tables in Appendix 4 also include short and medium term effects). The key for scoring can be found in Table 2.2 and is also shown in the footer of each matrix in Appendix 4.

A summary and comparison of the options against the Sustainability Objectives is presented after which 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 the appraisal, ideas were also discussed for measures to reduce negative effects and promote positive effects and these are reported. There is not a legal requirement to implement these, however they are recorded so that, where appropriate, they can be incorporated to further the overall sustainability of the LDP.

3.2 Overall Strategy

3.2.1. Growth Strategy for the Derry City and Strabane District

The LDP POP presented three options for growth - of population, of jobs and of homes, over the LDP period 2017 to 2032. Option 1 - was to follow the Current Projections. Option 2 - was the Preferred Option of 'Planned Growth' of an extra 5-10K population, 8-15K new jobs and 7-12K new homes, from the 2017 baseline. Option 3 - was for an even higher 'Potential Optimum' levels of growth.

The main consideration for the LDP PS is to decide whether to aim to accommodate the most recent NISRA/DfI projections, which are very modest, being for a stable/decrease in population at c150K, 4,000 extra jobs and c 6,000 new homes. DfI revised the HGI figures for the District down to 4,000 in September 2019. This is considered to be a 'safe/achievable but conservative target, which would not significantly 'grow' the City and District, would not embrace the RDS vision, would be behind the SGP target for the District and would not fully achieve the set vision and objectives for this LDP.

The Chapter therefore emphasises the difference between the above 'projections' and 'forecasts' as a result of the Council / SGP's planned growth and investment. Consequently, the LDP PS acknowledges the above growth levels as a starting point but it goes on to set higher forecasts / targets of +10K population, +15K jobs and +6-10K homes. This would be in line with the RDS 2035 objective 'to develop a strong North West' (SFG6) and 'to strengthen the role of Derry as the principal city of the North West' (SFG7). These target levels are also consistent with those set out in the SGP (Community Plan) for the District.

Therefore, the LDP policy emphasises that the Council's LDP will instead pursue the forecast / targets based upon the positive interventions / investment set out in the SGP, and as reinforced by the University of Ulster Economic Policy Centre (UUEPC Study November 2018) and in line with the RDS.

Preferred Option:

Option 2 planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes)

What reasonable alternatives have been considered?

Three options have been appraised

Option 1 modest growth (149-150,000 population, 4,000 jobs, 5,800 homes).

Option 2 planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes) (Preferred Option)

Option 3 potential growth. 160-170,000 population, 16-18,000 jobs, 11-15,000 homes.

The Council has ambitious aspirations for this District. These reflect the targets set in the Council's Strategic Growth Plan (SGP), allied with those set out in the City Deal proposals. Other expectations are set out in regional policy guidance - RDS / SPPS. The Options chosen essentially set out the path we are on. Option 3 reflects the best possible outcome, should all strategic financial and investment catalysts as detailed in the SGP and City Deal, and wider NW region, perform to their maximum outcomes. This is the Council's long term vision and one that it intends to start now with this LDP Plan Strategy but which may require successive LDPs to fully implement and deliver. Option 2 reflects a planned growth along this route which is felt to be realistically deliverable during this LDP period. Option 1 while realistically reflecting modest growth, does not fully engage with the Council's ambitious strategic growth plans. No other realistic alternatives were considered as they would be outside the Council's stated growth intentions for this District for this and successive LDP iterations.

	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
Option 2	+	+	+	++	++	0	-	+	-	-	0	-	-	-
Option 3	+	+	++	++	++	0	-	+	-	-	0	-	-	-

Summary and comparison of Options against the sustainability objectives

Option 1, modest growth has a minor negative impact on all of the social sustainability objectives. This option risks not delivering the critical mass of population needed to support higher levels of provision of services and facilities, reduced scope for diverse housing types and fewer opportunities for investment in shared space. It is also unlikely to stimulate economic growth, leading to a negligible effect on this objective. This option may make expansion of the university and other higher and further education provision unviable and may not improve sustainability issues at primary and post primary level. However, the growth rate for this option would not place undue pressure on the environmental sustainability objectives. The only perceptible impact is a minor negative effect on maintaining and enhancing landscape character, which would only emerge over the long term.

Option 2 has a minor positive impact on all of the social sustainability objectives, although for strengthening society the positive impact may not start to take effect until the medium term. The planned growth rate will allow investment, opportunities and the provision of local services to keep pace with population growth, and vice versa, and should enable a broad range of new housing types, tenures and sizes to be delivered. The planned growth scenario is interdependent with an expansion of the university and investment in innovation and digital infrastructure delivered through the City Deal. Consequently, positive effects are seen for the objectives to enable access to high quality education and enable sustainable economic growth. These effects will strengthen to significant positive in the medium-long term, as the critical mass to deliver all the investment and benefits is achieved. The planned growth rate will enable investment in infrastructure to keep pace with growth, leading to a negligible effect on material assets and also on the environmental sustainability objective of protecting, managing and using water resources sustainably. The appraisal recognises that growth will place pressure on environmental sustainability objectives. Minor negative effects are identified on almost all of these, although for landscape and historic environment these would only emerge in the long term. The exception is the objective to encourage active and sustainable travel, as the planned growth rate would create the conditions to deliver on the North West Transport and Green Infrastructure plans to achieve an integrated transport system that encourages people to reduce their reliance on cars. This option is considered to be the most sustainable option.

Option 3, potential growth has a minor positive impact on all of the social sustainability objectives, although for strengthening society the positive impact may not start to take effect until the medium term. The planned growth rate will allow investment, opportunities and the provision of local services along with population growth, however the high rate of growth may mean that provisions may not be able to keep pace with the population. This option should enable the widest range of new housing types, tenures and sizes to be delivered, leading to a significant positive impact on this objective over the long term. The projected growth scenario would be dependent on the delivery of all aspects of the City Deal in full, including substantial expansion of the university and investment in innovation and digital infrastructure. Positive effects are identified for the objectives to enable access to high quality education and enable sustainable economic growth which will strengthen to significant positive in the

medium - long term, as the critical mass to deliver all the investment and benefits is achieved. However, this option risks creating an imbalance between demand and capacity for skills/education and jobs. The projected growth rate may stimulate additional investment in infrastructure, leading to a negligible effect on material assets and also on the environmental sustainability objective of protecting, managing and using water resources sustainably. The appraisal recognises that high growth will place pressure on environmental sustainability objectives. Negative effects are identified on almost all of these, strengthening to significant negative in the long term for the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. The exception is the objective to encourage active and sustainable travel, as the planned growth rate would create the conditions to deliver on the North West Transport and Green Infrastructure plans to achieve an integrated transport system that encourages people to reduce their reliance on cars.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable access to high quality education and to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The Placemaking and Design vision and landscape protections will help to encourage development that is integrated into its surroundings and reduce effects on landscape and townscape character. The NW Transport Plan, Green Infrastructure Plan and Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport. RED2 will encourage development to integrate renewables. GDPOL1 and GDPOL2 will encourage adaptation and efficiency measures such as SuDS, passive house design, charging ports and linkages to be made with active and sustainable travel and green and blue infrastructure networks which will help with futureproofing.

3.2.2. Designation SETT 1: Settlement Hierarchy for DC&SDC, LDP 2032

The proposed strategy of the LDP will reflect the regional strategy as set out in the RDS and the SPPS (see Evidence Base for further detail). The strategy has also been influenced by the aims of the District's Strategic Growth Plan. We have also taken account of the POP representations, Member's inputs and consultee responses in reaching the conclusions in the strategy and policy wording of the PS. The spatial strategy will set the overall spatial plan and focus for development on a District wide level, which will be informed by the regional spatial plan for Northern Ireland, the RDS, as well as taking account of the National Planning Framework for Ireland.

As well as recognition of these key regional and national spatial frameworks, other matters to be considered on a District level include population and existing facilities. Derry is the largest settlement in the District, in terms of population and urban footprint, by a considerable distance. It is also home to regional level facilities such as a University, Regional Hospital, Port, Airport, Cultural venues and signature Tourism projects. Taking all of the above into account it is considered that Derry should be the focus as the main city in the District and indeed the wider North West Region. In a District context Strabane is the second largest settlement and already possesses a high level of service provision including a significant retail offer, as well as a further education campus, bus centre, District court, police station, leisure and cultural facilities. Therefore, taking the above into account, it is considered that an overall spatial strategy should specify Strabane as a main hub. The RDS sets out that a 'sustainable approach to further development will be important to ensure that growth does not exceed the capacity of the environment or essential infrastructure expected for modern living'. It encourages a strong network of smaller towns supported by villages to help sustain and service rural areas.

With regards the proposed settlement hierarchy, there was a recognised need to define a new settlement hierarchy for the District. A number of key considerations were taken into account before deciding on the details of the settlement hierarchy. This included possible re-alignment and evaluation of the previous Area Plan hierarchies (which may result in some re-classification of settlements), development and changes (positive and negative) over the past Plan period and proposed strategic roles of settlements in the LDP.

The review and consideration of RDS, SPPS, POP representations and Members views has resulted in the proposed introduction of two new designations at PS stage; A Special Countryside Area (SCA) centred on the Sperrin AONB and 11 Areas of High Landscape Importance (AHLIs) to cover key coastal, river valley and settlement settings in our District.

The POP identified that Development Pressure Analysis would be used to identify areas that would be sensitive to development, or are 'at capacity' in terms of existing development and its 'ability to absorb' further, and hence where certain types of future development may be restricted. The PS is proposing three designations to deal with development pressure - Greenbelts, ribbon pressure policy areas and Wind Energy Capacity Areas (WECAs)

It is considered that the above policy, emerged from the POP meets the strategic direction of the relevant policies and guidance, as well as meeting the identified strategic spatial development / protection needs of this District, and the wider region.

Preferred Option:

Rationalise Upper Tiers - Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations.

What reasonable alternatives have been considered?

The Settlement Hierarchy is required to uphold the RDS Spatial Framework. Change to the specifics of the settlement hierarchy was appraised in the Interim SA for the POP under Key Issue 6B. Retaining the existing 49 settlements was considered under Option 1 but was found to be less sustainable than Option 2 '*Rationalise Upper Tiers - Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations.*' Since the POP, the preferred option has been refined.

No Reasonable Alternatives are being brought forward at draft Plan Strategy for the tiers, as the principle of directing greatest proportion of population to main towns is set by DfI and was tested in the Interim SA for the POP under Issue 6A and Issue 6B and was found to be sustainable.

	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

Adopting a spatial strategy with an associated hierarchy based on evidence has a positive effect on all of the social sustainability objectives, increasing to significant positive 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, with minor positive effects on education and material assets through providing focal points for the

provision of education facilities and infrastructure relevant to the settlement size. The approach delivers a significant positive impact on the objective to enable sustainable economic growth, by allowing the greatest proportion of overall growth in the settlements that are best placed to accommodate it and which are linked with the strategic transport network. This principle also supports the objectives to manage material assets sustainably and to encourage active and sustainable travel, where minor positive effects for the short and medium term are expected to rise to significant positive in the long term, as the effects of investment into integrated networks and infrastructure become realised. While the effects of encouraging development to be clustered will be negligible in the short term for maintaining and enhancing landscape character, this approach will also lead to a significant positive effect in the long term for this objective. As the policy takes effect impacts will also strengthen over time from negligible to minor positive for the remaining environmental sustainability objectives. This option is considered to be a sustainable 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 and to enable sustainable economic growth across all timescales. Significant positive effects are also identified from the long term, for the objectives to manage material assets sustainably and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Place-making and design principles for settlement tiers.

3.2.3. Designation SETT 2: Development within Settlement Development Limits

SETT 2 designates Settlement Development Limits (SDLs) for each of the settlements set out in the settlement hierarchy as per SETT 1. Each settlement development limit defines the area where appropriate development will be acceptable in principle. The designation of relevant land use zonings and local policy areas will follow at the LPP stage.

Preferred Option:

Policy in line with SPPS direction.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. A SDL designation is the only realistic option to meet the orderly, consistent and sustainable delivery of development in line with the aims of the RDS, SPPS and current policy 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.
Option 1	++	+	+	0	+	+	++	++	+	++	+	++	++	+

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 sustainability objectives except enabling access to high quality education where the impact is negligible, although a number of positive influences are noted for this objective. Defining settlement boundaries helps to curtail urban sprawl / dispersed development sets out a clear intent to make more efficient use of

land and directs development away from vulnerable areas. This acts in a significant positive manner on the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and maintain and enhance landscape character. Encouraging compact settlements helps to make walking and cycling more attractive as a travel option and creates focal points for integrated transport networks which may deliver significant positive effects over the longer term timescale for the objective to encourage active and sustainable travel. This approach also benefits the climate change objective from a travel perspective, but also in terms of creating the critical mass / economies of scale to facilitate a low carbon economy. While concentrating development in settlements may also serve to concentrate emissions, over the long term the approach should also help to deliver an improvement in air quality, leading to a long term minor positive impact. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to protect physical resources and use sustainably, to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character across all timescales. Significant positive effects that will establish over the medium or long term are also identified for the objectives to improve health and well-being and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.2.4. Designation GB 1 Green Belts

Within the Greenbelt, development will be strictly managed and, apart from a limited number of uses, there will be a clear presumption against any new use of land which might create a demand for more buildings. Other development will not normally be allowed unless there are over-riding reasons why that development is essential (such as projects of overriding District or Regional importance) and could not be located within a settlement limit, or in a part of the countryside not subject to the GB policy area.

In developing the policy for the GB from the POP stage, it is considered that GBs are a long established, valued, proven, generally accepted and widely used Planning tool for many decades in GB, NI and in RoI. The GBs will address the issue of urban-generated development pressure and will complement the similarly designated 'Areas Under Strong Urban Influence' that are across the border in Donegal.

The strategic objectives of the Green Belt policy are as follows:

- To prevent the potential for urban - generated development pressure arising from residential and no - residential development in the countryside;
- To prevent unrestricted urban sprawl and ensure that Derry and Strabane develop as compact urban settlements;
- To protect the setting of Derry and Strabane; &
- To assist in the urban regeneration and to make best use of the existing infrastructure within Derry and Strabane

Preferred Option:

Option 1: Apply a Spatial Designation to achieve the policy aims.

What reasonable alternatives have been considered?

Option 2: apply normal countryside policy (outside development limit).

	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	+	++	+
Option 2	0	0	0	0	+	0	0	0	0	0	0	0	-	-

Summary and comparison of Options against the sustainability objectives

Option 1 defines green belt areas which would require development to be clustered and preserves undeveloped areas. This has a number of potential influences identified on the social sustainability objectives, but none are considered to have a perceptible impact on these objectives. While the policy would have some influence on the design and siting of dwelling, it should not affect the delivery of housing where it is required in the countryside. There are also no effects on education. A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach will permit economic development in the countryside but will also encourage development that would be better located inside a settlement limit to do so. The policy itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets. By preserving the character of undeveloped areas outside the main settlements, this option has a minor positive impact on the environmental objectives for protecting physical resources and using them sustainably, protecting natural resources and enhancing biodiversity and protecting, conserving and enhancing the historic environment and cultural heritage. The application of a spatial designation and associated policy will deliver significant positive impacts for the objective to maintain and enhance landscape character. No perceptible impacts are identified for the remaining environmental sustainability objectives but a number of positive influences are identified from the principle of requiring new development to be clustered with existing development.

Option 2 would not impose any additional constraints in the green belt policy areas. While some potential influences are identified on the social sustainability objectives particularly through the ability to locate new dwellings more flexibly, none are considered to have a perceptible effect on these objectives. There are also no effects on education. A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach would permit economic development / economic growth to occur anywhere in the countryside, subject to meeting other relevant policy. The policy option itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets. The absence of a spatial designation and policy in the green belt areas will enable more dispersed patterns of development to occur in these areas. The effect of this would be imperceptible for the majority of the environmental sustainability objectives, although some negative influences are noted through facilitating more dispersed development. However, over time the proliferation of dispersed development in the rural areas around our main settlements is expected to accumulate to a minor negative impact on maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage.

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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Good design principles and measures such as tree planting encouraged through GDPOL1 and GDPOL2. Placemaking and good design landscape policy areas / gateways into settlements. Transport / visibility - reinstatement of hedges. Green belt boundaries will be reviewed and potentially redefined at LPP. This review should take consideration of development pressure analysis, LCA, local biodiversity, historic environment and cultural heritage. Review should look at entrances to Derry and Strabane and its key features / approaches.

3.2.5. Designation DPA 1 - Development Pressure Areas (DPAs)

The POP identified that Development Pressure Analysis would be used to identify areas that would be sensitive to development, or are 'at capacity' in terms of existing development and its 'ability to absorb' further, and hence where certain types of future development may be restricted. This could apply to parts of our countryside, that are particularly scenic, have limited capacity to absorb development, highway-based development hot-spots or areas surrounding our settlement. The POP stated that particular types of development that are considered inappropriate in these specific areas may also be identified in the LDP. The resulting DPA 1 policy has been developed to prevent significant localised development pressure arising from residential and non-residential development in the countryside area and also to prevent unrestricted urban sprawl arising from development pressure such as ribbon development.

Preferred Option:

A designation based policy area to manage localised countryside areas demonstrating existing / potential pressure from development.

What reasonable alternatives have been considered?

The strategic approach of identifying areas of landscape with higher sensitivity or which are 'at capacity' was appraised in the SA Interim Report under Key Issue 9B, and was found to be the most sustainable Option. The resulting DPA 1 policy has been developed to prevent significant localised development pressure arising from residential and non-residential development in the countryside area and also to prevent unrestricted urban sprawl arising from development pressure such as ribbon development. This policy continues an established identical use in the SAP. Similar spatial designations have been used for similar control in the DAP. Such development pressure areas are an established, well tested and examined planning tool for delivering the required development pressure management. Accordingly, it is considered that there is no realistic policy alternative to addressing these focussed areas of existing pressure or those showing the potential for localised development pressure 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	0	0	0	0	0	0	++	+

Summary and comparison of Options against the sustainability objectives

This option has a narrow scope and therefore has negligible or no effect on most of the sustainability objectives, through some positive influences are noted. By protecting the setting of settlements and transport corridors, this option will deliver a positive effect on landscape character which will strengthen to significant positive in the medium and long term through the Local Policies Plan. A

minor positive effect is identified for the objective to protect, conserve and enhance the historic environment and cultural heritage. This option is considered to be a sustainable 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 in the medium and long term timescales. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The Development Pressure Analysis and relevant Landscape Character Assessments will be used to inform boundaries at LPP.

3.2.6. GDPOL 1 General Development Management Policy

Sets out broad Development Management principles for assessing Planning applications, such as how we manage development whilst taking account of the adverse impact on amenity and areas of acknowledged importance such as the Natural / Historic heritage. This has been influenced by SPPS and the former policy PPS1: General Principles.

Preferred Option:

Option delivering Policy thrust of SPPS and PPS 1.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the RDS 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

The policy delivers significant positive outcomes for delivery of the social sustainability objective to improve health and wellbeing. These outcomes are based upon the policy aiming to control the negative impacts of nuisance pollution - noise, dust, odour, vibration, vermin, traffic, litter - on people. Minor positive effects are also predicted for delivery of the sustainable housing objective as the policy would likely help to contribute to a good quality environment with adequate infrastructure and parking but also lighting and local biodiversity. Positive effects are also predicted for delivery of the sustainable economic growth objective with significant positive outcomes predicted in the longer term. Positive effects are based upon the policy applying to all developments with the potential of making the area more attractive to residents, visitors and investors by aiming for a higher standard of development that is more sustainable and therefore robust. The policy is in itself similar to an investment plan. Minor positive outcomes are also predicted for delivery of the economic objective to protect physical resources and use sustainably based upon the policy helping to avoid local pollution of land/soil and helping to ensure the most efficient use of land. Minor positive outcomes are also predicted for delivery of the environmental objective to encourage active and sustainable travel based upon the policy helping to facilitate and encourage active and sustainable travel with integration of safe routes within design schemes. Similar to the economic growth objective, the climate change objective also delivers minor positives in the short and medium term timeframes with significant positive outcomes predicted in the longer term. These effects are based upon the policy

requiring SuDS in new developments and the influence of the policy to reduce applications with potentially damaging greenhouse gas emissions. Significant positive outcomes are also predicted across all timeframes for several other environmental objectives including 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. These positives are based upon the policy applying to all development and helping to ensure integration of adequate wastewater infrastructure, as well as SuDS, with no adverse impacts on natural heritage or local biodiversity allowed. Likewise, no adverse impacts on landscape or the historic environment would be allowed. The predicted positive effects would be strengthened based on the application of the policy to all development.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for the social sustainability objective to improve health and wellbeing, as well as the economic sustainability objective to enable sustainable economic growth. Significant positive effects are also identified for several of the environmental sustainability 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross reference to other policies.

3.2.7. GDPOL 2 Design Policy in Settlements

Sets out broad principles of Development Management relating to design and place-making, such as the need to take into consideration quality, scale, massing, layout, materials, etc. in development proposals. It builds on current SPPS policy direction, pertinent sections within Living Places and Creating Places and findings of the LDP’s Settlement and Place Making Study.

Preferred Option:

Deliver SPPS policy thrust with strengthened wording from relevant documents / LDP studies.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies are consistent with the RDS and 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

The policy delivers significant positive outcomes the majority of the social sustainability objectives. These positives are based on the policy being applicable to all applications and encouraging good design principles that may promote healthier lifestyles and/or safer environments through accessible active travel routes and local green/blue infrastructure as well as open and shared space where people could benefit from not just physical activity but also social interaction. As the policy would apply to all applications, it could help to reduce inequalities by providing an accessible environment for people to local services and facilities and therefore an improved quality of life through design. The

policy would be applicable to housing and should encourage new developments with a higher quality of development by encouraging better design that encourages and facilitates healthier and safer living environments. Likewise, positive effects are predicted for delivery of the economic sustainability objective to enable sustainable economic growth based on the policy encouraging better design that would make local areas more attractive to residents, visitors as well as investors. This would help to maintain and increase local vibrancy and vitality. Positive outcomes are predicted for delivery of several of the environmental sustainability objectives, including to maintain and enhance landscape character, with significant effects for protecting, conserving and enhancing the historic environment and cultural heritage. These positives are based upon the policy ensuring landscape plans would be sought to ensure proposed schemes would not adversely impact on adjacent landscape character and likewise, sensitive design that appropriately considers the historic environment with local historic features expected to be conserved. Minor positives are also predicted against the environmental objectives to improve air quality and to reduce the causes of climate change. These positive effects are only predicted in the long term and are based upon the policy helping to encourage and provide alternative modes of travel to the car, which should help to improve local air quality and reduce greenhouse gas emissions. For similar reasons, significant positive outcomes are identified for delivery of the environmental objective to encourage active and sustainable travel. These significant positive effects are based upon the policy ensuring design principles that should help provide people with a more accessible local environment through improved connectivity to public transport routes and hubs as well as walking and cycling routes.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for objectives to improve health and wellbeing, to strengthen society, and to deliver good quality, sustainable housing. Significant positive effects are also identified for delivery of the environmental objectives to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Legislative requirements for design and access. Additional contextual information could be requested.

3.3 Economy - Strategy, Designations & Policies

3.3.1. ED 1 General Criteria for Economic Development

ED 1 is a 'catch all' policy designed to minimise adverse impacts from new economic development on the amenity of neighbouring properties, and particularly to residential dwellings and to natural and built heritage assets. It should be read in association with individual policies ED 2 to ED 6. This was formerly PED 9 and has also taken account IND 4 of DAP 2011 and the SAP 2011.

Preferred Option:

Policy thrust in line with PPS and extant DAP / SAP relevant policies.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the draft PfG targets, the aims of the RDS and SPPS and current policy 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.
Option 1	+	0	0	0	++	0	0	++	+	+	+	+	+	+

Summary and comparison of Options against the sustainability objectives

The option has a negligible impact on the majority of the social sustainability objectives, though a number of positive influences are noted on strengthening society and education. A minor positive impact is identified for improving health and wellbeing through the policy's main themes of protecting people's health, wellbeing and quality of life. For the economic sustainability objectives, the impacts are again negligible for most of the objectives, however a significant positive impact is delivered for the objective to enable sustainable economic growth as this policy will be the key driver for ensuring that future economic development is as sustainable as it can be. Minor positive effects are identified for all of the environmental sustainability objectives with the exception of physical resources, as this policy will not influence the location or extent of development so its effect on this objective is negligible. Effects on the objective to encourage active and sustainable travel are expected to strengthen to significant positive over the long term, as integrated transport networks and active travel opportunities become more established across the District, in conjunction with the implementation transport and green infrastructure plans. This option is considered to be a sustainable 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 across all timescales and to encourage active and sustainable travel in the long term only. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Operational policies can help to strengthen benefits in terms of waste management / recycling opportunities and energy efficiency. There is a cross over with ED 5 for locational aspects of economic development. GDPOL 1 & 2 will promote positive effects for many objectives and will help to deliver SuDS.

3.3.2. ED 2 Office Development, ED 3 Economic Development in Settlements, ED 4 Protection of Zoned and Established Economic Development Land and Uses

ED 2 - is a 'stand-alone' policy which places an emphasis on focusing office development in city and town centres or areas identified in the LDP (such as those identified in our employment tier). Any proposals outwith city and town centres and designated office area will be subject to a sequential test. B1 (a & b) offices uses were previously subsumed in PPS 4, PED 1.

ED 3 - reflects the policy direction set out in PPS 4, PED 1 in guiding B1 c (research and development), B2 (light Industrial), B3 (general industrial) & B4 (storage and distribution) uses and focuses/ directs these uses into Derry and larger towns. It also makes provision for villages and small settlements. It has also taken into account IND 2 & 3 in the DAP 2011.

ED 4 - Development that would result in the loss of land or buildings zoned for economic development use in the LDP to other uses will not be permitted, unless the need for an exception can be demonstrated. On unzoned land, a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted subject to

the proposal meeting identified criteria. A proposal for development in the vicinity of an existing or approved economic development use must be compatible with that use and not prejudice its future operation. This policy reflects elements of both PED 7 and the SPPS.

Policies ED2, ED3 and ED4 have been appraised as a group, as they all relate to economic development in settlements or zoned areas.

Preferred Option:

Policy thrust in line with SPPS, PPS and relevant Industry policies in DAP 2011.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policies are the only realistic option to meet the Economic aims of the RDS, SPPS and current policy 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.
Option 1	0	+	0	+	++	++	-	++	0	?	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Summary and comparison of Options against the sustainability objectives

The option acts to safeguard against negative effects or conflict between neighbouring land uses and amenity / nuisance impacts affecting people living or working near sites where economic development is proposed and therefore a neutral effect is indicated for the health and wellbeing objective. A minor positive effect is identified for strengthening society as the option will enable opportunities for employment at various scales through the hierarchy and the centres-focused approach gives the greatest opportunity for employment that is accessible to all. While the option may facilitate some housing through mixed-use development, this would be by exception only and will not have any perceptible impact on the housing objective. Positive effects are identified for all of the economic sustainability objectives. Facilitating appropriate economic development throughout the District, of a type and scale appropriate to its surroundings, will help to improve the skills base and stimulate innovation and competitiveness. The centres and zones approach supports the delivery of material assets. For the objectives to enable sustainable economic growth and to manage material assets sustainably the effects are anticipated to strengthen over time to significant positive in the medium or long term. The overall approach of these policies is to direct economic development to established zoned areas or established settlement centres and several safeguards against negative effects are delivered through the linked policy ED 1. There are therefore few perceptible effects on the environmental sustainability objectives. A minor positive effect is identified for the objective to protect, manage and use water resources sustainably, as there are several safeguards to avoid impacts and improve water quality. The sequential zones and centres-based approach for all economic development increases the possibility of employees and customers accessing development through active and sustainable travel, leading to positive effects that will strengthen to significant positive over time. Uncertain effects are predicted for the climate change objective, as while positive effects on reducing greenhouse gas emissions may occur from encouraging reduced reliance on cars, the development itself and any associated freight/transport requirements may still generate greenhouse gas emissions and there is no certainty on how extensive the incorporation of energy efficiency or renewables measures will be. The effect of the policies on physical resources will accumulate to a minor negative impact over the long term, as greenfield sites zoned for economic development are built out. However, some of the additional measures including those that can be

incorporated at LPP will help to retain natural features and reduce the scale of the effect. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable sustainable economic growth and to manage material assets sustainably over the medium and long term timescales and to encourage active and sustainable travel from the long term onwards. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Consideration should be given to protecting natural resources, water courses and historic features in zoned areas at the local scale through KSRs at LPP. The successful implementation of an Integrated Transport Plan, Strategic Park and Ride / Park and Share system and Green Infrastructure plan will deliver improvements to accessing active and sustainable transport. For large projects (where qualifying) EIA will help to identify impacts and design effective mitigation for environmental sustainability objectives. For all projects with pathways to designated sites, shadow HRA will help to identify impacts and design effective mitigation to avoid significant effects on conservation objectives. The Derry Strategic Design Policy 3 (DSDP 3) Manage the Visual Cityscape, the City Centre Building Heights and Townscape Strategy are relevant in respect of managing the visual effects of tall office buildings. CD1 and NE4 will provide additional strengthening and safeguarding against potential effects in coastal / tidally influenced areas and main rivers. Consultation with DAERA Marine Division and DHPLG where there is a potential for new development to impact on the marine area.

3.3.3. ED 5 Small Scale Economic Development in the Countryside, ED 6 Expansion of an Established Economic Development Use in the Countryside and Policy ED 7 Major Industrial Development in the Countryside

ED 5 - In the interests of rural amenity and wider sustainability objectives, the extent of new buildings outside of settlement limits will be controlled. However, proposals for economic development in the countryside will be permitted where they do not harm the established character of the rural area and meet certain other criteria.

ED 6 - The expansion of an established economic development use in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is no major increase in the site area of the enterprise. Proposals for expansion will normally be expected to be accommodated through the reuse or extension of existing buildings on site. Where it is demonstrated that this is not possible, new buildings may be approved provided they are in proportion to the existing building(s) and will integrate as part of the overall development. A proposal for the major expansion of an existing industrial enterprise that would not meet the above policy provisions will only be permitted in exceptional circumstances.

ED 7 - In exceptional circumstances a major industrial proposal which makes a significant contribution to the regional economy will be permitted in the countryside only where it is demonstrated that the proposal due to its size or site specific requirements needs a countryside location. Developers will need to demonstrate that there is an overriding reason for such a development in the countryside in the interest of the Region as a whole and that a thorough exploration of alternatives, including urban, and edge of urban sites, has been made and these are unsuitable.

Policies ED5, ED6 and ED7 have been appraised together as a group as they share the common theme of economic development in the countryside.

Preferred Option:

Policy option that reflects broad thrust (with amended wording) of SPPS, PPS 4 and PPS 21 to permit opportunities for sustainable economic development in the countryside.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. These policies are the only realistic option to meet the Economic aims of the RDS and SPPS and current policy 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.
Option 1	0	+	0	0	+	-	-	-	0	0	0	0	-	0

Summary and comparison of Options against the sustainability objectives

The policies have no/a negligible effect on the majority of the social sustainability objectives, although a minor positive impact is identified for the objective to strengthen society through providing opportunities to provide rural services or facilities which may reduce deprivation. A minor positive impact is identified for the objective to enable sustainable economic growth, through facilitating job creation and economic diversification in the countryside. Some possible positive influences are also noted for the education objective but these are not enough to raise a perceptible impact. The appraisal recognises that development in the countryside may not be in the most appropriate location for the provision of material assets and a minor negative effect is identified for this objective. Minor negative impacts are also identified for the environmental sustainability objectives to protect physical resources and use sustainably, to encourage active and sustainable travel and to maintain and enhance landscape character. This reflects the consideration that the nature of dispersed development in the countryside means that it is less efficient in terms of land use and accessibility and can sometimes be larger and more difficult to integrate into natural landscape surroundings. However, in conjunction with measures in ED1, it may be possible to reduce the effects on landscape character over time. While economic development in the countryside has the potential to have negative effects on the other environmental sustainability objectives, the integration of policy ED1 with these policies works to reduce the risk of negative impacts, leading to neutral scores. The appraisal recognises that a major development brought forward under ED7 has the potential to generate significant positive impacts on sustainable economic growth and potential negative impacts on many of the environmental sustainability objectives. The probability of a project or projects coming forward under ED7 is very low, so while the potential effect is acknowledged, it has not influenced the overall score. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Monitoring number of approved developments will help to identify at 5 year review whether numbers coming forward are sufficient to cause nuisance impact, landscape deterioration. Environmental Impact Assessment and shadow Habitats Regulations Assessment, where required, for Major Industrial Development.

3.3.4. RP 1 Town Centre First, RP 2 Derry Primary Retail Core (PRC) and City Centre, RP 3 Strabane Primary Retail Core (PRC) and Town Centre, RP 4 Other Town and District Centres, RP 5 Local Centres, RP 6 Village and Small Settlements, RP 8 Alternative Use of Shops in Primary Retail Cores and Other Centres, RP 10 Other Main Town Centre Uses

RP 1 - This is a new up-front policy, which makes clear the order of preference which proposals for retail and other main town centre uses will be considered. This is in accordance with the SPPS. DAP 2011 and SAP 2001 were silent on this issue, other than referring to compliance with PPS 5, which was superseded by SPPS.

RP 2 - This policy accords with the SPPS and also takes account of previous role of similar area in the DAP 2011. It will also introduce a number of policy considerations in relation to quality and purpose of new developments. The policy also recognises local circumstances, in that development opportunities may be challenging to deliver in the Historic Core of the City Centre, especially to meet the requirements of larger stores, and may be more suited to edge of town/District centre sites. The extent of the boundaries will be decided at LPP stage.

RP 3 - As with Derry, there is a recognition that within its catchment area, Strabane Primary Retail Core will be at the top of its sequential order of preference. Like the DAP 2011, the SAP 2001 had a Primary Retail Frontage identified. A similar policy to RP2 is proposed, with one key difference being that the primary of Derry City Centre is protected via a test to demonstrate that there will be no significant adverse impact on the viability and vitality of the Derry City Centre. The extent of the boundaries will be decided at LPP stage.

RP 4 - In other Town Centres, and in District Centres, there will be a presumption in favour of retailing and other town centre uses, provided the sequential test has been applied and there is no significant adverse effects on the PRC, the scale and type of proposal is compatible and the proposal reinforces the vitality of the centre. This is line with 'town centre first' approach of the SPPS. The policy also recognises local circumstance, in that development opportunities may be challenging to deliver in the other town and District centres, especially to meet the requirements of larger stores, and may be more suited to edge of town/District centre sites. This policy will supersede Com 2 in the DAP 2011. The extent of the boundaries will be decided at LPP stage

RP 5 - Retail development of an appropriate scale and type will be supported by this policy in accordance with the Retail Hierarchy and sequential order of preference. There are a number of considerations to be applied relating scale, type, appearance and access by various modes of transport. The extent of the boundaries will be decided at LPP stage.

RP 6 - Retail development of an appropriate scale and type will be supported by this policy in accordance with the Retail Hierarchy and sequential order of preference. Similar criteria as RP5, will be applied, with an additional requirement to locate new facilities within central locations.

RP 8 - Planning permission will be granted for change of use from retail to non-retail within the PRCs of Derry and Strabane provided that the criteria identified in the policy are met.

RP 10 - This policy clarifies the intention to direct other town centre uses, besides retail, to the order of preference in the retail hierarchy. There has been evidence of such uses appearing in out-of-centre locations and this policy provides clarity in terms of the overall strategy of promoting a 'town centre' first approach.

Policies RP 1 - RP 6, RP8 and RP 10 have been appraised as a group, as they all relate to retail or other main town centre uses in settlements.

Preferred Option:

No reasonable alternatives have been identified. The policies are consistent with the RDS and the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies are consistent with the RDS and 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	+	++	0	0	++	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++		

Summary and comparison of Options against the sustainability objectives

The policies are predicted to deliver negligible or no effects against most of the sustainability objectives but positive outcomes are also predicted for several of the social, economic and environmental objectives. Minor positive outcomes are predicted for the social objective to improve health and wellbeing based upon the policies helping to provide meeting places for positive social interaction across different settlement tiers, which should help to reduce social isolation but at the same time improve people's access to local facilities and services. Significant positive outcomes are predicted for delivery of the social sustainability objective to strengthen society for similar reasons. The approach of the policies across tiers would also help to reduce any inequalities there may be across settlements. The policy also refers to the complementary use of vacant units for cultural uses. Significant positive effects are also predicted for delivery of the economic objective to enable sustainable economic growth. These positive outcomes are predicted based upon the policies making the best use of location and helping to provide a range of job types across all tiers and in urban and rural areas. The overall approach of the policies would help to make a more attractive location for investors, visitors and residents by facilitating the most appropriate locations for retail based on their type and scale. This should help to maintain and enhance local vibrancy and vitality as well as help to create hubs for business. In addition, the policies would help to encourage active travel, which could also help maintain local footfall. Minor positive effects are predicted for another of the economic objectives, to manage material assets sustainably based upon the policies encouraging best use of existing infrastructure i.e. appropriate locations, and avoiding development into areas that may not be fit-for-purpose. In addition, derelict land may be developed. Positive outcomes are also predicted for delivery of the environmental objective to encourage active and sustainable travel based upon the town centre first approach of the policies and then other centres, where active and sustainable travel routes and hubs are most likely to be located. The policies should enable efficient access to local facilities and services by encouraging appropriate facilities and services and directing people to these locations where active and sustainable travel routes are also most likely to be located. In the long term, there are likely to be significant positive outcomes for delivery of this objective. Significant positive outcomes are also predicted against the historic environment and cultural heritage objective. Positive effects are based upon the policies requiring the appropriate consideration and conservation of the historic character and setting, with any new proposals expected to be compatible. The policies could help to protect local distinctiveness by retaining and protecting local historic/cultural features/assets, for example through the reuse of vacant buildings and features. This approach could help to enhance the historic and cultural environment resource within the Council area with potential. .

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for the social sustainability objective to strengthen society, the economic objective to enable sustainable economic growth, and the environmental

objectives to encourage active and sustainable travel; and to protect, conserve and enhance the historic environment. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Local Policies Plan stage town centre designations. Town centre health checks. Cross over with design principles for climate change. Cross over with other policies.

3.3.5. RP 7 Retail Development in the Countryside

Retailing will be directed towards the centres in the retail hierarchy, in accordance with the SPPS. As an exception small specialised forms of retail will be allowed in the countryside. This policy sets of the parameters of this and is consistent with SPPS. It will also consider when filling stations will be allowed in the Countryside.

Preferred Option:

Countryside retail policy thrust in line with SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies are consistent with the RDS 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	0	0	0	0

Summary and comparison of Options against the sustainability objectives

The policy has a narrow scope with negligible or no effects predicted across the majority of the social, economic and environmental sustainability objectives. Minor positive outcomes are predicted for delivery of the social sustainability objective to strengthen society based upon the policy enabling provision of appropriate retail development to rural communities, where social interaction and use of shared space can be provided. This approach could bring positive benefits to rurally located people by reducing their need to travel for services/facilities as well as enabling social contact. Minor positive outcomes are also predicted for delivery of the economic sustainability objective to enable sustainable economic growth based upon the policy facilitating best use of location and helping to make a local area more attractive to residents, visitors and investors. It is noted that there may only be a few applications submitted each year and these may be seasonal but for the individuals and/or families involved, they are likely to be very important.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.3.6. RP 9 Out of Centre Development

The LDP will adopt a town centre first approach in respect of retail and as such, only proposals that meet the requirements set out in this policy and that comply with other relevant policy relating to

designation / existing land use of the site will be allowed outside the retail hierarchy set out in the LDP.

Preferred Option:

Policy Option that facilitates certain justifiable retail proposals in out of centre locations.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. A Retail hierarchy supported by underpinning policy is the only realistic option to meet the Retail / Town Centre aims of the RDS and SPPS and current policy 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.
Option 1	0	0	0	0	+	-	-	?	0	0	0	0	0	0

Summary and comparison of Options against the sustainability objectives

Although some positive and negative influences are identified, the policy has negligible or no effect on the social sustainability objectives, and also on education. A minor positive impact is identified for the objective to enable sustainable economic growth but out-of-centre development may be less efficient for the provision of material assets and physical resources and a minor negative effect is identified for these objectives. The effect on encouraging active and sustainable travel is uncertain as it is dependent on the nature and location of proposals brought forward under this policy. While a number of influences are noted on the other environmental sustainability objectives, the scale of development likely to be brought forward under this policy is unlikely to generate a perceptible impact on these objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.3.7. TAM 1 Creating an Accessible Environment

The Council aims to promote inclusive and sustainable transport methods throughout the District. Policy TAM 1 will 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.

The Council is committed to improving opportunities for the mobility of those who are socially excluded and in greatest need. The changing state of our built environment - whether by new development, redevelopment or the upgrading and refurbishment of existing buildings - provides an opportunity to secure a more accessible environment for everyone. In assessing development proposals the Council will therefore seek to facilitate improved accessibility for all people, and in particular will require that the specific needs of people with disabilities and others whose mobility is impaired be addressed.

Preferred Option:

Take forward the policy direction as set out in PPS 3 & SPPS.

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

The policy has a significant positive effect on the social sustainability objectives to improve health and well-being and to strengthen society through its aims to promote inclusion for all. While some positive influences are noted for the provision of good quality, sustainable housing, the effects are not thought to be strong enough to have a perceptible impact. Minor positive effects are also identified for the economic sustainability objectives to enable access to high quality education and to enable sustainable economic growth through the provision of accessible buildings and public areas. No effect is identified for managing material assets. The impacts on the environmental sustainability objectives are limited as this policy relates primarily to design, will occur mostly in built up areas and development would occur regardless of the policy. However, a significant positive impact is identified for encouraging active and sustainable travel through the policy's aim to establish seamless links to public transport and it is hoped that this will have an associated minor positive impact on the objective to improve air quality. This option is considered to be a sustainable 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. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

This policy has a strong inter relationship with HOU 8 Quality in New Residential Developments and both policies will be strengthened by the Placemaking strategy.

3.3.8. TAM 2 Access to Public Roads and TAM 3 Access to Protected Routes

TAM 2 is essentially a replication of AMP 2. Policy TAM 2 aims to promote new developments and access ways to enable development but also to protect existing road infrastructure and access routes. New developments should not compromise existing accesses and traffic management plans.

In assessing development proposals the Council will therefore seek to ensure that access arrangements for development proposals are safe and will not unduly interfere with the movement of traffic. In addition the Council considers it essential to restrict access to Protected Routes in order to facilitate the efficient and safe movement of traffic over long distances (see Policy TAM 3 Access to Protected Routes). Brief extra wording has been put into TAM 2 J&A to reference visibility splay and importance of replanting for landscape / biodiversity.

TAM 3 is essentially a replication of AMP 3. 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 with the Republic of Ireland.

Similar to Policy TAM 2, the Council aims to protect existing roads infrastructure and not adversely affect the flow of traffic and existing traffic plans.

Preferred Option:

Take forward the policy direction as set out in PPS 3 & SPPS.

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	0	0	0	0	0	0	0	0	0	0	0	0	

Summary and comparison of Options against the sustainability objectives

This policy has a significant positive effect on the objective to improve health and well-being through providing safety benefits in terms of accessing the roads network and seeking to preserve the flow of traffic, avoiding congestion. While some positive influences have been noted for the other social sustainability objectives, there are no other perceptible impacts. The policy also has a limited impact on the economic sustainability objectives; a minor positive effect is identified for enabling sustainable economic growth but there are no other effects. The impacts on the environmental sustainability objectives are also mainly negligible, though some positive and some negative influences are noted. A minor positive impact is identified for encouraging active and sustainable travel, however there are a mixture of effects identified for the objective to improve air quality and the overall impact is uncertain. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to improve health and well-being. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

These policies will work in tandem with other schemes, such as park and rides, public transport networks to move people and goods in the most efficient manner. Rural Supplementary Planning Guidance - DCAN 15. Retail policy will prevent filling stations from taking business away from villages.

3.3.9. TAM 4 Protection for New Transport Schemes and TAM 5 Disused Transport Routes

TAM 4 is essentially a replication of AMP 4. In line with policy TAM 5 the council will promote and enable development of existing identified key transport strategies and corridors so as not to adversely affect their implementation potential.

TAM 5 is essentially a replication of AMP 5. Policy TAM 5 expands on policy TAM 4 protecting the reuse of an existing transport route so as not to prejudice the development potential of the established route.

The LDP will identify those disused transport routes, together with any associated facilities, at the LPP stage where proposals exist for their re-use and disused routes of District importance which offer potential in the longer term for future transport use.

Preferred Option:

Take forward the policy direction as set out in PPS 3 & SPPS.

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	?	?	?

Summary and comparison of Options against the sustainability objectives

These policies have a minor positive impact on the social sustainability objectives to improve health and well-being and to strengthen society, by creating the conditions for transport routes (including walking and cycling routes) to be delivered which may also link communities. Positive influences are also noted for the housing objective, however these are not considered to be strong enough to raise an impact. Minor positive Impacts are also identified for the economic sustainability objectives to enable sustainable economic growth and to manage material assets sustainably. Positive influences are again noted for the education objective, however these are also not considered to be strong enough to raise an impact. The policies have a significant positive impact on the objective to encourage active and sustainable travel which leads to indirect minor positive effects on improving air quality and reducing causes of climate change, through encouraging reduced reliance on the car. For the latter objective, the effects may not be seen until the medium term. No effects are identified on water resources. Short term impacts on the remaining environmental sustainability objectives 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 are negligible. However, in the medium to long term the effect becomes uncertain. While the policies protect land from development in the short term, as schemes become funded and infrastructure is developed there may be effects. However, it is probable that negative effects will be able to be successfully mitigated or offset. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

EIA for qualifying projects will help to identify impacts and will propose mitigation, where it is required. TAM 7 will provide the policy mechanism to ensure that new development will be linked to walking and cycling routes. The placemaking and design principles will also support and complement these policies. There is a crossover between this policy and OS3 Green and Blue Infrastructure.

3.3.10. TAM 6 Transport Assessment

TAM 6 is essentially a replication of AMP 6. Policy TAM 6 allows the opportunity to consider proposals in terms of their impact on existing transport movements and infrastructure within the context of wider government policy aimed at achieving more sustainable travel patterns through a

change in transport behaviour. This can best be achieved through the process of a Transport Assessment (TA).

TAM 6 will allow for a more in depth consideration on the impacts of developments and therefore will aim to enable the developments full potential.

Preferred Option:

Option requiring Transport Assessment in line with AMP 6 PPS 3 and GP 3 PPS 13.

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	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Summary and comparison of Options against the sustainability objectives

This policy has a narrow scope and consequently has a limited impact on the majority of the sustainability objectives. Through the policy's indirect ability to encourage more sustainable travel patterns, minor positive impacts are identified for the objectives to improve health and well-being, to enable sustainable economic growth and to encourage active and sustainable travel. No other perceptible impacts are identified. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Developer contributions to enhance access to active and sustainable travel routes - could help to enable provision for a new bus stop. Working with and linking with other Transport Plans, e.g. NW Transport Plan, Green Infrastructure Plan, Car Parking Strategy and other relevant Transport Plans and policies.

3.3.11. TAM 7 Walking & Cycle Provision

TAM 7 is essentially a replication of AMP 8. It will promote the use of sustainable transport methods for pedestrians and cyclists. TAM 7 will promote active travel methods and the Council's green infrastructure plan. TAM 7 will also contribute to the Council's target of reduced carbon emissions and improving health and wellbeing.

Walking and cycling are popular modes of travel for an increasing number of people. Like walking it is healthy, pollution free and makes relatively small demands on land. Insert Within Northern Ireland 45% of all journeys presently made are less than two miles in length and cycling has the potential to replace the car for a great variety of these short journeys and to form part of a longer journey when linked to onward travel by public transport. To help promote cycle use the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of development providing jobs, shopping, leisure and services. It should also be available in our city, town and District centres, at educational institutions and public transport

interchanges, including Park and Ride and Park and Share sites. Proposals will be assessed against the Council's published / adopted parking standards

Preferred Option:

Option in line with Policy direction of PPS 3, PPS 13 and SPPS

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

Summary and comparison of Options against the sustainability objectives

The policy has a positive impact on all of the social sustainability objectives through creating linkages and encouraging active travel. In the case of the objectives to improve health and well-being and to strengthen society, as other plans are implemented the positive effects will strengthen over time to become significant positive in the long term. This strengthening effect is also seen for the objective to enable sustainable economic growth, whereby jobs will become more accessible and the District will become a more attractive place to live, work and invest in. The policy has a significant positive impact on the objective to encourage active and sustainable travel which leads to indirect minor positive effects on improving air quality and reducing causes of climate change, through encouraging reduced reliance on the car. For the air quality objective, the effects may not be seen until the medium term. Negligible or no effect is identified for the remaining environmental sustainability objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to encourage active and sustainable travel across all timescales. Significant positive effects are also identified for the objectives to improve health and well-being and to enable sustainable economic growth in the long term timescale. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.3.12. TAM 8 Provision of Public and Private Car Parks, TAM 9 Car Parking and Servicing, TAM 10, Design of Car Parking and TAM 11, Temporary Car Parks.

TAM 8 is essentially a replication of AMP 10. Car parking is considered to be a key transport policy lever and can, when appropriately managed, act as a stimulant to economic development whilst having environmental and safety benefits in locations such as our city and town centres. In line with the SPPS, the Council will require to be satisfied that there is a need for the development by reference to the North West Transport Study and the Council's Parking Strategy overall parking strategy following a robust analysis by the applicant. Other relevant Planning considerations when determining such proposals will include traffic and environmental impacts and the proposal compatibility with adjoining land uses.

The inclusion of park and rides will reduce the number of private cars on the road and therefore will reduce carbon emissions and the number of cars on the road which will cut down traffic and travel times.

TAM 9 is essentially a replication of AMP 7. The availability of car parking is a major influence on the means of transport people choose for their journeys, even for those locations well served by public transport. This combined with increasing car ownership levels is contributing to a growth in traffic congestion in the centres of Derry and Strabane.

To tackle growing congestion problems and help reduce reliance on the private car the Council considers that in certain instances it will no longer be appropriate or desirable for developers to fully meet demand for car parking generated by their developments. Beyond these areas of parking restraint there may also be situations where a reduction in car parking provision in association with new development will be acceptable.

TAM 10 is essentially a replication of AMP 9. TAM 10 requires a high level of design, layout and landscaping of car parks in order to maximise the potential and amount of cars it can hold while at the same time limiting the adverse effects that it can potentially have on the existing area. High levels of design will promote safety and not impact the existing road infrastructure. The design, layout and landscaping of rural car parks should seek to retain the open nature and visual amenity of the countryside. In addition matters such as floodlighting, will require careful design in order to minimise their impact on visual amenity and biodiversity including bats.

TAM 11 is essentially a replication of AMP 11. TAM 11 aims to control the amount of parking that needs to be provided on a temporary basis while not compromising safety or the existing road infrastructure.

Preferred Option:

Associated car parking policy in line with policy thrust of PPS 3 & 13 and SPPS.

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

Summary and comparison of Options against the sustainability objectives

Many of the predicted effects of these policies will develop over time, as they are linked to wider changes in transport and green infrastructure which may take several years to develop. A minor positive impact is identified for the social sustainability objectives to improve health and well-being and to strengthen society from the medium term onwards. While some positive influences are noted for the provision of good quality, sustainable housing, the effects are not thought to be strong enough to have a perceptible impact. Encouraging shared transport, walking and cycling and reducing reliance on the car can help to make the District a more attractive place to live in and visit and consequently a minor positive effect from the medium term onwards is also identified for the objective to enable sustainable economic growth. There are no effects on the other economic sustainability objectives. It

is recognised that these policies may cumulatively lead to the development of greenfield land at edge-of-settlement for new parking facilities and consequently a minor negative effect is identified for the environmental sustainability objectives to protect physical resources, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. There may be measures by which the scale of these negative effects can be reduced and over time the effects on landscape may be reduced as screening and landscaping vegetation matures. From the medium term onwards, a minor positive effect is identified for the objectives to encourage active and sustainable travel and to improve air quality. The impacts on the remaining environmental sustainability objectives are negligible. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Measures included in GDPOL 1 & 2, in particular the consideration of SuDS in new development and design and landscaping that complements and / or enhances the surrounding areas. FLD policies on managing surface water and drainage assessment will help to reduce the risk of effects on water resources.

3.3.13. TAM 12 Transport Facilities

Transport Facilities - this is a replication of PSU 3 from the PSRNI specific to Ports and Airport. Its primary purpose is to provide policy guidance for those proposals necessary for the improvement of strategic transportation facilities such as the District's Port and Airport. Permission will normally be granted for development considered necessary to maintain current operational requirements or for appropriate improvements to or expansion of existing facilities. Such proposals may assist with climate change adaptation in that, through their development, they could facilitate a reduction in roads-based transport.

Preferred Option:

Option delivering regional policy thrust for strategic transportation facilities.

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				

Summary and comparison of Options against the sustainability objectives

The policy recognises that commercial activities at ports and airports have the potential to conflict with nearby residential areas. The policy is protective and will seek to avoid any unacceptable impacts, however there may still be some minor negative effects occurring at a localised scale. It should be possible to manage the scale of any effects through measures such as monitoring and regulation. No other perceptible effects are identified for the social sustainability objectives. The policy will have a significant positive effect on the objective to enable sustainable economic growth and a minor positive effect on the objective to manage material assets sustainably through

relationships with the energy industry. Impacts on many of the environmental sustainability objectives are difficult to predict as they would be dependent on the nature and location of any development brought forward. However, the appraisal has acknowledged that the low-lying coastal locations of the port and airport make them vulnerable to flood risk and climate change and these aspects will require additional consideration at the project level. While some potential influences on physical resources, landscape / seascape character and the historic environment are noted, the effects are considered to be negligible. This option is considered to be a sustainable 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Regulation and monitoring of noise and other nuisance impacts by Environmental Health. Habitats Regulation Assessment will ensure that new development does not, on its own or in combination with other development, have a significant effect on the conservation objectives of European and International sites. Historic Environment policies will help to safeguard against negative effects on historic assets. FLD policies and CD1 will ensure that development does not pose a risk on water resources or the marine area. Consultation with DAERA Marine Division and DHPLG where there is a potential for new development to impact on the marine area.

3.3.14. TOU 1 Safeguarding of Tourism Assets

This policy provides for the safeguarding of all tourism assets, including those which are also subject to protection under built and natural heritage legislation. Planning permission will not be granted for development that would in itself, or in combination with existing and approved development in the locality have an adverse impact on a tourism asset such as to significantly compromise its tourism value. This policy has been updated from policy TSM 8 of PPS16. The definition for Tourism Asset, in para 7.39 of the Justification & Amplification section (J&A) and in Appendix 1 Glossary of Terms of PPS16 has been removed. The definition of tourism asset as defined from PPS16 has been added into the J&A, which has been shortened and updated.

Preferred Option:

Policy in line with PPS policy direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPSS and current policy 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.
Option 1	+	+	0	0	++	0	+	0	0	+	0	0	+	0	++	++	++										

Summary and comparison of Options against the sustainability objectives

The protection of tourism assets will deliver a positive impact on many of the sustainability objectives. Minor positive effects are identified for the social sustainability objectives to improve health and well-being and to strengthen society through the option's relationships with open space, physical activities in our natural landscapes and sense of identity and community pride through raising the profile of

specific settlements and areas. For the economic sustainability objectives, some positive influences are noted for the education objective through opportunities for assets to benefit interpretation and enrichment. The main effects will be on the objective to enable sustainable economic growth, where significant positive effects are identified as a consequence of enabling the tourism industry to capitalise on its location, strengthen and diversify. Positive effects or influences are noted for all of the environmental sustainability objectives though effects on encouraging active and sustainable travel, air quality and water resources are unlikely to be perceptible. The tourism assets identified through this option will either be natural areas / landscapes or heritage assets, and in addition to protecting sites from inappropriate development this option will also help to highlight and encourage the appreciation of these assets which may indirectly encourage investment in improvement / enhancement measures. The option will deliver a significant positive effect on 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 and is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Other tourism, natural environment and historic environment policies will work together with this policy to support positive effects. The Green Infrastructure Plan (which also incorporates actions for climate change adaptation and mitigation) may also help to enhance effects. Landscape Character Assessment may help to inform the boundaries for defining an asset and the definition of boundaries of SAC, AHLIs and LLPAs at LPP may also help to draw attention to assets and provide a more specific focus on their character.

3.3.15. TOU 2 Tourism Development in Settlements

There will be a general presumption in favour of tourism development within settlements, subject to meeting normal planning criteria, but particularly to focus our tourism on the ten identified tourism hubs, gateways and attractive historic villages. This policy was originally TSM 1 in PPS16. New text has been added which specifically mentions preference for tourism development being directed to Derry City and Strabane so that it's accessible and maximises existing infrastructure.

All tourism developments should be located in one of the ten tourism settlements identified in paragraph 12.5 of the draft Plan Strategy; developments in any other settlements need to demonstrate a location-specific case as to why they cannot be located in the identified settlements. Within Derry City and Strabane, they should be centrally located to be accessible and to maximise the use of existing infrastructure. It is important that the all proposals for tourism development in settlements are quality developments and demonstrate how they make a positive and sustainable contribution to the tourism offer and visitor experience.

The J&A has been shortened from the original PPS16 with more District specific text which recognises Derry City and Strabane's strong tourism offer and the substantial benefits derived from them.

Preferred Option:

Policy thrust in line with PPS 16 direction.

What reasonable alternatives have been considered?

Strategic options for Tourism were appraised in the SA Interim Report under Key Issue 7H, and the Option to "identify flagship tourism sites / areas along with opportunities for sustainable attractions and associated accommodation with a focus on improved accessibility, placemaking and legibility of

tourism offer” was found to be the most sustainable Option. No reasonable alternative has been identified for the draft Plan Strategy. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	++	+	+	++	0	0	0	+	+	+

Summary and comparison of Options against the sustainability objectives

The option has a minor positive effect on the majority of the social sustainability objectives through encouraging visitors to spend time in towns, villages and small settlements across the District, contributing to social contact and prosperity. This policy approach makes best use of location and seeks to maximise the benefits of sustainable economic growth for the population of the settlements. It may contribute to vitality and vibrancy in city and town centres and stimulate an evening economy and other spin-off economic activity, leading to significant positive impacts being identified. The policy approach also supports the sustainable use of material assets by directing development to areas where infrastructure is already present. This results in a minor positive impact for this objective. Focusing the tourism development preferentially into settlements delivers minor positive effects on almost all of the environmental sustainability objectives with the exception of air quality, climate change and water resources, where the effects are negligible. If, as is hoped, investment and strategic projects are delivered on, and an integrated green and blue infrastructure and sustainable transport network becomes established in the District, the impact on encouraging active and sustainable travel will strengthen to significant positive over the long term. This option is considered to be a sustainable 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 over all timescales and to encourage active and sustainable travel over the long term timescale only. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Other tourism policies will help to strengthen effects. Larger schemes will be subject to the requirements of dPS Appendix 2 including the preparation of a ‘Tourism Benefit Statement’ which will help to maximise opportunities for delivering positive effects. Policies on Signage and Advertisement and safeguarding of Conservation Areas will help to protect character. Village Cluster plans under the Community Plan may complement tourism projects.

3.3.16. TOU 3 Tourist Amenities in the Countryside and TOU 4 Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside, TOU 6 Self-Catering Accommodation in the Countryside and TOU 7 New and Extended Holiday Parks.

TOU3 - This policy provides for tourist amenities in the countryside where the tourism activity and associated facilities require a rural location in terms of their functional or site / area specific requirements. This policy was originally TSM2 in PPS16 and has stayed the same with the J&A shortened and updated. Reference to Appendix 3 of PPS16 highlights relevant considerations required for a Tourism Benefit Statement and a Sustainability Statement. This will be carried over into the LDP appendix where details will be provided regarding what is required in these statements. The J&A has

been updated. The Rural Development Programme has been referenced to ensure that applicants understand that any funding applications consider that planning permission may also be required.

TOU4 - Planning permission will be granted for Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside subject to criteria relevant to the development's circumstances being met. Reference has been made to policy TOU 2, Tourism Developments in Settlements which would apply to any type of tourism accommodation of this kind in the settlements. The original PPS16 J&A has been shortened and updated with reference to a suitably accredited and / or experienced conservation background. New lines have been added that states that the Council's Tourism Department is to be consulted with regard to such applications and NITB will also be consulted for developments of a significant scale. Another new paragraph has been provided regarding short term let accommodation. Whilst it is recognised that these can be permitted development, any that are not will be considered under TOU2 and TOU4 depending if within or outside a settlement.

TOU 6 - This policy provides for sustainable economic benefits and opportunities for self-catering tourist accommodation in the countryside particularly in areas where tourist amenities and accommodation have become established. The policy will also provide sustainable environmental benefit through focussing self-catering development in existing nodes of tourism activity, thereby avoiding random development throughout the countryside and safeguarding the value of tourism assets.

TOU 7 - Planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development. Policy TSM 6 of PPS16 is the same wording as the new policy, with reference to Appendix 4 removed referring to layout and landscaping plans. New wording in policy includes static caravan holiday homes and holiday chalets, touring caravans, motor homes, camping sites and glamping. The applicant will need to demonstrate how that all of the above accommodation proposed are close to an existing or approved tourist amenity that is / will be a significant visitor attraction in its own right or linked to a Farm Diversification scheme. The applicant will need to provide evidence of how the proposal will be funded and operated through a Tourist Benefit Statement and a Sustainability Statement. New J&A has been added including a definition of glamping. Glamping is defined as a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping. The J&A also makes reference to Policy TOU 6, Self-Catering in the Countryside for proposals that are for self-catering units including substantial cabins of various types e.g. wooden huts, chalets etc. where there are connections to services and facilities within the units.

Policies TOU3, TOU4, TOU6 and TOU7 have been appraised as a group, as they all relate to tourism development outside settlements.

Preferred Option:

Policy thrust for tourism development outside settlements in line with SPPS & PPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	++	0	?	?	0	0	0	?	+	+

Summary and comparison of Options against the sustainability objectives

These policies will deliver a minor positive effect on the majority of the social sustainability objectives from the medium term through facilitating development of amenities, shared spaces and facilities for social interaction which could be used by the resident community as well as visitors and which may be inclusive to a range of groups. Minor positive effects are also identified for the objective to enable sustainable economic growth through the provision of opportunities for employment in rural areas. This should strengthen to significant positive over the long term, if the opportunities and actions identified in the Derry City and Strabane District Tourism Strategy 2018-25 are delivered on, as is hoped. The overall policy approach for tourism development in the countryside generally supports the environmental sustainability objectives, although the effect on encouraging active and sustainable travel is minor negative in the short term, and uncertain in the medium longer term as there may be new infrastructure and services that become available. Uncertain effects are also identified on physical resources and natural resources as the appraisal recognises that although clustering of development, efficient land use and reuse of buildings is encouraged, there may still be incremental losses of habitats and species, depending on the location, nature and scale of future development. However, the policies place particular emphasis on the protection of surroundings, setting and local character and consequently minor positive effects are identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment. This option is considered to be a sustainable 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 in the long term timescale. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Derry City and Strabane District's Tourism Strategy 2018-2025, the requirement for a Tourism Benefit Statement / Sustainable Benefit Statement and wider tourism strategies and plans for the region and neighbouring Districts may help to enhance the positive effects for the social and economic sustainability objectives. Natural Environment, Landscape and Historic Environment Policies, the Place-Making & Design Vision / Policy For Countryside and Sustainable Benefit Statements will also help to maximise positive effects on the environmental sustainability objectives. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys

3.3.17. TOU 5 Major Tourism Development in the Countryside - Exceptional Circumstances

This policy makes provision for major tourism development projects (including accommodation and amenities) in the countryside in exceptional circumstances for proposals that offer exceptional benefit to the tourism industry in the District. Policy TSM4 of PPS16 has been carried over with no amendments new words added to say that demonstration of exceptional benefit to the tourism industry *in the District or Region*. The J& A has been shortened and updated.

Preferred Option:

Policy thrust replicating PPS direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	++	0	?	0	0	0	0	0	0	+

Summary and comparison of Options against the sustainability objectives

TOU 5 has a minor positive effect on the majority of the social sustainability objectives. The policy includes safeguards against development which may lead to amenity, safety or nuisance impacts on people living or working near to a proposal, and a major development may provide opportunities for recreation / outdoor activity that are also accessible to the local community. Development brought under this policy should, by definition, deliver an exceptional benefit to the tourism industry and therefore a significant positive impact is identified for the objective to enable sustainable economic growth. The appraisal recognises that a major tourism development in the countryside could potentially have adverse effects on the environmental sustainability objectives. However, the requirement for proposals to meet all General Development Principles and Policies and to be accompanied by a Tourism Benefit Statement and a Sustainable Benefit Statement provides sufficient confidence that negative effects can be avoided for the majority of the objectives leading to neutral or negligible scores. An uncertain effect is identified for physical resources as impact is very much dependent on the nature and scale of any development brought forward. A minor positive effect is identified for protecting, conserving and enhancing the historic environment as the policy amplification explains that the impact of proposals on rural character, landscape and natural / built heritage will be an important consideration and a major tourism development could potentially deliver positive impacts in the case of heritage-led development around a historic environment asset. This option is considered to be a sustainable 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The application of general development principles GDP 3 and GDP 5 will help to enhance positive effects on health and well-being and active and sustainable travel. GDP 2 and GDP 6 will also help to enhance the positive effects of the environmental sustainability objectives. For qualifying projects, an EIA will help to identify impacts and design effective mitigation to reduce the risk of negative effects on the environmental sustainability objectives. Development should complement the District's overall Tourism Strategy 2018-2025. It and wider tourism strategies and plans for the region and neighbouring Districts may help to enhance the positive effects for the social and economic sustainability objectives. Natural Environment, Landscape and Historic Environment Policies, the Place-Making & Design Vision / Policy For Countryside and Sustainable Benefit Statements will also help to maximise positive effects on the environmental sustainability objectives.

3.3.18. MIN 1 Minerals Development

The Council will grant planning permission for minerals development where it meets the requirements of GDPOL 1 and it is demonstrated that the proposal will not have unacceptable adverse impact on receptors indicated within the policy. All minerals applications must include the proposed details of restoration and aftercare of the site in accordance with MIN 5.

Preferred Option:

Policy Option that delivers the strategic thrust of the SPPS & PSRNI.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy 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.
Option 1	0	0	0	0	++	0	+	0	0	0	0	-	-	+

Summary and comparison of Options against the sustainability objectives

While several influences on the social sustainability objectives are identified, this policy is unlikely to generate any positive impacts. However, the policy will contribute to safeguarding against negative impacts from new minerals development on people and communities in terms of nuisance and safety. While some influences are identified in respect of the economic sustainability objectives of education and material assets, the overall effect is negligible. Significant positive impacts are identified for the objective to enable sustainable economic growth, recognising the contribution that a sustainable indigenous minerals industry can bring to an area. Minor positive effects are also identified for the objective to protect physical resources and use sustainably. Minor positive effects are also identified for the objective to protect, conserve and enhance the historic environment and cultural heritage. A number of influences, both positive and negative are identified for the environmental objectives to encourage active and sustainable travel, to improve air quality, to protect, manage and use water resources sustainably and the objective relating to climate change. However, these influences are unlikely to give rise to a perceptible effect and a negligible score is recorded. Minor negative effects are reported for protecting natural resources and enhancing biodiversity and maintaining and enhancing landscape character. The nature of minerals development means that it may be difficult to avoid or mitigate all effects satisfactorily. The linked policy MD5 will help to ensure that restoration will occur, which may help to offset some of these effects, however this is unlikely to occur in the timescales covered by this LDP. This option is considered to be a sustainable 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Environmental Impact Assessment, Habitats Regulations Assessment and/or other relevant impact assessments. MIN1 will be further strengthened by MIN2 and MIN5. Restoration will help to offset the minor negative effects on natural resources and landscape.

3.3.19. MIN 2 Areas of Constraint on Minerals Development (ACMDs)

Within Areas of Constraint on Minerals Development, there will be a presumption against the granting of planning permission for the extraction and / or processing of minerals, including extensions to existing operations. These areas are protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural and historic environment). This Policy replicates the policy intent of the SPPS and carries forward those ACMDs which were identified in the DAP and SAP. It states in the Policy J&A that consideration of any boundary revision or any additional ACMDs will be done at the Local Policies Plan (LPP) stage and will be based on the identified tests contained in the SPPS.

Preferred Option:

ACMD Policy direction as set out in the SPPS.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	0	0	0	+	0	++	0	0	+	+	++	++	++	++	+											

Summary and comparison of Options against the sustainability objectives

The identification of ACMDs for their intrinsic landscape value delivers retains areas of natural environment that are a pleasant place to be in, which indirectly delivers a minor positive effect on health and wellbeing. There are no perceptible effects on the other social sustainability objectives. The protection of areas that are particularly important for their landscape value will help to facilitate economic development linked to sustainable tourism, leisure and recreation and should not noticeably constrain the supply of local minerals as there should be adequate supplies available elsewhere outside the ACMD. Minor positive effects are identified for enabling sustainable economic growth but no other effects are identified on the economic sustainability objectives. A positive impact is identified for all of the environmental sustainability objectives except the objectives to encourage active and sustainable travel and to improve air quality, where the effect is negligible. These positive effects of protecting areas of semi-natural land are significant in respect of the objectives to protect physical resources, natural resources and to maintain landscape character. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Consideration to be given at LPP stage on reviewing designated areas in context of landscape character, amenity, earth science / natural heritage features and historic environment.

3.3.20. MIN 3 Mineral Reserve Areas (MRAs)

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Preferred Option:

Protection of certain economically valuable minerals in line with PSRNI policy thrust.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	0	0	0	0	?	0	?	0	0	?	0	?	?	?

Summary and comparison of Options against the sustainability objectives

There are no currently identified mineral reserve areas in the District to which this policy would apply but the policy will allow the opportunity for a MRA 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 MRA 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. Potential positive and negative effects are identified for the objective to enable sustainable economic growth in the medium and long term, as the exploitation of a valuable mineral resource could deliver substantial benefits, but it may also constrain other types of economic development depending on its location. Uncertain effects in the long term are also identified for several of the environmental sustainability objectives, as the option could potentially result in the temporary safeguarding of an area from development, but may ultimately lead to more impacting development. Effects cannot be predicted as they are dependent on whether any MRAs come forward and where they are located. However, MIN1 and other operational policies will provide some protection against negative effects. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Evidence supplied by DfE / GSNI will be a key aspect supporting a designation. Consideration should be given to amenity, natural and historic environment features if designating a MRA.

3.3.21. MIN 4 Valuable Minerals

Applications to exploit minerals, limited in occurrence and with some uncommon or valuable property, will be considered on their merits. There will not be a presumption against their exploitation in any area apart from within designated Special Countryside Areas. This policy is similar to that in the PSRNI and the SPPS. It also references the designated areas - for landscape, visual, heritage, nature, etc., as well as ACMDs. Even though DfE has advised that there are no financially viable areas

suitable for hydrocarbon extraction, we will retain this as part of the policy to align with surrounding Councils and in case it does become financially viable in the future. It should be noted that MIN 4 changes the emphasis of the SPPS in that it replaces the wording “should be a presumption against” with “will be a presumption against”.

Preferred Option:

Policy thrust of PSRNI / SPPS with strengthened wording in relation to presumption against.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	0	0	0	0	?	?	+	0	0	?	?	?	?	?

Summary and comparison of Options against the sustainability objectives

There are currently no proven valuable mineral resources areas in the District to which this policy would apply, but the option would allow the opportunity for a valuable mineral to be extracted in the event that a feasibly extractible deposit is identified in the future. As a consequence it is difficult to identify and assess any potential effects in the appraisal as the type of mineral, its location and the method of extraction is unknown. Some potential influences are identified for the social sustainability objectives, but none are considered to be strong enough to deliver a perceptible effect. A mixture of positive and negative effects are identified for the objective to enable sustainable economic growth - the policy helps to keeps options open and allows best use of location to be made, however development of this type could potentially reduce the District’s attractiveness for tourism. By enabling mineral resources to be extracted, a minor positive impact is identified for the objective to protect physical resources and use sustainably. The policy has no effect on encouraging active and sustainable travel and the predicted effect on air quality is negligible. Effects on the remaining environmental sustainability objectives are uncertain, they cannot be predicted as they are mainly dependent on the nature, location and extent of development. Other linked minerals policies such as MIN1, MIN2 and MIN5 will reduce the risk of permanent negative effects, while policies arranged under Part E of the LDP (Environment) will also deliver specific safeguards that will benefit the environmental sustainability objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Environmental Impact Assessment, Habitats Regulations Assessment and/or other relevant impact assessments. MIN1 will be further strengthened by MIN2 and MIN5. Requirements for restoration under MIN 5 will help to offset any potential negative effects on natural resources and landscape.

3.3.22. MIN 5 Restoration

Planning permission for all new minerals development will be conditional upon the satisfactory restoration of proposals. It is considered that Policy MIN 5 reflects the policy directions as set out in the SPPS. The use of restoration bonds is a new policy tool, which will be used to ensure that the

Council achieves effective compliance. It is considered that the policy tool is consistent with the SPPS and relevant legislation.

Preferred Option:

Policy in line with existing strategic policy direction and introduction of restoration bonds.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	+	0	+	0	0	0	0	++	++	+

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. A minor positive effect on the objectives to improve health and well-being and to strengthen society is identified for the long term timescale for this option. The option requires consideration to be given to needs of local community and it may result in the delivery of new open space or other asset which may deliver well-being benefits. A long-term minor positive effect is also identified for the objective to enable sustainable economic growth as the restoration may help to develop an asset that can generate a new type of income, directly or indirectly. As the policy encourages phased / progressive restoration and consideration of plans from the outset, benefits to some of the environmental sustainability objectives may be delivered from the short-term timescale. Minor positive effects are identified for the objectives to protect physical resources and use sustainably, to protect, conserve and enhance the historic environment and cultural heritage, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. In the case of the latter two, the effects should strengthen to significant positive over the long term timescale. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to protect natural resources and enhance biodiversity and to maintain and enhance landscape character over the long term timescale. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Linkage with Local Biodiversity Action Plan, Community Planning and Green Infrastructure plans to identify opportunities for restoration and community need.

3.3.23. AD 1 Signage & Outdoor Advertisements and AD 2 Advertisements and Heritage Assets

Policy AD 1 - Signage & Outdoor Advertisements - Policy in line with DfI Roads, SPPS - an advertisement should not adversely affect safety of public and should respect amenity. Policy reflects DfI Roads advice and reference to LED lighting is included in the accompanying J&A.

Policy AD 2 - Historical or Character Areas. Provides specific policy management for our heritage assets in line with HED feedback, and that of Members, suggesting a 'presumption against' such signage. Reference is also included to signage aspects of the Management Plan / Conservation Plan for Derry Walls.

Policies AD 1 and AD 2 have been appraised as a group, as both policies are working to the same aim, respecting safety, amenity and local character.

Preferred Option:

Signage and advertising policy thrust in line with SPPS / Central Government feedback.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	++	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	++			

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 delivers a significant positive impact on the objective to improve health and well-being. Encouraging high quality signage is also an important factor in enabling businesses to attract customers and helps to improve the visitor experience in our settlements and rural areas, leading to significant positive impacts on enabling sustainable economic growth. The main thrust of AD 2 is the preservation of the character and setting of our heritage assets, leading to significant positive effects on this objective. There are also minor positive impacts on maintaining and enhancing landscape character through ensuring that advertising and signage is appropriate to its surroundings. This option is considered to be a sustainable 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 protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4 Social Development - Strategy, Designations & Policies

3.4.1. AGR1 Farm and Forestry Diversification, AGR 2: Farm and Forestry Development and AGR 3 The Conversion and Re-Use Of Existing Buildings for Agricultural and other Suitable Rural Uses

AGR 1 - This is essentially a slightly amended replication of CTY 11 (PPS21) with a Green Belt consideration. This policy permits a farm or forestry diversification proposal where it can be demonstrated that it is to be run in conjunction with the agricultural operations on the active and established farm.

It also sets out criteria which must be met, and states that proposals will only be acceptable where they involve the re-use or adaption of existing farm buildings. Additional J&A states a new building is only allowed in prescribed exceptional circumstances and diversification proposals should be of a scale and nature appropriate for the location, conform to rural design policies CY1 & 2 and be capable of satisfactory integration into the rural landscape. Green Belt: new text is added in the policy stating applicants will need to demonstrate a site-specific need to be located at the proposed location within the Green Belt, and why the proposal cannot be located in a nearby settlement.

AGR 2 - This is a slightly amended replication of CTY 12 (PPS21), including a specific reference on Ammonia (arising from intensive livestock practices) as well as a Green Belt consideration. An important additional insert into this policy is the reference to ammonia emissions which are being linked to damaging impacts on sensitive habitats, wider biodiversity and ecosystem resilience as well as human health. The policy permits development on an active and established holding and where it can be demonstrated that policy criteria are met. New build proposals will also have to demonstrate that they meet additional criteria. Green Belt: new text is included in the policy stating proposals within the Green Belt will only be permitted where it can be demonstrated that the development is needed to meet the essential requirements of the farm or forestry enterprise.

AGR 3 - This is a new policy based on 6th bullet point on page 54 of the SPPS and includes a Green Belt consideration. This policy should be read in conjunction with a number of policies included in the Draft Plan Strategy including AGR 1 Farm diversification, Relevant Retail Policy, Economic Development (Countryside) policy, Tourism Policy, Community Infrastructure. This policy permits the sympathetic conversion and re-use of a suitable buildings for a variety of alternative uses where this would secure its upkeep and retention, and where the nature and scale of the proposed non-residential use would be appropriate to its countryside location. The aim of this policy is to facilitate the sympathetic conversion and reuse of locally important buildings for a variety of alternative uses where this would secure its upkeep and retention. Green Belt: Within the Green Belt, re-use will take priority over conversion / extension of the building or site curtilage. It will be for the applicant to demonstrate that a conversion or any extension is required and the building cannot be re-used in its current form.

Policies AGR 1, AGR 2 and AGR 3 have been appraised as a group as they all follow the same general theme of economic development in the countryside. There are in the region of 1,700 registered farms in the District and a significant proportion of applications per year may occur under these policies.

Preferred Option:

Policy thrust in line with PPS 21 / SPPS and with a Green Belt consideration.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	+	0	-	-	0	-	0	0	+	+

Summary and comparison of Options against the sustainability objectives

These policies enable positive social interaction and will help to give rural communities appropriate access to facilities and services, delivering minor positive impacts on the objectives to improve health and well-being and to strengthen society. The policies also help to support and sustain the rural economy, leading to a minor positive impact on the objective to enable sustainable economic growth, but there are no perceptible impacts on the other economic sustainability objectives. The policies may lead to incremental loss of semi-natural land, resulting in minor negative impact. Minor negative effects are also identified for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as development brought about under these policies will generally not benefit from accessibility to walking, cycling or public transport routes and will be disproportionately reliant on private vehicles. The policies encourage the re-use of buildings in preference to new development, which may enable some older buildings to be brought back in to use (with a policy cross-over with historic environment policy for important vernacular or listed buildings). This approach, along with the inclusion of criteria on integration and a higher test in green belt areas delivers a minor positive impact on the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross-referencing with all applicable policies (for example, retail policy will also be applicable for a farm shop).

3.4.2. HOU1 Strategic Allocation and Management of Housing Land - Zoned Housing Land and LUPAs

This is a new policy aimed at managing the release of housing land as we currently have an oversupply of commitments in comparison to the number of houses that are needed over the LDP period. The policy sets out the strategy for how we will manage housing supply into two phases and how these phases will be identified at LPP stage. There is also a provision made for an additional five year supply of land over and above what is required for the LDP period in accordance with the SPPS. The policy also sets out how housing land will be identified in villages and small settlements and how the use of LUPAs will be identified at LPP stage. The policy goes on to detail how housing will be delivered in the countryside.

Preferred Option:

Balanced allocation with moderate focus on Derry and Strabane and appropriate housing opportunities across remaining tiers and countryside

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across 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

Summary and comparison of Options against the sustainability objectives

As this policy will not substantially influence development that is already committed, for some of the sustainability objectives it may take time before the effects of the policy begin to emerge. The policy approach delivers positive effects on all of the social sustainability objectives, with significant positive effects on the objective to provide good quality, sustainable housing as it will maximise the opportunities to deliver a range of house sizes, types and tenures and houses which meet locally identified needs. The effects on the economic sustainability objectives are mainly negligible, although some positive influences are recognised as the approach will help to enable education and infrastructure service providers to plan for the future. A minor positive effect is identified for enabling sustainable economic growth. Housing growth will have a minor negative effect on many of the environmental sustainability objectives, as many committed Phase 1 sites are on land that is currently undeveloped / greenfield. However, over time as the policy has greater influence over the siting of new development proposals it will encourage consolidation and the establishment of a more compact urban form. This should lead to an improvement to minor positive for encouraging active and sustainable travel, which should lead to a related improvements on air quality, reducing the impact to negligible from minor negative. There are several measures and related policies which may work together to help deliver a reduction in the scale of negative effects from housing growth. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The adoption of design and placemaking principles, tree planting and natural heritage policies will help to offset natural resource losses. Supplementary design guides can help to reduce impact on landscape character and the historic environment. 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 use of sustainable drainage systems (SuDS) in new development / redevelopment (including as an alternative to culverts) and also as a mitigation measure in drainage assessments will help to reduce adverse effects on surface water flows. The implantation of the NI Greenways Strategy, NW Transport Strategy and DCSDC Green Infrastructure plan will help to develop linkages between areas and encourage modal shift to active and sustainable transport. The Collaborative Learning Initiative Managing and Adapting to the Environment (CLIMATE) project may help with ensuring that development is resilient and incorporates measures that help with managing the effects of climate change. The implementation of SCAs and Green Belt policy areas will help to protect landscapes.

3.4.3. HOU 2 Strategic Allocation of Housing in Settlements - other than Zoned Housing Land and LUPAs and HOU 11 Redevelopment of Existing Buildings, or Infilling of Sites for Housing

HOU 2 This is a new policy to facilitate development outside of the planned management of housing land in HOU1. It is the LDPs intent that all new housing development within the plan area will be delivered on previously committed sites within the existing urban footprint. Additional land will not be zoned within the Local Policies Plan in accordance with this principle. However, planning permission will be granted for housing development on 'brownfield sites' within the urban footprint which are not zoned for housing or mixed use (to include an element of housing), subject to certain criteria.

This policy is needed as it recognises that there are significant opportunities for new housing on appropriate vacant and underutilized land, as the RDS sets a regional target of 60% of new housing to be located in appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population, thus in Derry City and Strabane Town.

HOU 11 In established residential areas planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing, where all the criteria set out in HOU 8 New Residential Development and all the additional criteria set out below are met:

- (a) The proposed density is not significantly higher than that found in the established residential area;
- (b) The pattern of development is in keeping with the overall character and environmental quality of the established residential area; and
- (c) All dwelling units and apartments are built to a size not less than those set out in Supplementary Guidance.

This policy has been taken from Policy LC 1 in PPS 7 Addendum. The J and A remains the same.

Preferred Option:

Promote housing via redevelopment of buildings and development on appropriate vacant / underutilised land in line with RDS / SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives to these policies have been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across 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

Summary and comparison of Options against the sustainability objectives

Through providing opportunities for city centre living / living in settlements, these policies will have a minor positive effect on all of the social sustainability objectives. Minor positive effects are also identified for enabling sustainable economic growth and manage material assets sustainably through encouraging redevelopment of sites and facilitating development in areas where there existing good provision of material assets. These aspects can help to make the District more attractive and enhance vitality and vibrancy in centres. The quantum of housing delivered through these policies will be relatively low and the effect on almost all of the environmental sustainability objectives is negligible. However, a perceptible minor positive effect is possible for the objective to encourage active and

sustainable travel as development brought through these policies should have good access to active and sustainable travel options and will benefit those without access to a car. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Use of the biodiversity checklist and consultation with NIEA will help to avoid losses of important biodiversity. Biodiversity should also be taken into account when identifying areas for zoning at LPP.

3.4.4. HOU3 Density of Residential Development

This is a new policy aimed at promoting an increased density in housing developments, to achieve a more sustainable form of development by encouraging compact urban forms and promoting more housing within existing urban areas, and along key and link transport corridors thereby supporting more sustainable housing. This will seek to make the best use of urban land and generally support the viability of public transport services.

Three density bands are proposed as a guide to inform proposed developments within the relevant areas and development proposals outside of these bands will be considered on their merits. This policy is also in accordance with the SPPS as it states that the LDP should set density levels for housing sites appropriate to the location of the site and the character of the surrounding area.

Preferred Option:

Promote increased density levels in line with SPPS direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across 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	0	0	0	0	0	0	

Summary and comparison of Options against the sustainability objectives

This policy has a minor positive effect on all of the social sustainability objectives by encouraging development that can take advantage of the facilities and series located around it and particularly the opportunities for active and sustainable travel. However, it is recognised that development along arterial transport routes may have poorer surrounding air quality. Positive effects are also identified for all of the economic sustainability objectives though facilitating opportunities for accommodation that suits students and supporting town centre living with associated access to material assets and enhancing vibrancy and vitality. This approach also supports the environmental sustainability objectives to protect physical resources and use sustainably, reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably and minor positive effects are identified. Facilitating greater densities of development in areas where there is good access to active and sustainable travel will deliver significant positive effects on the objective to encourage active and

sustainable travel. Development under this policy will be in settlements only and the effect on the other sustainability objectives is negligible. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to manage material assets sustainably and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Consultation with Environmental Health will help to identify any potential issues with air quality. Criteria to take into account at LPP include District and Local Centres, defining the key transport corridors and designating arterial routes, identifying active travel opportunities, reduced car parking requirements. The policy will take in to account new centres. Flood maps / coastal flood maps will be taken into consideration when defining boundaries.

3.4.5. HOU 4 Protection of Existing Residential Accommodation

This is a revision of Policy CA 5 from the DAP which sought to protect residential stock from alterations or changes into other uses within the city / town centre or local / District centres. It aims to keep residential accommodation as the primary use and any changes must be subordinate to that use, the purpose of this policy is to centralise services and to encourage businesses into these centres, whilst also retaining residential character and maintaining residential amenity. This policy therefore seeks to restrict the type of non-residential proposals permitted in established residential areas and areas where higher density residential accommodation is appropriate, such as highly accessible locations fronting onto main arterial routes in Derry and Strabane. Where non-residential uses are permitted, they should be complementary to the surrounding residential uses and protect established residential amenity.

The DAP has identified residential areas in Derry City that are to be protected. The Designated Flat zones will be carried forward until they are reviewed at the LPP stage. The designated flat zones primary purpose were to protect single family occupation accommodation thus, these previously designated areas will be carried forward into the new plan, however will be reviewed at LPP stage to assess if they are still operating as areas of single-family occupation accommodation.

Preferred Option:

Revised policy in line with Derry Area Plan relevant policy.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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	++

Summary and comparison of Options against the sustainability objectives

This is a revision of Policy CA 5 from the DAP which sought to protect residential stock from alterations or changes into other uses within the city / town centre or local / District centres. It aims

to keep residential accommodation as the primary use and any changes must be subordinate to that use, the purpose of this policy is to centralise services and to encourage businesses into these centres, whilst also retaining residential character and maintaining residential amenity. This policy therefore seeks to restrict the type of non-residential proposals permitted in established residential areas and areas where higher density residential accommodation is appropriate, such as highly accessible locations fronting onto main arterial routes in Derry and Strabane. Where non-residential uses are permitted, they should be complementary to the surrounding residential uses and protect established residential amenity.

The DAP has identified residential areas in Derry City that are to be protected. The Designated Flat zones will be carried forward until they are reviewed at the LPP stage. The designated flat zones primary purpose were to protect single family occupation accommodation thus, these previously designated areas will be carried forward into the new plan, however will be reviewed at LPP stage to assess if they are still operating as areas of single-family occupation accommodation.

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 in the medium and long term timescale. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Noted that some residential areas of Strabane may be in areas of flood risk - consideration may be given to enabling other lower-impact use types in these areas at LPP, subject to other policies

3.4.6. HOU 5 Affordable Housing in Settlements, HOU 6 House Types, Size and Tenure, HOU 7 Accessible Housing (Lifetime Homes and Wheelchair Standards)

HOU 5 - This is a new policy that was originally called HS2 Social Housing in PPS12. PCP 4, Balanced Communities also states that social housing should be provided by developers as an integral element of larger housing developments, where a need is identified. Given the District's need for social housing, a policy defining the size and units within a development scheme has been suggested. This policy has been renamed to affordable housing and following consultation with NIHE, it has suggested suitable wording and size and units for affordable housing. Whereas NIHE suggested a 25% scale, over the life of the LDP period, it is considered that the proposed 10% requirement will still deliver and maintain an appropriate supply of affordable housing consistent with the future needs of the District, whilst still ensuring a balanced mix of housing tenures. The policy also permits for this 10% figure to be raised or lowered accordingly on a case-by-case basis so it should not be regarded as a fixed bar.

Definitions of affordable and intermediate housing are provided in the J&A. Mixed Tenure and Tenure Blindness has also been included in this policy. Whilst there may be resistance from some private developers, recent research has favoured this approach where the design and external appearance of the affordable housing in the development should reflect the character of the remainder of the site.

HOU 6 - Planning permission will only be granted for new residential development of 5 or more units, or on sites of 0.1 hectare or more, where a mix of house types and sizes is provided. In smaller schemes the need to provide greater variety in type and size will be considered on its individual merits. Members were keen to see a variety of housing types and size included in future developments and it is considered that this policy will contribute to meeting the specific different housing needs of the community.

The SPPS states that the provision of a variety of house types, sizes and tenures is fundamental to the building of more balanced communities. Planning authorities should aim to create environments that are accessible to all. PPS 12 - PCP4, Balanced Communities suggests a mix of house types and sizes should be provided to promote choice and assist in meeting community needs. This policy has been adapted from PPS12, HS4, House Types and Size.

HOU 7 - All new housing, regardless of tenure will be required to comply with the Lifetime Homes as set out in the Department of Communities, Housing Association Guide. 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 DfC's Housing Association Guide. For developments over 5 units, every applicant must state how they have considered and are proposing to address Wheelchair Standards as set out in DfC's Housing Association Guide. Members requested such a policy and an appropriately worded HOU 7 policy has now be included that also puts the onus on the developer to demonstrate how they have considered and propose to address the requirement of wheelchair standards for developments over 5 units.

Preferred Option:

Policy thrust in line with PPS and relevant DfC guidance.

What reasonable alternatives have been considered?

The strategic approach to consider policy and mechanisms for delivering balanced communities and mixed tenure housing that contribute to meeting housing need / demand was appraised in the SA Interim Report under Key Issue 9D (Option 1), and was found to be more sustainable than Option 2, maintaining the status quo of having no policy approach. No reasonable alternative has been identified at the draft Plan Strategy stage. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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

The approach of requiring new residential development to be comprised of a mixture of house types, tenures and sizes and to be accessible and adaptable has a significant positive impact on all of the social sustainability objectives. The approach supports social and intergenerational contact and promotes inclusion. It helps to reduce factors causing inequality and delivers housing that is flexible and capable of becoming a 'lifetime home'. A significant positive effect is also identified on the objective to enable sustainable economic growth, as the approach will help to provide housing for employees across a range of employment sectors and makes the District a more attractive place to live, work, visit and invest. As these policies will only affect the composition of housing and do not influence the quantum or location of housing, they do not have any perceptible impact on the environmental sustainability objectives, however some positive and negative influences are identified. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Policies concerning quality in new residential developments, open space and creating an accessible environment will help to enhance the positive effects.

3.4.7. HOU 8 Quality in New Residential Developments and HOU 9 Design Concept Statements, Concept Master Plans and Comprehensive Planning

HOU 8 - The SPSS states that Councils should bring forward local planning policy or guidance for achieving quality in residential development. This policy has been carried forward from QD1 - Quality in New Residential Development, with some wording amendments to include reference to level requirements and appropriate connections to blue and green infrastructure. Policy LC 3 Permeable Paving in New Residential Developments has also been incorporated into this policy. Further amendments have been included to reference the Council's Green infrastructure Plan and the requirement for well-designed and age-appropriate play equipment as part of open-space infrastructure.

HOU 9 - Places the requirement for the submission of a Design Concept Statement, or where appropriate a Concept Master Plan, to accompany all planning applications for residential development. This policy has been carried forward, relatively unchanged from QD2 - Design Concept Statements, Concept Master Plans and Comprehensive Planning. However, the threshold of when a Concept Master Plan is required has been amended from 300 dwellings to 200. This has been proposed to reflect potentially smaller sizes of housing development that will come forward across the LDP period and will ensure that well designed Concept Master Plans will be applicable over potentially a larger number of smaller developments rather than a limited number of larger ones.

Preferred Option:

Policy thrust in line with PPS 7 and incorporating reference to Green and Blue Infrastructure Plan.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPSS and current policy framework across 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	+	++	+	+	+	+	+	+

Summary and comparison of Options against the sustainability objectives

This approach delivers positive effects on almost all of the sustainability objectives. The policies seek to create high quality, sustainable, accessible and safe residential environments. The emphasis on accessibility and creating linkages through walking and cycling strongly supports the objectives to improve health and well-being, to strengthen society and to encourage active and sustainable travel and significant positive effects are identified. Encouraging quality design and concept masterplanning of larger developments helps to ensure that natural features are preserved and incorporated sensitively into developments and encourages more efficient and sustainable pattern of development. This option is considered to be a sustainable 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 and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.8. HOU 10 Residential Extensions and Alterations

This policy has been carried forward from PPS7 Addendum EXT 1 Residential Extensions and Alterations. The SPPS states that Councils should bring forward local planning policy or guidance for residential extensions or alterations. Planning permission will be granted for a proposal to extend or alter a residential property subject to certain criteria.

Preferred Option:

Option that delivers policy intent from PPS7 Addendum EXT 1 Residential Extensions and Alterations.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across 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	0	0

Summary and comparison of Options against the sustainability objectives

This policy has quite a narrow influence and will only occur in conjunction with existing residential development. It therefore has very limited effects on the majority of the sustainability objectives. Through facilitating housing extensions and alterations which help to meet the needs of the occupants, minor positive impacts are delivered for the objectives to improve health and well-being and to provide good quality, sustainable housing. While some positive influences are identified in terms of using land efficiently, retaining natural assets and sustaining local character and appearance there are no perceptible impacts on any of the other sustainability objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.9. HOU 12 Flats and Apartments, HOU 13 Houses in Multiple Occupation (HMO) Management Areas, HOU 14 Houses in Multiple Occupation (HMO) and HOU 17 Large-Scale Managed Student Accommodation.

HOU 12 - Planning permission will be granted for the conversion or change of use of existing buildings to flats or apartments. This policy has been taken from Policy LC 2 in PPS 7 Addendum. This policy has also been amended to include the Living over the Shops policy HS1 in PPS12 as the criteria are similar. Policy HOU 6 is also relevant and related, whereby flats / apartments contribute to the greater mix of dwelling size and types, to meet the population's varied housing needs. Protection of Single Family Accommodation has been removed from HOU 4 and added into this policy. The DAP has identified residential areas in Derry City that are to be protected. The Designated Flat zones will be carried forward until they are reviewed at the LPP stage. The primary purpose of the designated flat

zones was to protect single family occupation accommodation. Thus, these previously designated areas will be carried forward into the new plan, however will be reviewed at LPP stage to assess if they are still operating as areas of single family occupation accommodation, and an exercise will also be carried out to identify other areas in the remainder of Derry City and Strabane Town.

HOU 13 - This is new policy. The policy will protect established residential areas from the potential adverse effects of an over concentration of HMOs. The 30% threshold will cap the number of HMOs within the area to 30% of the total number of houses to maintain residential amenity. The 10% threshold will aim to protect residential amenity outside of identified HMO areas and safeguard against a progressive gradual increase.

HOU 14 - This is new policy concerning planning permission for HMO development. Placing the cap at 4 bedrooms will contribute to the protection of existing residential amenity whilst delivering appropriate sized living spaces. It will reduce the potential for larger HMO buildings which could potentially contribute to parking and amenity problems within a residential area. The 150m² minimum internal floor space (PPS7 Addendum) is a regional policy standard minimum permitted to allow for the house to be returned internally to a useable layout for single family occupation.

HOU 17 - This is a new policy. This policy will allow for the development of purpose built student accommodation anticipated as a result of the planned UU Magee expansion and the May 2019 formal City Deal announcement. The specific scales have been included to seek meaningful development sizes that will positively contribute towards catering for such large scale student accommodation that is likely to be required during the LDP period. It seeks the development of suitably sized, well-designed and sustainably located student accommodation to serve the relevant educational locations. It is envisaged that such development will largely be city centre located to enable the maximum social and economic benefits. Any proposals that are under or over the stated policies scales will be considered on a case by case basis provided they are developed for student accommodation and meet the HOU 17 policy criteria.

Preferred Option:

Option combining PPS approach and new policy reflecting bespoke District circumstances.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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	+	++

Summary and comparison of Options against the sustainability objectives

The policies encourage housing types that are affordable and promote positive social interaction and the inclusion of all groups which delivers positive effects on all of the social sustainability objectives. The policies also seek to reduce the risk of nuisance or amenity impact and promote safe communities. Significant positive impacts are identified for the objectives to strengthen society and to provide good quality, sustainable housing. Positive effects are also seen for all of the economic sustainability objectives through the support these policies will give to students and employees with lower incomes. By supporting the reuse of existing properties in some areas and directing higher

density development to the areas that are best suited to accommodating it, these policies support the proximity principle and will enable people to access to a wider range of utilities and infrastructure services. Significant positive impacts are predicted for the objectives to enable sustainable economic growth and to manage material assets sustainably. As the policies relate to development within areas that are already urban, the effects on the environmental sustainability objectives are also positive in the majority of cases, with neutral effects on natural and water resources. A significant positive effect is identified for the objective to encourage active and sustainable travel as these policies indirectly encourage greater population densities in areas that are most accessible to active and sustainable transport routes and should support less reliance on cars in these areas. Significant positive impacts are also indicated for the objective to protect, conserve and enhance the historic environment as the policies support the reuse of old buildings, but include safeguarding measures to protect streetscape and townscape and require development to respect and maintain the character of areas. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to strengthen society, to provide good quality, sustainable housing, to enable sustainable economic growth, to manage material assets sustainably, to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

TAM 7 Walking & Cycle Provision will help to deliver connectivity with the housing areas brought via these policies. All development is expected to conform to GDPOL 1 and GDPOL 2 which will reduce negative effects and promote positive effects. There is a strong crossover between this policy and the Derry Strategic Design Policy 3 (DSDP 3) Manage the Visual Cityscape, the City Centre Building Heights and Townscape Strategy and HOU 3.

3.4.10. HOU 15 Specialist Residential Accommodation

HOU 15 - The LDP will seek to facilitate specialist residential accommodation to ensure that accommodation is provided that matches the most up to date evidence of housing need. The former Policy H4 Housing for People with Special Needs in the DAP has been amended and replaced to include criteria that meets community needs and requires convenient access to relevant local services and facilities.

Preferred Option:

Policy thrust reflecting updated version of former relevant DAP policy.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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

The option has a positive impact on all of the social sustainability objectives through enabling the provision of suitable accommodation for people with physical or mental health issues or specific needs. The policy approach helps to reduce inequalities through the requirement of this type of development to be accessible to relevant local services and facilities, including local shops, public transport routes and health facilities and encourages positive social interaction. Minor positive impacts are identified for the objectives to improve health and well-being and to strengthen society. These are expected to strengthen over time to significant positive in the long term, as the provision of high quality specialist residential accommodation may become increasingly important in the context of an ageing population, which is a key sustainability issue in the District. A significant positive impact is also identified for the objective to provide good quality, sustainable housing as the option will help to deliver the objective's aims for an increased amount and range of housing including specialist housing that meet the needs of specific groups of people. The impacts on the remaining sustainability objectives are mainly negligible although some positive influences are identified. 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 the objective to encourage active and sustainable travel. This option is considered to be a sustainable 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 strengthen society over the long term timescale and to provide good quality, sustainable housing across all timescales. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Policies GDPOL 2 and TAM 1 on creating accessible environments for all will help to enhance the positive effects of this policy

3.4.11. HOU 16 Travellers Accommodation

Where a local Housing Needs Assessment identifies that there is a demonstrable need for Travellers-specific accommodation, planning permission will be granted for a suitable facility which meets this need. HS3 (Amended) Travellers' Accommodation has been used for this policy - also PCP4 in PPS12.

Preferred Option:

Travellers policy thrust in line with SPPS & PPS.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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

This option has a positive impact on all of the social sustainability objectives and a significant positive effect on the objective to strengthen society as it will enable Travellers to gain access to facilities and services and will deliver on meeting identified needs for Travellers and reduce inequalities between

different groups within society, including the most deprived communities. The settlements - first approach also supports the sustainable management of material assets, leading to a minor positive impact identified for this objective. No other impacts on the sustainability objectives are identified, however some positive influences on the economic and environmental sustainability objectives are noted through the policy directing accommodation to settlements. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to strengthen society. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.12. HOU 18 Dwellings on Farms

This policy is likely to generate the majority of additional new rural dwellings during the LDP period. Accordingly, it has been subject to significant review to provide definition clarification to assist with policy interpretation. It is considered that there is a continuing need for new dwellings on farms to accommodate both those engaged in the farm business and other rural dwellers.

This policy and J&A has been updated from PPS21, CTY 10: Dwellings on Farms to reflect additional guidance about how the policy is interpreted and applied since 2010 when the policy came out. Additional 'and / or' clarification has been added into the permutations / bullet points to make it clear which need to be met as essential and which are acceptable alternatives.

The 'visual linkage' requirement has been dropped, leaving the emphasis on 'clustering' with the existing buildings on the farm, which is more in line with the overall rural strategy and SPPS.

Within the Green Belt, the PS proposes a stricter policy test. Dwellings will be permitted, as currently, but clustering with existing farm buildings will be a requirement, and there will be no exception test 3c for integration etc. or for situations where there are no buildings on the farm to cluster with.

A clearer Farm Business definition is included requiring applicants to meet both the 'active' and 'established' tests. The definition of 'active' is based on the SPPS and the most up-to-date guidance.

The restriction of one dwellings every ten years is also retained as it is considered that a loosening of this threshold would be 'unsound' in relation to our strategic allocation for the countryside.

Preferred Option:

Policy Option in line with PPS21 that facilitates (with amended wording) opportunities to provide for dwellings on farms in the countryside.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy 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.
Option 1	+	+	+	0	0	?	-	-	-	0	0	0	0	+

Summary and comparison of Options against the sustainability objectives

By facilitating dwellings on farms where the policy criteria are met, this policy delivers a minor positive effect on all of the social sustainability objectives. It will deliver housing which meets locally identified needs and will help to reduce isolation in rural farming families and to strengthen rural society. The effect on education and sustainable economic growth is negligible, although the appraisal has identified some potential positive influences. The preference to clustering development supports the objective to manage material assets sustainably, however the appraisal acknowledges that the provision of infrastructure and services is more difficult in rural areas and there may be less choice and the overall effect on this objective is uncertain. Dispersed development in the countryside is typically a less efficient use of land and sustains a reliance on private cars and other private vehicles as the opportunities to access alternative modes of transport are limited. This approach is generally not compatible with the objectives to protect physical resources and use sustainably, to encourage active and sustainable travel and to improve air quality and a minor negative impact is identified for these objectives. For the remainder of the environmental sustainability objectives, while some potential influences are noted, negative effects should be constrained by the policy and the associated application of GDPOL2 and the overall effects are negligible. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys. Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality.

3.4.13. HOU 19 Dwellings for Established Non-Agricultural Business Enterprises, HOU 24 Personal and Domestic Circumstances in the Countryside and HOU 26 Residential Caravans and Mobile Homes

HOU 19 - Planning permission will be granted for a dwelling house in connection with an established non-agricultural business enterprise subject to criteria relevant to the development's circumstances being met. This policy has positively amended that previously contained in PPS 21 CTY 7. It is considered that there is a need for new dwellings for established non-agricultural business enterprises to accommodate a key employee for the business. This policy and J&A has been amended from PPS21, CTY 7: Dwellings for Non-Agricultural Business Enterprises. Previously the policy was more restrictive in that an occupancy condition was required in all cases. This is a more positive policy to reflect the Members comments. This will afford an opportunity to a key person who has had an established business to have a dwelling associated with that business provided there is appropriate documentation and business accounts etc. as evidence. Definitions of key terms are included. Within the Green Belt a stricter policy test will be applied to require the dwelling to be located on-site and an occupancy condition attached as per the previous policy that was contained within PPS 21.

HOU 24 - There may be cases where personal or domestic circumstances require a new house in the countryside. Such cases will include instances where a young adult requires a continuing and high level of care, but who could also benefit from a greater degree of independent living. Applicants will be expected to provide sufficient information to allow a proper assessment of each specific case. This policy and J&A has largely been carried over from PPS21, CTY 6: Personal and Domestic Circumstances. Reference to the Green Belt Policy has been included to allow dwellings for personal and domestic circumstances where there are compelling and site specific reasons for this related to the applicants personal and domestic circumstances. The use of occupancy conditions is referenced in the policy and is proposed at 5 years generally for such policy applications.

HOU 26 - This policy is necessary to assist those seeking temporary accommodation during the building of a permanent dwelling or other compelling personal or domestic circumstances. All permissions will normally be for three years, this however will be considered on a case by case basis. The design and finishes of a residential caravan or mobile home limits its potential for integration into the landscape. For this reason, planning permission will not be granted for a permanently sited residential caravan or mobile home in the countryside. No Green Belt policy restrictions are proposed. This policy and J&A has been largely carried over from PPS21, CTY 9: Residential Caravans and Mobile Homes.

Policies HOU 19, HOU 24 and HOU 26 have been appraised as a group as they all relate to single dwellings in the countryside where a site-specific reason for the development is identified.

Preferred Option:

Policy Option in line with PPS21 that facilitates (with amended wording) single dwellings or residential caravans and mobile homes in the countryside.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework across 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	0	+	+

Summary and comparison of Options against the sustainability objectives

By facilitating dwellings where there domestic or business circumstances merit their development, the option will have a positive impact on the objective to improve health and well-being. This approach, including the provision of temporary accommodation, can benefit mental health through peace of mind and helps to sustain social and intergenerational contact. The option will enable caring requirements to be met, however it is also recognised that dwellings in the countryside will be less accessible to health care facilities. Although a number of positive and negative influences are identified, the effect on the majority of the other suitability objectives is negligible as only a low number of applications relying on these policies is likely occur over the life of the plan and, in the case of caravans and mobile homes, would not result in permanent development. The restricted quantity of development in conjunction with policy emphasis on clustering and integration with other surrounding development delivers a minor positive effect on the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment. This policy is considered to be a sustainable policy.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality. The application of policies CY 1, CY 2 and GDPO 2 will also help to offset potential biodiversity losses and will help to conserve landscape character the historic environment.

3.4.14. HOU 20 Restored and Replacement Rural Dwellings and HOU 21 The Conversion and Re-use of Other Rural Buildings

HOU 20 - The replacement of existing dwellings is important to the renewal and upgrading of the rural housing stock. All permissions for a replacement dwelling granted under this policy will be subject to a condition requiring demolition of the existing dwelling or restricting its future use if it is to be retained as part of the overall development scheme. This policy promotes the restoration of non-listed vernacular dwellings. Otherwise, the policy text permits the sympathetic replacement of existing dwellings, and even the replacement of a redundant non-residential building. Additional clarification has been provided to define the type of structures that can be replaced and the essential characteristics of a dwelling. This policy and J&A has been carried over from PPS21, CTY 3: Replacement Dwellings. Reference to the Green Belt Policy has been included to allow rural replacement dwellings. Further J&A has been added in reference to non-listed vernacular buildings and also DfI guidance on the matter. Reference to the Green Belt Policy has been included to allow replacement of dwellings, but extensions are to be more-limited.

HOU 21 - There is the potential for the reuse of an existing non-residential building as a dwelling and exceptionally, planning permission may be granted to conversion of a traditional building to more than one dwelling. This policy and J&A has been largely carried over from PPS21, CTY 4: The Conversion and Reuse of Existing Buildings. Clarification is provided in para 17.62 of Policy HOU 21 of what constitutes an acceptable building for conversion or extension. Reference to the Green Belt Policy has been included to allow conversion / re-use of other buildings, but extensions are to be more limited.

Policies HOU 20 and HOU 21 have been appraised as a group as they both relate to the reuse or replacement of an existing building in the countryside, primarily for use as a dwelling.

Preferred Option:

Policy thrust (with clarification) to enable reuse or replacement of an existing building in the countryside, primarily for use as a dwelling in line with PPS 21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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	+	++

Summary and comparison of Options against the sustainability objectives

As these policies are constrained to developing a site where a building already exists, the effects on the social sustainability objectives are generally negligible as any benefits in terms of family cohesion or strengthening society are incidental. It is noted that dwellings in the countryside are generally less accessible to health care facilities and other facilities and services. A minor positive impact is identified for housing, in that the policy will reduce the number of unfit homes and may help to meet some rural housing need, however in general the housing is only likely to provide for the specific needs of the developer. The policies encourage the reuse of existing sites or buildings in preference to new development and as such act positively on the objectives to protect physical resources, to

maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage with significant positive effects on the latter. Minor negative impacts are identified for managing material assets sustainably and encouraging active and sustainable travel, as development in the countryside will not have access to same range of infrastructure and utilities or active and sustainable transport as development in settlements. Impacts on the remaining sustainability objectives are generally negligible, however the appraisal has identified that there does exist some potential for adverse impacts on water and natural resources. It is considered that these risks will be satisfactorily controlled through policy. This option is considered to be a sustainable 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The use of the Supplementary Design Guide 'Building on Tradition' will help to enhance positive effects on landscape and historic environment. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys.

3.4.15. HOU 22 New Dwelling in Existing Cluster in the Countryside and HOU 23 New Single Dwelling in a Small Gap in Existing Built-up Frontage in the Countryside

HOU 22 - In the interest of promoting rural regeneration and rounding off of existing clusters, the Council aims to provide opportunities for new dwellings in existing clusters. Therefore, the Council will approve suitable proposals for new dwellings that build upon and consolidate developments at identified focal points. The criteria have been re-drafted to remove the requirement to be surrounded on at least two sides, so there will be better opportunities, but emphasising good design / layouts and avoiding ribboning. However, the other criteria mostly remain the same. The policy recognises that such clusters and clachan-type groupings are traditional and relatively sustainable locations to focus rural houses; therefore the J&A gives more information on the definition of a Cluster and what DCSDC deem to be a focal point.

Around particularly strong community focal points, there is scope to build a dwelling, even if there are currently few dwellings / buildings to cluster with; this is recommended as a new provision for this District. Within the Green Belt, it is proposed not to grant Planning permission for new dwellings in existing clusters in the countryside. This policy has been based upon PPS 21 CTY 2a but with a renewed emphasis as a more-sustainable focus for new dwellings in clusters, as well as the addition of accompanying J&A.

HOU 23 - Planning permission will only be granted for the development of a small infill or gap site that is sufficient only to accommodate up to a maximum of one house, within an otherwise substantial and continuously built-up frontage and provided that this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. This policy and accompanying J&A has been re-named and significantly re-written to differentiate between the issue of contentious Planning issue of 'ribboning' in our countryside and those opportunities where suitably scaled in-fill development would be appropriate and would not exacerbate the issue of ribboning itself. The policy and J&A has been re-worded into more positive wording at the start of the policy than PPS21, CTY 8: Ribbon Development. It is recommended that the definition of substantial and built-up frontage has been clarified, being raised from minimum 3 buildings to 5 dwellings in a row along a road frontage (not more than 10-20 metres back) and the gap to be for just one dwelling (of approx. 30 metres width). An important exception is

recommended for steep-sided valleys of the Sperrin AONB where linear patterns of houses is a necessity, thus getting more flexibility, due to the particular geographical context. Within the Green Belt, it is proposed not to permit infill development opportunities.

Policies HOU 22 and HOU 23 have been appraised as a group as they both relate to single dwellings clustered with or in close proximity to other development in the countryside.

Preferred Option:

Policy thrust (with revised positive wording) to facilitate single dwellings clustered with or in close proximity to other development in the countryside in line with PPS 21.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPSS and current policy framework across 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	+	+

Summary and comparison of Options against the sustainability objectives

As these policies are constrained to developing a site where development already exists, the effects on the social sustainability objectives are generally imperceptible in scale as any benefits in terms of family cohesion or strengthening society are incidental. However, the principle of locating dwellings in a cluster or in association with other dwellings helps to promote social interaction and reduce isolation. It is further noted that dwellings in the countryside are generally less accessible to health care facilities and other facilities and services. A minor positive impact is identified for housing, in that the policy may help to meet some rural housing need, however in general the housing is only likely to provide for the specific needs of the developer. The policies have a negligible effect on all of the economic sustainability objectives. In respect of the environmental sustainability objectives the overall approach of clustering development where development already exists helps to reduce the scale of any negative effects and a negligible effect is identified for many of the objectives. A minor positive impact is identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage as these policies will specifically work towards maintaining rural character and traditional settlement patterns. A minor negative impact is identified for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as dwellings in the countryside are less likely to have access to active and sustainable travel and may result in a proportionately higher carbon footprint than housing of an equivalent nature in settlements. However, the overall strategic approach of constraining this type of development supports these objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of

journeys in locations where it is not possible for whole journeys. GDPOL 1 will provide safeguards on water quality for development where mains drainage and waste water treatment is not present.

3.4.16. HOU 25 Affordable Housing in the Countryside

HOU 25 - Planning permission may be granted for a group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing to meet the needs of the rural community. The policy and J&A have been updated to remove the population threshold (PPS 21 - CTY5 - population of 2,250) and instead be based upon our settlement hierarchy to include all small settlements and villages - the majority of which have current populations well beneath this threshold and are located throughout the countryside. Culmore, Eglinton and Newbuildings while classified as Villages, each have respective populations in excess of 2,250 and are located in close proximity to Derry City. They have relatively little Social Housing Need and it is envisaged that adequate social provision can be found within these settlements (as indicated by current NIHE HNA) or within nearby Derry. In addition these settlements are located in the proposed Green Belt where policy HOU 25 will not permit such development for such groups of affordable housing adjacent to / or near to villages and small settlements.

Preferred Option:

Policy thrust (with slight revision) in line with PPS 21 to facilitate affordable housing in the countryside.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across 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

Positive impacts are identified for all of the social sustainability objectives. The appraisal benefits the objectives to improve health and well-being and to strengthen society by supporting family cohesion and intergenerational contact and allowing people on lower incomes to live / stay in the area that they are from, which may benefit mental health. It also helps to reduce inequality. The policy would support the objective to provide good quality, sustainable housing by providing for new housing in areas where an identified need has been established. The scope and scale of new homes that are likely to be delivered through this specific policy may be significant positive in the context of the District's baseline. For the remainder of the sustainability objectives, some positive and negative influences were identified, however the impacts are negligible in the majority of cases. A minor positive effect is identified for the objective to maintain and enhance landscape character as the policy includes criteria on integration and applies an additional constraint in the Green Belt policy areas. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Policies GDPOL 2 and TAM 1 on creating accessible environments for all will help to encourage walking and cycling. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys. GDPOL 1 will provide safeguards on water quality for development where mains drainage and waste water treatment is not present.

3.4.17. OS 1 Protection of Open Space

The Council will operate a general presumption against the loss of open space to competing land uses. The Council will permit an exception to the presumption against loss of open space where development would produce such community benefit - if this would decisively outweigh its loss. In such cases, applicants will still need to demonstrate that there remains adequate quality of Open Space. They will also be expected to demonstrate that their proposals are supported by the local community.

This policy is a strengthened version of OS 1 in PPS 8. The wording has been amended at the start to be more positive. Wording has also been amended to include 'presumption against loss of open space irrespective of its physical condition and appearance and public access and ownership'. The 'community benefits' exception has been strengthened.

Preferred Option:

Strengthened wording version maintaining policy thrust of OS 1 PPS 8.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy 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.
Option 1	++	++	0	+	+	0	+	+	0	+	+	+	++	++

Summary and comparison of Options against the sustainability objectives

The protection of open space is a key aspect of creating happy and healthy communities. Open space can be a focal point for an area and provides opportunities for physical activity and recreation, which also delivers mental health benefits. Significant positive impacts are indicated for the objectives to improve health and well-being and to strengthen society. While the option will also positively influence the environments around housing, it does not directly deliver on housing. Minor positive effects are also identified for the majority of the economic sustainability objectives, though there is no relationship with material assets. The option acts positively for all of the environmental sustainability objectives though the effect on air quality is not considered to be strong enough to have a perceptible impact. Significant positive impacts can be delivered for maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage. The protection of areas of open space will protect the setting of many of the District's natural features and will also help to protect and conserve the setting of several of our historic assets. This option is considered to be a sustainable 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 maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Benefits may be enhanced through adoption of good design and place making principles. Policy on inappropriate neighbouring uses overlooking may also help to protect against nuisance impacts. More open space could be identified at LPP. Council's Green Infrastructure and Pitches Strategies may help to inform any future boundary changes at LPP.

3.4.18. OS 2 Public Open Space in New Developments

Effectively a strengthened version of OS 2 PPS 8 maintaining the policy thrust but enhanced to secure Council's future aspirations on the consideration, delivery and accessible provision of appropriate OS in new developments. The Council will require all housing developments over 5 units to consider the open space provision - providing new space / facilities or paying a Developer Contribution towards the provision locally. The Council will only permit proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.

Policy OS2 of PPS8, Public Open Space in New Residential Development has been amended to Public Open Space in New Developments. Wording has been included to state 'all other new development proposals should include appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development'. The requirement for open space provision or payment of Developer Contributions has been introduced and extended, and applied to (almost) all housing developments. A new part as been added making reference to green network enhancement as an integral part of new housing proposals. The last part of OS 2 refers to legal agreements required for the management and maintenance of public open space in perpetuity and that 'developers should ensure that a suitable mechanism is in place to secure the future management and maintenance of open space in new residential developments. Exceptions to the requirement of providing public open space will be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided. An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space.

Preferred Option:

Strengthened wording version maintaining policy thrust of OS 2 - PPS 8.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy 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.
Option 1	++	++	+	0	+	0	+	+	0	0	0	+	+	+

Summary and comparison of Options against the sustainability objectives

The consideration and provision of public open space within all new housing developments will help to establish new shared spaces for communities and provide opportunities for physical activity and recreation, which also delivers mental health benefits. Significant positive impacts are indicated for the objectives to improve health and well-being and to strengthen society. The option will also deliver a minor positive effect on the delivery of good quality, sustainable housing by enhancing the quality of the housing environment. The effects on the economic sustainability objectives are mainly negligible, although a minor positive impact is identified for the objective to enable sustainable economic growth through making the District more attractive and potentially creating some new jobs. The option acts positively on all of the environmental sustainability objectives but the effects are not considered to be strong enough to create a perceptible impact on improving air quality, water resources and the climate change objectives. However, minor positive effects will be delivered for the remaining sustainability objectives. This option is considered to be a sustainable 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 strengthen society. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Linkages with general design policy and good design principles. Key site requirements which are tailored to local features such as watercourses, biodiversity, landscape and historic environment features and assets. Integration of new development with the Green Infrastructure strategy and Strategic Greenways plan.

3.4.19. OS 3 Green and Blue Infrastructure

This is a new policy developed to deliver the LDP aspiration for enhanced green and blue infrastructure and connectivity across the plan area and the protection of potential sites and corridors that form part of the network green and blue infrastructure across the District. This new policy takes account of the RDS / SPPS which highlights the need to provide for green and blue infrastructure in cities, towns and neighbourhoods and new developments. It builds on Policy OS 2 Public Open Space in New Developments which contains new wording requiring that development on greenfield housing sites should provide opportunities to extend existing green corridors into the wider network / countryside and is an integral part of new housing proposals.

Preferred Option:

Seeks protection, consideration and enhanced connectivity of the District's G&B infrastructure.

What reasonable alternatives have been considered?

This is a new policy. No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy 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.
Option 1	++	++	0	0	+	0	+	++	+	++	++	++	++	+

Summary and comparison of Options against the sustainability objectives

The establishment of a District-wide network of green and blue infrastructure will help to provide shared space, connect communities and create opportunities for physical activity and active travel, which will also benefit mental health. Significant positive impacts are identified for the objectives to improve health and well-being and to strengthen society. While the option indirectly helps to make residential areas more attractive, it will not deliver directly for housing. The option has a positive influence on accessing education through providing physical walking and cycling links to schools, however this is not considered to be strong enough to create a perceptible effect. A minor positive impact is identified for the objective to enable sustainable economic growth through making the District more attractive and supporting tourism. Positive impacts are identified for all of the environmental sustainability objectives. As investment and strategic projects are delivered on, and an integrated green and blue infrastructure network becomes established, these effects will strengthen over time for many of the objectives, leading to significant positive effects for several of these objectives. This option is considered to be a sustainable 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 and to maintain and enhance landscape character across all timescales. Significant positive effects are also identified for the objectives to encourage active and sustainable travel, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably from the long term. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The Green Infrastructure strategy will help to deliver the benefits.

3.4.20. OS 4 Outdoor Recreation in the Countryside

The Council will permit the development of proposals in the countryside for the provision of new open space facilities, including for sport and outdoor recreation. It is a slightly reworded version of Policy OS 3 of PPS 8. Wording has been amended in this policy to include sport as well as open space and to consider also if the site would not be better located within the settlement limits or on previously developed land. A use may not be acceptable if floodlighting is likely to be required - for visual, amenity and 'dark skies' / light pollution considerations. Wording has also been amended from 'adverse' to 'significant', as per SPPS.

Preferred Option:

Delivers thrust of OS 3 PPS 8 with enhanced text to include sport / outdoor recreation and location consideration.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy 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.
Option 1	+	+	0	0	+	0	0	0	0	0	0	0	?	0

Summary and comparison of Options against the sustainability objectives

The option will facilitate the creation of shared space and the provision of opportunities for healthy lifestyles and physical activity which may also benefit mental health. This delivers minor positive effects on the objectives to improve health and well-being and strengthen society. While this may also have a positive influence on housing, it is not considered to deliver a perceptible impact. The effects on the economic sustainability objectives are mostly negligible, although the policy will facilitate rural development and may help to support rural tourism and create some new jobs. This brings a minor positive impact on enabling sustainable economic growth. The policy does not have any perceptible impact on almost all of the environmental sustainability objectives, although a few influences are noted in the comments. However, an uncertain effect is identified for the objective to maintain and enhance landscape character as some types of outdoor recreation development may extend across a wide footprint and may affect landscape character. However, negative effects could potentially be avoided through careful design and mitigation. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.21. OS 5 Intensive Sports Facilities, OS 6 Noise-Generating Sports and Outdoor Recreational Activities, OS 7 Development of Facilities Ancillary to Water Sports and OS 8 Floodlighting of Sports and Outdoor Recreational Facilities

OS 5 - Council will only permit the development of intensive sports facilities where these are located at appropriate and accessible locations within settlements. An exception may be permitted in the case of the development of a sports stadium outside a settlement subject to certain criteria. This replicates policy OS 4 in PPS8. The wording has stayed the same. J&A shortened and updated.

OS 6 - The Council will only permit the development of sport or outdoor recreational activities that generate high levels of noise, subject to strong criteria. This replicates Policy OS 5 of PPS 8. The J&S also included reference to the additional guidance on noise as a material consideration as set out in Annex A of SPPS. J&A shortened and updated.

OS 7 - The Council will permit the development of facilities ancillary to water sports adjacent to inland lakes, reservoirs and waterways, subject to criteria. This replicates Policy OS 6 of PPS 8. J&A shortened and updated.

OS 8 - The Council will only permit the development of floodlighting associated with sports and outdoor recreational facilities, subject to defined criteria. It is important to recognise biodiversity and protected species. Wording has been strengthened to include criteria referring to natural and built heritage interests. J&A shortened and updated.

Preferred Option:

Combined Policy thrust that delivers relevant PPS 8 / SPPS direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy 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.
Option 1	++	++	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0		

Summary and comparison of Options against the sustainability objectives

The option will help to provide social meeting places and facilitate social contact through sports. Sports and recreation opportunities will also benefit physical and mental health and consequently significant positive impacts are identified for the objectives to improve health and well-being and to strengthen society. There is no impact on housing however the comments note the policies are protective against amenity impacts on residential areas. The effects on the economic objectives are also mainly negligible, although there may be some relationships between sports facilities and second and third level education, through the potential for shared use projects. A minor positive impact is identified on the objective to enable sustainable economic growth as the policies support innovation and may benefit tourism. Some larger or specialised recreation facilities may attract significant numbers of visitors from a wider area as well as the local community. Predicted impacts on the environmental sustainability objectives are mainly negligible, however a minor positive effect is identified for encouraging active and sustainable travel as the option requires that new facilities are accessible by walking, cycling and public transport. A minor negative effect is identified for landscape, as while the policies aim for no adverse impact on landscape setting, some sports facilities may be large and may have associated lighting and careful consideration of design and mitigation will be required to minimise effects. This option is considered to be a sustainable 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 strengthen society. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Natural Environment policies.

3.4.22. CI 1 Community Infrastructure

This a new policy that does not exist in the SPPS, DAP 2011 and SAP 2001. The SPPS does not contain a chapter or section particularly dealing with Community Infrastructure; however a number of core principles within SPPS have informed the policy wording. Furthermore, the DAP 2011 contains a section relating to community facilities, which contained Proposal CF 1, which allocated sufficient land for such facilities. The policy will aim to protect existing community facilities and services from incompatible adjacent uses that would have a negative impact of the role and function that they play. The policy and strategy also aims to protect existing facilities from a change of use that would result in a loss of community infrastructure without justification.

The Council will use its powers under Section 76, in consultation with key providers, for new community facilities within zoned land or within appropriate redevelopment projects.

Preferred Option:

A bespoke policy informed by SPPS core principles.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	++	++	0	++	++	++	?	++	0	+	0	0	0	0

Summary and comparison of Options against the sustainability objectives

Through enabling community infrastructure and safeguarding land for a range of community facility types where a need is identified, this option will deliver significant positive impacts on the objectives to improve health and well-being and to strengthen society. The policy does not deliver any direct effect on housing, but will ensure that community infrastructure can be provided in association with larger residential developments. Significant positive impacts are also identified for all of the economic sustainability objectives as community infrastructure encompasses a wide range of development types and the policy helps to create the conditions for a range of jobs to be provided. The approach of locating community facilities in sustainable locations accords with the proximity principle. It also supports the objective to encourage active and sustainable travel and this is expected to strengthen over time as other aspects of the provision or integration of active and sustainable travel are delivered. The strengthening of accessibility by active and sustainable travel over time is also expected to deliver a minor positive impact on the climate change objective in the long term. As the majority of development will take place within settlements the impacts on the remaining environmental sustainability objectives is generally negligible however an uncertain effect is identified for physical resources as a large development such as a hospital may occupy a sizeable footprint which may affect the objective if being undertaken on greenfield land. Development will be subject to GDPOL 1 and GDPOL 2 and other relevant policy and there is a high level of confidence that the risk of negative effects will be satisfactorily controlled through policy. This option is considered to be a sustainable 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 enable access to high quality education, to enable sustainable economic growth and to manage material assets sustainably. Significant positive effects are also identified from the long term onwards for the objective to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Collaboration with Community Planning to enable the identification of any specific need for facilities in zonings which can be included in the Local Policies Plan.

3.4.23. UT 1 Electricity & Gas Infrastructure and UT 2 Water Infrastructure

UT 1 - concerns planning permission to develop new or upgrade existing electricity or gas infrastructure (that is not covered by permitted development rights). Carried forward from SPPS, recognising permitted development rights, with additional protection and considerations for public safety, amenity, existing infrastructure and sensitive areas such as AONB, SCAs, AHLIs and Built Heritage. In particular, there is a 'default position' for the undergrounding of all electricity wires,

where possible etc. - as requested by Members, to protect and maintain the visual integrity of our significant landscapes and public amenity overall.

UT 2 - concerns planning permission for water infrastructure (that is not covered by permitted development rights). Carried forward from SPPS and permitted development rights, protection from loss of amenity and public safety. Due regard to existing infrastructure, promotion of SUDs solutions.

Policies UT1 and UT2 have been appraised as a group, as both policies relate to networked infrastructure.

Preferred Option:

Utility policy thrust in line with SPPS direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	+	++	0	0	0	0	0	0	0	+	0	+	+	0	0	+	0	+	0	+	+	0	+

Summary and comparison of Options against the sustainability objectives

Through the facilitation of utilities which indirectly benefit health and wellbeing and help to reduce inequalities, the option delivers a minor positive impact on the objectives to improve health and well-being and to strengthen society. A positive influence is also recorded for the delivery of good quality, sustainable housing, but the overall effect is not considered strong enough to raise an impact. The appraisal recognises that the availability of reliable energy and/or water connections are key considerations for new economic development and the option indirectly makes the District a more attractive place to invest in, leading to a minor positive impact on sustainable economic growth. It strongly supports the objective for material assets, by delivering infrastructure networks that are fit for purpose. The option has a negligible impact on many of the environmental sustainability objectives, although some slight positive and negative influences are noted for physical resources, air quality, climate change and natural resources. The protective elements of the policy deliver minor positive impacts maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage. Minor positive effects are also identified for water resources, as the policy is a key mechanism for reduce pressure on drainage and waste water systems from new and existing development. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to manage material assets sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Archaeological assessment and evaluation will help to reduce risk of damage or destruction of buried archaeology in areas of high potential.

3.4.24. UT 3 Telecommunications & Connectivity, including Broadband and UT 4 Future-Proofing of Developments for Utility Services and Broadband

UT 3 - Concerns permissions for the development of new or upgrading of existing telecommunications infrastructure including masts, antennae, dishes and other apparatus (that is not covered by permitted development rights). Considered to be in line with SPPS re requirement for telecoms / Connectivity infrastructure to have regard to the potential for impact on significant landscapes and visual amenity & Built Heritage.

UT 4 - a bespoke LDP policy requiring certain developments (as specified) to future proof for infrastructure connections with appropriate service ducting. The policy also requires such developments to provide a Utility Services Plan so as to ensure new technologies can be pre-considered and readily installed in future, without repeated excavations of footpaths, etc.

Policies UT3 and UT4 have been appraised as a group as they both seek to achieve the same aim, the delivery of infrastructure that is fit for purpose, now and in the future.

Preferred Option:

Policy thrust (bespoke and in line with SPPS) to facilitate the delivery of infrastructure that is fit for purpose, now and in the future.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	+	++	++	0	0	0	0	0	0	+	+

Summary and comparison of Options against the sustainability objectives

Through facilitating telecommunications which will support social contact and intergenerational contact and enabling rural communities to have access to facilities and services, this option will deliver minor positive impacts on health and wellbeing and strengthening society. The policy will have no effect on housing. Positive effects are identified on all of the economic sustainability objectives. These are minor positive for enabling access to high quality education through enhancing potential for remote learning and significant positive effects for enabling sustainable economic growth as digital connectivity is a key aspect of developing business and commerce. Significant positive impacts are also identified for managing material assets sustainably as lack of service / connectivity is a key issue in the rural parts of the District. The effects on the environmental sustainability objectives are mainly negligible, however minor positive impacts are identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage through the requirement for development to be integrated with the character of the surrounding area. The inclusion of a higher test for more sensitive sites also supports these objectives. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable sustainable economic growth and to manage material assets sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The policies included within the Natural and Historic Environment chapters of the draft Plan Strategy will strengthen the protections linked to the environmental sustainability objectives.

3.4.25. WP 1 Environmental Impact of a Waste Management Facility, WP 2 Waste Collection and Treatment Facilities and WP 3 Waste Disposal

WP1 - Sites and proposals for the development or extension of a Waste Management Facility will be granted planning permission where all of the criteria identified in the policy can be demonstrated. It is considered that policy WP1 reflects the policy direction as set out in the SPPS. The wording of WP1 closely reflects that of WM 1 as contained within PPS 11. Changes of note from PPS 11 include the omission of the flooding-related criteria in PPS 11, as it felt that any proposal will be subject to a similar policy in the Flooding section of the LDP.

WP2 - Sites and proposals for waste collection and treatment facilities will be permitted, subject to meeting the criteria identified in the policy. It is considered that policy WP 2 reflects the policy direction as set out in the SPPS. The wording of WP 2 closely reflects that of WM 2 as contained within PPS 11. The one difference in wording / content relates to the removal of the reference to Best Practicable Environmental Option (BPEO), which is line with the advice in SPPS that it is no longer a material consideration in the Planning process.

WP3 - Proposals for the development of landfill or land raising facilities for the disposal of waste will be permitted, subject to a need for the facility having been established through the WMS and the WMP and subject to the proposal complying with the criteria identified in the policy. It is considered that policy WP 3 reflects the policy direction as set out in the SPPS. The wording of WP 3 closely reflects that of WM 3 as contained within PPS 11. The proposal also covers the intent and purpose of Policy WD 1 in the DAP 2011, which stated that waste disposal will not normally be granted for the disposal of waste materials within the Sperrin AONB, Bonds Glen / Ness Woods CPAs or within Areas of High Scenic Value. There is also a difference in wording / content between the PPS 11 and the policy, with the removal of the reference to Best Practicable Environmental Option (BPEO), is line with the SPPS. WM3 reflects a merging of WM 3 of PPS 11 with WD1 of the DAP 2011. This addition is in line with the SPPS objective of promoting development of waste management in appropriate locations and also in line with the LDP's strategy of protecting environmentally sensitive areas and areas of landscape quality.

Policies WP1 - WP3 have been appraised as a group, as they all relate to facilities to manage or dispose of waste.

Preferred Option:

Maintained PPS / SPPS thrust of relevant Waste policies with local policy inclusion.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	0	0	0	+	+	0	0	0	+	+	0	0	0

Summary and comparison of Options against the sustainability objectives

This option will deliver a minor positive impact on health and wellbeing through protecting existing development against nuisance impacts from new waste facilities and also through the beneficial impacts on public health that waste management services and facilities provides. No perceptible impacts are identified on the other the social sustainability objectives. The option delivers minor positive impacts on the objectives to enable sustainable economic growth and to manage material assets sustainably, recognising that the processing and recycling of waste can be an economic contributor and that the option will enable opportunities that lead to waste going to landfill. The protective criteria of WP1 and locational criteria of WP2 both contribute to protecting against negative impacts on the environmental sustainability objectives. The inclusion of facilities for waste water treatment under WP2 contributes to a minor positive impact on the objective to protect, manage and use water resources sustainably. Supporting the waste hierarchy will also have long-term beneficial impacts on the objective to reduce causes of and adapt to climate change through reducing overall consumption and reducing emissions of greenhouse gas from landfill. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.26. WP 4 Land Improvement

Development proposals for the disposal of inert waste by its deposition on land will be permitted where it is demonstrated that it will result in land improvement and provided all of the indicated criteria are met. It is considered that policy WP 4 reflects the policy direction as set out in the SPPS. The wording of WP 4 closely reflects that of WM 4 as contained in PPS 11. The only minor difference is the exclusion of the reference to BPEO, as per policies set out above.

Preferred Option:

Policy thrust in line with SPPS / PPS.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0		

Summary and comparison of Options against the sustainability objectives

This policy has a very narrow scope and spatial extent and consequently its potential effects are relatively limited. While this policy does not result in many positive impacts on the sustainability objectives, it helps to provide a mechanism for safeguarding against significant negative impacts from unauthorised infilling and enables the Council to have control over any remedial development or reinstatement. A minor positive impact is identified for the objective to manage material assets sustainably as the policy will allow inert waste to be reused locally and may support the redevelopment of brownfield land. Where land improvement is used to fill in wet or marshy areas, this is likely to lead to loss of biodiversity and a minor negative impact is identified. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The use of the biodiversity checklist will help to identify species and habitats which should be protected.

3.4.27. WP 5 Development in the Vicinity of Waste Management Facilities

Development proposals for the disposal of inert waste by its deposition on land will be permitted where it is demonstrated that it will result in land improvement and provided all of the indicated criteria are met. It is considered that policy WP 4 reflects the policy direction as set out in the SPPS. The wording of WP 4 closely reflects that of WM 4 as contained in PPS 11. The only minor difference is the exclusion of the reference to BPEO, as per policies set out above.

Preferred Option:

Policy following SPPS / PPS policy direction.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Summary and comparison of Options against the sustainability objectives

This option will deliver a minor positive impact on health and wellbeing through preventing development that would be vulnerable to nuisance impacts from existing waste facilities and also through the beneficial impacts on public health that waste management and waste water treatment services provide. No perceptible impacts are identified on the other the social sustainability objectives. The option delivers minor positive impacts on the objectives to enable sustainable economic growth and to manage material assets sustainably, recognising that treatment and management of waste is an important function in sustaining economic development and enabling growth. Minor positive effects are also identified on physical resources, through enabling efficient use of land by supporting expansion of an existing facility to meet increased demand rather than requiring the development of new facilities. By providing the scope for waste water treatment facilities to be upgraded in the future, in response to increased demand or new treatment standards, this option contributes to a minor positive impact on the objective to protect, manage and use water resources sustainably. No other perceptible effect on the environmental sustainability objectives is identified. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5 Environment - Strategy, Designations & Policies

3.5.1. NE 1 Nature Conservation Sites, NE 2 Protected Species and their Habitats, NE 3 Biodiversity or Features of Natural Heritage Importance

NE1 - The aim of this policy is to protect designated sites of international, national and local nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites. This policy is an amalgamation of Policies NH 1, 3 & 5 within PPS 2. This was done for terms of clarification and conciseness and does not reduce the tone or emphasis as provided in PPS2. It also aligns with the SPPS. The DM review concluded that the PPS 2 policies are effective in providing nature conservation protection.

NE 2 - Planning permission will only be granted for a development proposal that is not likely to harm any European protected species or other statutorily protected species. This policy aligns with the provisions of PPS 2 and SPPS. While reworded for clarity, it does not reduce the tone or emphasis as provided in PPS2.

NE 3 - Planning permission will not be granted for a development proposal that is likely to result in unacceptable adverse impacts on, or damage to priority habitats or priority species. This policy aligns with the provisions of PPS 2 and SPPS. While reworded for clarity, it does not reduce the tone or emphasis as provided in PPS2.

The only additional amendment is a specific reference to ancient / long established woodland and the use of the wording “wholly exceptional”. This is a strengthening in term of recognition and policy wording and reflects latest policy direction in England for such features and addresses Woodland Trust POP response and meeting liaison.

Policies NE1, NE2 and NE3 have been appraised as a group as they all seek to achieve the same aim, the protection of habitats or species of conservation importance.

Preferred Option:

Policy thrust of SPPS / PPS combined, where possible, for clarity.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies meet the aims of the RDS 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

The policies are predicted to deliver positive outcomes across half of the social sustainability objectives as well as one of the economic objectives and the majority of the environmental objectives. Minor positive effects are identified for delivery of the social objective for health and wellbeing, as well as strengthening society. These positives are based on the policies protecting areas of shared space where people from various backgrounds can visit for outdoor recreation, leisure and amenity and socially interact. In addition, the policies would help to provide attractive areas where people can feel a sense of pride. Likewise the policies are also predicted to deliver positive outcomes

for delivery of the sustainable economic growth objective because the policies would add to the local attractiveness of areas and help make locations more inviting for residents, visitors and investors. Minor positive effects are also predicted for delivery of the environmental objectives to improve air quality, and to reduce causes of and adapt to climate change. These positives are based upon the policies helping to maintain areas of semi natural land and void of inappropriate development, so able to act as a natural buffer to local air pollution whilst also storing water and/or carbon hence maintaining natural resilience within the environment. Minor positives are also identified for delivery of the historic environment objective as the policies would help to protect natural features linked to the historic and cultural identity of a place. Significant positives are predicted for three of the remaining environmental objectives including to protect water resources, to protect natural resources, and to maintain and enhance landscape. These significant positive effects are based on the policies protecting areas of open water as well as rivers, streams which would help protect local water quality and aquatic ecology. Likewise, the policies would enable protection of semi natural areas rich in natural heritage as well as protecting local biodiversity and important natural landscape features. Many natural features are intrinsic to the local landscape character for example river corridors. Together the policies would help to maintain a local green and blue infrastructure network with wildlife corridors. The approach of the policies aligns well to delivery of ecosystem services because they aim to protect the natural environment. Policies help to add a further layer of protection to landscape. River corridors are protected under the policies which are a major aspect of local landscape character. Significant positive effects are also predicted for delivery of the physical resources objective based on the policies helping to retain semi natural land and its soil from inappropriate development or activities. Although the majority of outcomes are positive, some potential negative effects were identified for delivery of the economic objective to manage material assets sustainably. This was based upon potential conflict between the policies and the location of some renewable energy projects. However, multiple opportunities for appropriate renewable energy projects would still be available across the council area and the overall effect is negligible. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for delivery of the economic objective to protect physical resources and for delivery of several of the environmental 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures are identified.

3.5.2. NE 4 Development adjacent to Main Rivers and Open Water Bodies

The policy is primarily aimed at protecting the landscape adjacent to the River Foyle and its tributaries, the Faughan and its tributaries and other main rivers i.e. as designated by the Drainage Council (NI) as 'Main' rivers. This policy also applies to open water bodies, such as Enagh Loughs and the water bodies along the Foyle estuary, as well as other loughs such as Moor Lough, Lough Ash and Lake Catherine / Fanny. The policy will be applied on a case by case basis, based on a determination of what can reasonably be considered to be 'adjacent'.

Preferred Option:

A new policy option that applies to the Foyle and Faughan and their tributaries, other designated main rivers and open water bodies in the District and which seeks to protect, conserve and enhance these river corridors and water bodies as significant landscape and environmental assets.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. International, European & Regional legislation cover many aspects of Natural Environment. Well established and tested planning policy is the only realistic option to meet the aims of the RDS and SPPS and current policy 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.														
Option 1	+	0	0	0	0	0	+	+	0	+	++	++	++	++	+

Summary and comparison of Options against the sustainability objectives

Policy on development adjacent to rivers and open water bodies has a minor positive effect on the objective to improve health and well-being by preserving the natural boundaries of waterbodies and supporting public access to natural spaces which can indirectly deliver social and wellbeing effects. While these influences are also picked up in the objective to strengthen society, the overall effect on that objective is considered to be negligible and it will also have no effect on housing. No perceptible effects are identified for any of the economic sustainability objectives. This policy will deliver positive impacts on almost all of the environmental sustainability objectives, with the exception being air quality where no effect is predicted. Effects on encouraging active and sustainable travel may be negligible in the short and medium term but as a green and blue infrastructure network becomes established the effects should strengthen to minor positive. The protection afforded to these natural features will lead to significant positive impacts for the water resources, natural resources and landscape sustainability objectives. This option is considered to be a sustainable 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, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.3. NE 5 Development within or affecting the setting of the Sperrin AONB

This policy seeks to protect, enhance and conserve the outstanding natural beauty of the Sperrin AONB and the quality of landscape, heritage and wildlife within it. The Council will be pro-active in seeking the highest standards of design that positively enhances the unique scenic quality of the Sperrin AONB.

Preferred Option:

A new policy option that seeks, in line with the SPPS, to protect, conserve and enhance the intrinsic appeal of our AONB.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. International, European & Regional legislation cover many aspects of Natural Environment. Well established and tested planning policy is the only realistic option to meet the aims of the RDS and SPPS and current policy 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.
Option 1	++	+	0	0	++	?	-	0	0	0	0	+	++	+

Summary and comparison of Options against the sustainability objectives

Protecting the Sperrin AONB while supporting outdoor recreation proposals is considered to have a significant positive impact on health and wellbeing and a minor positive on strengthening society. While this policy will influence the design of new housing, it will have no effect on its delivery. Protecting the AONB has a positive effect on the objective to enable sustainable economic growth and this effect is considered to strengthen from minor to significant in the long term by enabling the economic benefits of sustainable tourism to be maximised over time. The impact on the objective to manage material assets sustainably is uncertain, as this policy may influence the siting of some types of renewables and other infrastructure. As it may be possible to accommodate such development elsewhere in the District it is not known how much this would affect renewable energy or service providers' targets. A minor negative effect is identified for physical resources as the policy would constrain some types of minerals development. Protecting the distinctive character of the AONB has a minor positive impact on the environmental sustainability objectives to protect natural resources and enhance biodiversity and to protect, conserve and enhance the historic environment and cultural heritage. A significant positive effect is anticipated for the objective to maintain and enhance landscape character, which is the main purpose of the policy. The effect on the remaining environmental sustainability objectives is negligible. This option is considered to be a sustainable 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 maintain and enhance landscape character across all timescales. Significant positive effects are also identified for the objective to enable sustainable economic growth in the long term timescale. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

An AONB management plan will provide guidance on appropriate planting and landscaping measures. Supplementary Design Guidance will also help inform developers on requirements.

3.5.4. NE 6 Development within Special Countryside Areas (SCA), NE 7 Development within Areas of High Landscape Importance (AHLIs), NE 8 Development within Local Landscape Policy Areas (LLPAs)

NE 6 - A new policy (as provided for by the SPPS) to protect the remote wilderness parts of the upland AONB landscape from all forms of future development with a number of exceptional exemptions. Considered to reflect tone and intent of PPS2 / SPPS. This is in line with similar policies proposed by adjoining AONB Council to provide a unified approach to Sperrin AONB protection.

NE 7 - A slightly amended policy as previously contained in DAP2011. Strengthened with references to ensuring the inter-connectedness of such areas is achieved to allow the public to access and enjoy their benefits. It combines previous CPA / landscape designations to protect those most important landscape settings (beneath AONB in hierarchy) within our District. While reflecting much of the tone and content of the Derry Area Plan policy in relation to AoHSV, the designation name has been

amended to move away from a suggestion of a subjective “scenic” consideration. This is to reflect that these areas are considered especially significant within our District and contain our most sensitive landscapes, but beneath AONB level and status, which we wish to identify and protect within the parameters of our PS. Such areas include our key coastal, river valley and settlement settings and their associated nature conservation assets many of which are nationally recognised and protected.

NE 8 - The SPPS (p.44) describe LLPAs as consisting of features and areas within or adjoining settlements considered to be of the greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

The review with the Biodiversity Section concluded that the Areas of Local Conservation and Amenity Importance designations as defined in the DAP 2011 are ‘hybrid’ designation. It was felt that these are more of an amenity designation, they should be taken forward as Local Landscape Policy Areas (LLPAs) in the LDP. A series of further LLPAs have also been identified as part of the settlement appraisals. It was considered that Sites of Local Nature Conservation Interest (SLNCI) have not proved themselves to be effective mechanisms for protecting sites that contain mixed landscape / nature conservation / amenity interests. Their use and role at PAC Planning Appeals has also been undermined. The recently introduced ‘Biodiversity Checklist’ has provided a more effective means of managing development in these local areas. The policy sets out a standard LLPA emphasis and directs through the J&A that the specific locations and boundaries will be finalised in the LPP.

Policies NE1, NE2 and NE3 have been appraised as a group as they all seek to achieve the same aim, the protection of sensitive landscapes.

Preferred Option:

Policy thrust in line with SPPS / PPS with strengthened wording to reflect Council desire for protection of significant landscapes.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies meet the aims of the RDS 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	+	+	++	++	++	++	++	++	++	++	++	++	++	++	

Summary and comparison of Options against the sustainability objectives

The policies are predicted to deliver positive outcomes for delivery of half the social sustainability objectives, as well as most of the economic and environmental objectives. Minor positive effects are identified for the strengthening society objective and significant positives for the health and wellbeing objective. These positives are based upon the policies helping to retain and provide accessible shared spaces with a high landscape value, where people from both urban and rural areas will benefit both physically and mentally. Minor positives are also predicted for delivery of the economic objectives to enable sustainable economic growth, and to protect physical resources. These effects are based upon the policies helping to enhance the local attractiveness of settlements for residents, visitors and investors by recognising landscape as an important asset for the local economy and particularly tourism related businesses. The designations are likely to add value for some outdoor economic ventures. Likewise, the policies would help to retain areas of semi natural land that may also be areas of constraint on minerals and therefore help to retain areas of land and soil. Minor positives are

predicted in the long term for the environmental objective to encourage active and sustainable travel, as well as across all timeframes for delivery of the climate change and water resources objectives. These positives are based upon the policies helping to protect areas of semi natural land where people can walk or cycle, with the likely potential to encourage more people to use active travel in the longer term. The protection of green and blue infrastructure networks helps to maintain local natural resilience by maintaining buffers to watercourses and natural water storage areas with positives for water quality and aquatic ecology. Significant positive outcomes are also predicted for delivery of three of the environmental objectives to protect natural resources, maintain and enhance landscape character; and protect, conserve and enhance the historic environment. These positives are based upon the policies helping to retain and protect local biodiversity and landscape character through the protection of natural features such as wildlife corridors, as well as larger areas with semi natural land cover that add to the local distinctiveness of an area. The policies would be able to also retain and protect built heritage features that help to retain local identity through the protection of culturally important assets. These could be remnants of industrial heritage but could also be local walking routes that are indicative of the historic and cultural heritage. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for delivery of the social sustainability objective to improve health and wellbeing, as well as for delivery of the environmental 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Partnership work on AONB related management plans.

3.5.5. CD 1 Coastal Development

It is considered that Policy CD1 reflects the policy direction and advice as set out in the RDS / SPPS / PSRNI / UKMPS i.e. to facilitate appropriate development in developed coastal locations whilst carefully managing proposals in the undeveloped coast. The definition is expanded slightly so that it includes the primarily undeveloped but zoned Industry land adjacent to the Port. The policy is also reworded so as not to unduly inhibit coast / river-necessary development for tourism / recreation, even if it is not of national / regional importance. Tidal stretches of rivers are also referenced and their marine policy significance is highlighted. Applicants are directed within CD 1 to the relevant policy consideration in NE 4.

The appraisal has also included paragraph 22.6, as this paragraph sets out the strategic aim of this policy.

Preferred Option:

Coastal development in line with current NI/UK marine legislation and NI planning legislation.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. UK and NI Marine legislation is applicable as well as the publication of the draft Marine Plan for NI. A new planning / marine thrust for the first time in a LDP and planning policy is the only realistic option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	+	+	0	0	++	+	0	0	0	+	+	++	++	+

Summary and comparison of Options against the sustainability objectives

Through protecting and retaining accessibility to the coast and the open space located along the District's coastline this option has a minor positive impact on the objectives to improve health and well-being and to strengthen society. Some influences on housing have been identified, however these are not thought to have a perceptible effect on the objective. A significant positive impact is identified for the objective to enable sustainable economic growth as the option will not impede development in existing economic areas, but will help to make the District more attractive going forward by protecting the undeveloped coast. A minor positive impact is also attributed to material assets, as the policy will not impede infrastructure in the coastal area. The preservation of the undeveloped coast will not have any perceptible effect on physical resources, active travel or air quality although some positive influences are identified. Positive effects are identified on the remainder of the environmental sustainability objectives, with significant positive effects predicted for protecting, natural resources and enhancing biodiversity and maintaining and enhancing landscape character through the retention of natural corridors that can function as wildlife corridors and deliver an ecosystems service. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable sustainable economic growth, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

There is a crossover between this policy and policy NE4, which will apply similar policy on the tidally-influenced rivers and other main rivers. There is also a crossover with TAM 12 which relates to development associated with strategic transport facilities. As well as the regional port this policy is relevant to the City of Derry airport, as it is also located in the coastal zone.

3.5.6. HE 1 Archaeology and Upstanding Remains, HE 2 Archaeological Assessment, Evaluation and Mitigation, HE 3 Development adjacent to the Walls, HE 4 Listed Buildings and their Settings, HE 5 Conservation Areas, HE 6 Areas of Townscape / Village Character (ATCs / AVCs), HE 7 Historic Parks, Gardens, Demesnes and their Settings.

HE 1 - Planning permission will not be permitted where a development proposal would adversely affect archaeological remains of Regional importance. Planning permission will not be granted for a development proposal which would adversely affect archaeological remains of local importance or their settings. Is an amalgamation of PPS 6 BH 1 & 2, with some additional clarity text based on current SPPS wording. It is considered that the amalgamation does not dilute the intent of either policy. The J&A has been shortened and is based on the relevant supporting PPS 6 text, with additional clarity provided with SPPS text.

HE 2 - Planning Permission will not be granted where the impacts of a development on important archaeological remains are unclear, or the relative importance of the remains is uncertain. The Council will require developers to provide further information in the form of an archaeological

assessment or an archaeological evaluation. This is an amalgamation of Policies BH 3 & 4 from PPS 6 with a short section of J&A clarification provided from the SPPS.

HE 3 - Planning Permission will not be granted for a development near to or within sight of the Walls that would adversely affect the Monument or integrity of its setting. This is a replication of BE 5 from the DAP 2011 with enhanced text to provide additional clarity on the Council's desire to carefully control and retain the historic fabric that surrounds the Walls.

HE 4 - The District contains a wealth of listed buildings with the greatest concentration being within Derry's historic core within the vicinity of the City Walls, and its planned historic centre. It is important that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any other features of special architectural or historic interest which it possesses. There will be a presumption in favour of retaining Listed Buildings. Planning Permission will only be granted for a development proposal which would not adversely affect the setting of a listed building. This is an amalgamation of PPS 6 Policies BH 7 - 11 with appropriately shortened J&A. Some minor text clarity is provided via the SPPS. It is considered that the amalgamation does not dilute the intent of policy that relates to all aspects of Planning and Listed Buildings.

HE 5 - New development within or affecting the setting of a Conservation Area Planning Permission will be granted for a proposal that enhances the character or appearance where the opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. The Council will normally only permit the demolition of an unlisted building in a Conservation Area where the building makes no material contribution to the character or appearance of the area. Policy is also included for the control of advertisements. This policy is an amalgamation of SPPS and PPS 6 text that strengthens the Council's considered importance of CA's within our District. It reinforces the requirement to 'enhance' the character of the CA in the first instance, with 'preserving' its character only when the opportunity to enhance does not arise. This requirement was stressed in HED responses.

HE 6 - The Council will normally only permit the demolition of an unlisted building within an ATC where the building makes no material contribution to the distinctive character of the area. The Council will permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area. Policy is also included for the control of advertisements. This is an amalgamation of the three relevant policies in PPS 6 Addendum along with a reduced corresponding J&A. It is considered that the amalgamation does not dilute the intent of policy that relates to all aspects of Planning and Areas of Townscape / Villagescape Character.

HE 7 - The Council will not normally permit development which would lead to the loss of, or cause harm to, the character, principal components or setting of parks, gardens and demesnes of special historic interest. This is a replication of the relevant policy (BH 6) as contained within PPS 6. The supporting J&A has been shortened slightly to provide clarity.

Policies HE 1 - HE 7 have been appraised as a group as they seek to achieve the same aim, the protection of archaeological remains and/or designated features and assets of the historic environment.

Preferred Option:

Historic environment protection in line with PPS / SPPS / DAP.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policies are consistent with the RDS and 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	+	++	++

Summary and comparison of Options against the sustainability objectives

The policies are predicted to deliver positive outcomes for most of the social sustainability objectives and several of the environmental objectives as well as one of the economic objectives. Minor positive effects are predicted for delivery of the social objectives to improve health and wellbeing and strengthen society. These positives are based upon the policies helping to protect and provide shared spaces where people socially interact in a safe environment with benefits for both their physical and mental health. Positives are also predicted for delivery of the social objective to deliver good quality, sustainable housing. These positives are predicted based upon the policies enabling change of use to housing and conversions that could help bring residents into areas that could benefit. Positive effects are also predicted for delivery of the sustainable economic growth objective, as the policies would help to create a variety of job types linked to conservation skills and heritage led works whilst at the same time maintaining local vitality and vibrancy by protecting assets that people want to visit and enabling new or increased uses for buildings. The city walls would also be protected as a tourist feature that must be appropriately considered. Together, the positive effects of the policies are predicted to deliver likely significant positive outcomes in the longer term. Minor positives are predicted across all timeframes for the natural resources objective based upon the policies protecting and conserving areas with natural features and semi natural land cover present but the walls and older buildings are also very likely to have local biodiversity evident. Together the policies will help to maintain and add to local green and blue infrastructure. Significant positive outcomes are also predicted for delivery of the environmental objectives to maintain and enhance landscape character; and to protect, conserve and enhance the historic environment and cultural resources. These positives are based upon the policies helping to retain, protect and conserve local setting, local distinctiveness and local character. Potentially affected locations may have listed buildings that are a key aspect of that location. The policies can help to protect those key features and their settings. Likewise, parks and gardens are likely to be an intrinsic part of their locality and local landscape character. The policies are directed at protecting the historic environment and cumulatively they enable protection, conservation and enhancement of it as a resource that can help to retain local identity as well as provide for educational/research purposes. The approach of the policies to conserve the historic environment also helps to protect a sense of place.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified in the long term for delivery of the economic sustainability objective to enable sustainable economic growth, and across all timeframes for delivery of the environmental objective to protect, conserve and enhance the historic environment and cultural resources. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.7. HE 8 Conversion and Re-Use of locally important Unlisted Vernacular Buildings

The Council will permit the sympathetic conversion of non-listed vernacular buildings to other appropriate uses, where this would secure their upkeep and retention. In the countryside, conversion to residential use will normally only be considered appropriate where the building to be converted is an important element in the landscape and of local architectural merit or historic interest. Proposals for conversion will normally be required to meet all of the indicated policy criteria. This is a replication of Policy BH 15 from PPS 6 along with its corresponding J&A. A short additional paragraph of J&A text has been inserted into the Chapter at 23.53 to stress the need for this policy to be read in conjunction with associated residential policies applicable in a Green Belt or Countryside Policy Area. It follows the intent of paragraph 6.24 in the SPPS.

Preferred Option:

Policy direction in line with PPS & SPPS with strengthened wording to ensure cross referencing to other relevant policies.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy is consistent with the RDS 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	0	0	+	++	

Summary and comparison of Options against the sustainability objectives

The policy has a narrow scope with most outcomes across all of the social sustainability objectives and most of the economic and environmental objectives predicted to be negligible or no effect. Minor positive outcomes are predicted for delivery of the economic objective to enable sustainable economic growth. Positive effects are based on the policy helping to enable new uses for local buildings and making best use of location which together should help to make the area a more attractive place to live, work and invest in. The policy also encourages reuse of existing resources likely to be linked to local culture and history, which should have positive outcomes for sustainable tourism. Minor positive effects are also predicted for delivery of the environmental objective to maintain and enhance landscape character based upon the policy ensuring appropriate design that that would not affect local visual amenity/landscape character. The policy encourages the retention of the built environment that may be intrinsic to local landscape character. Significant positive outcomes are predicted for delivery of the objective to protect, conserve and enhance the historic environment and cultural heritage based upon the policy aiming to protect historic buildings and their settings through facilitating and encouraging their reuse. This approach would retain a sense of place and could also support local cultural activities.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for the objective to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.8. HE 9 Enabling Development

This is a replication of the policy contained within PPS 23 with a shortened J&A section. It follows the intent of paragraph 6.25 in the SPPS.

Preferred Option:

Policy thrust in line with SPPS and PPS 23.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified.

	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

The policy is predicted to have a narrow scope. Negligible outcomes or no effect are predicted against the majority of the sustainability objectives. Minor positive effects are predicted for delivery of the historic environment based upon the policy aim which is to conserve and enhance features of the historic environment and their settings that may otherwise be lost. Uncertain outcomes are also predicted for delivery of the sustainable economic growth objective because the policy may enable the enhancement of a historic feature that could become a tourism asset and provide local economic benefits through both construction, development and operation. However, the number of applications likely to be submitted under this policy would most likely be very low. It is also unknown as to what type of application may come forward and its location so there is uncertainty as to whether it could deliver long-term public benefits.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred Option. No mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.9. RED 1 Renewable and Low Carbon Energy Development - General Criteria

This policy relates to all renewable and low carbon energy developments including but not limited to that generated by wind, solar, tidal, biomass, hydroelectric, geothermal and anaerobic energy generation. It applies to proposals for new sites, extensions to existing sites or changes to apparatus, including their 're-powering', densification or otherwise upgrading.

Preferred Option:

Policy Option that delivers existing thrust of SPPS / PfG / PPS18 Best Practice but with strengthened and enhanced text on LDP protected landscapes and expanded text on different types of renewable and low carbon energy development.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of draft PfG targets, the RDS and SPPS and current policy 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.
Option 1	0	0	0	0	+	++	0	0	?	+	+	0	+	0

Summary and comparison of Options against the sustainability objectives

Although some potential influences are identified in terms of managing nuisance effects and protecting health, this policy has no perceptible effect on the social sustainability objectives, or the education objective. Supporting renewable energy development in appropriate locations has a minor positive impact on sustainable economic growth and delivers a significant positive impact on managing material assets sustainably by enabling efficient energy production. An uncertain impact is identified on the objective to improve air quality, as while some methods of generation coming under this policy do not produce any emissions and can reduce the need for fossil fuel generation, methods such as biomass and anaerobic digestion do have associated emissions. Specific measures have been included in this policy to safeguard water resources and sensitive landscapes and consequently minor positive effects are identified for the objectives to protect, manage and use water resources sustainably and to maintain and enhance landscape character, in addition to reducing the causes of and adapting to climate change. No perceptible impacts are identified on the remaining environmental sustainability objectives although some potential influences are identified on natural and physical resources and the historic environment. This option is considered to be a sustainable option.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to manage material assets sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.10. FLD 1 Development in Fluvial (River) and Coastal Flood Plains, FLD 5 Development in Proximity to Controlled Reservoirs

FLD 1 - The Council will not permit development within the 1 in 100 year fluvial flood plain (AEP56 of 1%) plus climate change allowance or the 1 in 200 year coastal flood plain (AEP of 0.5%) plus climate change allowance unless the applicant can demonstrate that the proposal constitutes an exception to the policy.

FLD 5 - Development within the flood inundation area of a reservoir can only be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety. Accordingly, the policy requires that planning permission for new development can only be granted subject to such assurance.

Policies FLD1 and FLD5 have been appraised together as a group, as they relate to development in areas which have a level of flood risk identified.

Preferred Option:

Policy Option in line with the SPPS and revised PPS 15 which clarifies exceptions broken down for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance & minor development.

What reasonable alternatives have been considered?

Due to DfI Rivers Consultee response requesting that no amendments be made to the to existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of RDS and SPPS and current policy 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.
Option 1	+	0	+	0	+	0	0	0	0	0	0	0	0	+	++	+	+	0									

Summary and comparison of Options against the sustainability objectives

The policy option has a minor positive impact on the objectives to improve health and wellbeing and to provide good quality, sustainable housing by ensuring that development is located away from areas of identified risk. A negligible effect is identified for strengthening society. The policy option has a minor positive impact on the objective to enable sustainable economic growth, as it helps to ensure that new economic development is located away from areas of identified flood risk, while retaining the flexibility to respond to future changes in flood hazard and risk projections. A similar influence is reported for material assets through directing infrastructure away from risk areas, however the overall effect is considered to be negligible. Negligible impacts are recorded for many of the environmental sustainability objectives, however this policy will have a significant positive impact on the objective to protect, manage and use water resources sustainably by reducing future requirements for flood defences and reducing risk of pollution from flooding events. Minor positive impacts are also identified for the objectives to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character as this policy will promote the retention of natural areas, including coastal areas, which provide resilience to storm events and flooding episodes. This option is considered to be a sustainable 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. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.11. FLD 2 Protection of Flood Defence and Drainage Infrastructure

FLD 2 closely reflects the policy direction as set out in the SPPS. The Council will not permit development that would impede the operational effectiveness of watercourses, flood defence and drainage infrastructure or hinder access to enable their maintenance. The wording of FLD 2 is the same as that of FLD 2 of the previous operating policy under PPS 15 as per DfI Advice to retain the policies of PPS 15 without alteration.

Preferred Option:

Precautionary approach in line with Policy direction set out in PPS 15

What reasonable alternatives have been considered?

Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and

tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy 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.														
Option 1	++	0	0	0	+	0	0	0	0	+	++	+	0	0	

Summary and comparison of Options against the sustainability objectives

The option has a significant positive effect on the objective to improve health and well-being by enabling assets which perform an important health and safety function to be safeguarded, which is particularly significant in the context of the council's baseline. While some positive influences on the other social sustainability objectives are noted, these are not thought to be enough raise a perceptible effect. A minor positive impact is identified for the objective to enable sustainable economic growth as some of our District's town centres and economic development areas are heavily reliant on flood defence infrastructure and it is important to retain the ability to maintain, repair or upgrade these assets. This will also benefit infrastructure in the context of the material assets objective, however the effect is not considered to be strong enough to raise a perceptible impact. The policy will help to maintain undeveloped areas adjacent to rivers and coastal plains, will deliver additional resilience to areas and reduces the risk of mobilising pollutants into the aquatic and natural environment from a flood event. Consequently, positive impacts are identified for the environmental sustainability objectives to reduce causes of and adapt to climate change, to protect and to protect natural resources and enhance biodiversity and significant positive effects on managing and using water resources sustainably. This option is considered to be a sustainable 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 protect, manage and use water resources sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Continued liaison between Council and DfI Rivers will ensure that the positive effects of this policy are maximised.

FLD 3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

Policy FLD 3 sets out criteria for Drainage Assessment the consideration of surface water flooding in new development proposals. It and closely reflects the policy direction as set out in the SPPS. The wording of the policy of FLD 3 is largely the same as that of FLD 3 of the previous operating policy under PPS 15, as per DfI Advice to retain the policies of PPS 15 without alteration. However, it is also strengthened to clarify inclusion of 'phased development' and 'cumulative development' in the requirement for a Drainage Assessment, and within its consideration. This addresses an issue raised by Development Management Planning Officers. The J&A has also been amended to refer to Consent to Discharge and the requirement to demonstrate how surface water will be managed prior to granting of same.

Preferred Option:

Precautionary approach in line with Policy direction set out in PPS 15 and with strengthened wording re Drainage Assessments.

What reasonable alternatives have been considered?

Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	++	0	0	0	+	0	0	0	0	0	0	0	0	0	++	++	++	0	+								

Summary and comparison of Options against the sustainability objectives

Policy FLD 3 sets out criteria for Drainage Assessment the consideration of surface water flooding in new development proposals. It and closely reflects the policy direction as set out in the SPPS. The wording of the policy of FLD 3 is largely the same as that of FLD 3 of the previous operating policy under PPS 15, as per DfI Advice to retain the policies of PPS 15 without alteration. However, it is also strengthened to clarify inclusion of 'phased development' and 'cumulative development' in the requirement for a Drainage Assessment, and within its consideration. This addresses an issue raised by Development Management Planning Officers. The J&A has also been amended to refer to Consent to Discharge and the requirement to demonstrate how surface water will be managed prior to granting of same.

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 reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably across all timescales. Significant positive effects are identified for the objective to protect natural resources and enhance biodiversity from the long term onwards. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The consideration of SuDS (especially 'soft' SuDS) into new development from the earliest stages in development design and, where feasible, the incorporation of 'soft' rather than 'hard' SuDS will help to deliver wider benefits.

3.5.12. FLD 4 Artificial Modification of Watercourses

The artificial modification of a watercourse, including culverting or canalisation operations will only be permitted in exceptional circumstances. Policy FLD 4 closely reflects the policy direction as set out in the SPPS. The wording of FLD 4 is the same as that of FLD 4 of the previous operating policy under PPS 15 as per DfI Advice to retain the policies of PPS 15 without alteration.

Preferred Option:

Precautionary approach in line with Policy direction set out in PPS 15.

What reasonable alternatives have been considered?

Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy 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.
Option 1	0	0	0	0	0	0	0	0	0	+	++	++	+	0

Summary and comparison of Options against the sustainability objectives

The policy will deliver several positive influences on several of the social and economic sustainability objectives, through the safeguarding and retention of natural features. However no perceptible impacts are identified for these objectives. Positive effects are identified for many of the environmental sustainability objectives thorough the retention of areas of semi-natural land within development. Restricting canalisation and culverting will protect natural habitats that capture water and may help to encourage the incorporation of SuDS into design. This will have a minor positive effect on the climate change and landscape objectives and a significant positive effect on the water resources and natural resources objectives. No other impacts are identified for the remaining environmental sustainability objectives. This option is considered to be a sustainable 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 and to protect natural resources and enhance biodiversity. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The consideration of 'soft' SuDS into new development in the early design phase and, where feasible, its incorporation will help to deliver additional benefits.

3.6 Place-Making And Design Vision

3.6.1. Place-making & Design Vision For Development in the District (PDO 1 - PDO 6 and PDP 1 - PDP 18), Place-Making & Design Vision / Policy for Derry-Londonderry (DSDP 1-DSDP 11), Strabane (SSDP 1-SSDP 7), Local Towns (LSDP 1 - LSDP 4), Villages and Small Settlements

The intention of these chapters is to provide a broad design/development framework, which will provide developers and decision makers with direction and guidance for what the Council expects in term of place-making & design. It will apply when formulating more detailed proposals, either in the form of individual applications, regeneration schemes / masterplans and/or other design guidance across the settlement hierarchy (excluding the Countryside, which is covered separately).

The policies have been informed by and have taken account of a wide range of policy guidance including the 'Supporting Good Design and Place-Making' section of SPPS, the Department's 'Living Places', 'Creating Places' and 'Building on Tradition' Supplementary Guidance Documents. The Department's 'Design & Access Statements - a Guide for Northern Ireland' and the Northern Ireland Executive's 'Architecture and Built Environment Policy' have also been taken account of, along with relevant policy from the Derry Area Plan 2011, Strabane Area Plan 1986-2001, PPS 2 and PPS 21. The policies have been underpinned by the Place Making Study (undertaken as part of the LDP preparation) which forms the basis of this Chapter.

It is the intention of the LDP that the principles in these chapters are material considerations and that they are also read in conjunction with other detailed policy elsewhere in the LDP.

Preferred Option:

Policy in line with current design policy and relevant guidance.

What reasonable alternatives have been considered?

It is considered that the Development and the Place-Making & Design related Principles that will be material considerations set a strategic framework for the future development of the District. They have been developed for our Settlement hierarchy and the Countryside to shape the future development that is in line with the LDP Objectives and Vision. As such, it is considered that there are no reasonable alternatives to these Development / Place-making Principles that have been designed specifically with our District in mind.

	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

The Place-Making & Design Vision and its associated policies, principles and objectives seeks to create and enhance open space and shared space and maximise opportunities for walking and cycling at every settlement tier. The approach will deliver significant positive impacts on the objectives to improve health and well-being and to strengthen society. While some positive influences are noted, this option is about design of new development at the various settlement tiers rather than the quantum or location, and there is no perceptible impact on housing. The option encourages the establishment of better linkages between the college and university and the city, which has a minor positive effect on the objective to enable access to high quality education. Significant positive effects are identified for enabling sustainable economic growth, through enhancing the overall quality of the District as a destination for investment and tourism. The approach of sustainable densities and town centre living has a positive influence on the objectives to manage material assets sustainably and to protect physical resources and uses sustainably but the overall effect is negligible. The policies, principles and objectives under this option strongly support and encourage walking and cycling and a key aspect is the objective 'to Implement a Sustainable Transport Hierarchy'. A significant positive impact is identified for encouraging active and sustainable travel. While the use of other forms of transport to the car is strongly encouraged and other measures may indirectly deliver resilience, settlement and economic growth will also result in increased emissions and uncertain effects are identified for both air quality and climate change. The identification of policy areas including LLPAs, ATCs and AVCs at LPP will deliver minor positive effects for the natural resources and landscape objectives from the medium term onwards. The overall placemaking approach is considered to deliver a significant positive impact on the objective to protect, conserve and enhance the historic environment as it will help to protect and conserve character and features of each of the settlements in the District and enhance local distinctiveness. This option is considered to be a sustainable 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 enable sustainable economic growth, to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The placemaking and design principles will be strengthened and enacted through strong cross overs with operational policies such as TAM 7 Walking & Cycle Provision and HOU 8 Quality in New Residential Developments. Several aspects of these principles will be strengthened at LPP, through the identification and review of townscape and landscape designations such as ATCs, AVCs and LLPAs. Boundaries will be informed by relevant studies / evidence based approach. The place-making and design study will be included as a technical supplement. Individual sites within the larger settlements may use information from the strategy. The broad principles of Chapter 26 will also be looked at in the context of villages and small settlements - it applies a framework consistently across settlement tiers to bring out the character of each settlement, not just Derry & Strabane.

3.6.2. Place-making & Design Vision/ Policy for Countryside - CY 1 Integration and Design of Buildings in the Countryside, CY 2, Rural Character, CY 3 The Setting of Settlements, CY 4 Design in Area of Outstanding Natural Beauty

CY 1-4 provide policy guidance in terms of decision making on all development proposals outside the development limits of any settlement in what is termed as Countryside. This chapter has brought forward existing policy from PPS 2: Natural Heritage and PPS 21: Sustainable Development in the Countryside, as well the SPPS. Having taken into account the views of Development Management and Members, we have proposed little or no changes to the policy approach as above in keeping with the SPPS and current policy within PPS 21. A greater emphasis has been given to take account of 'Building on Tradition,' to ensure more appropriate design proposals come forward, with a detailed statement of how each proposal has taken account of the Design Guide.

The proposed LDP PS approach is to ensure all development proposals in the countryside must be sited and designed to integrate sympathetically with their surroundings, including the natural topography, and to meet other planning policy and environmental considerations. Proposals must take account of supplementary planning guidance on sustainable rural design: 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside'.

Policies CY1 - CY4 have been appraised as a group, as they all seek to achieve the same aim, placemaking and design for the countryside.

Preferred Option:

Policy option in line with current policy - SPPS / PPS 21.

What reasonable alternatives have been considered?

It is considered that the Development and the Place-Making & Design related Principles that will be material considerations set a strategic framework for the future development of the District. They have been developed for our Settlement hierarchy and the Countryside to shape the future development that is in line with the LDP objectives and Vision. As such it is considered that there are no reasonable alternatives to these Development / Place-making Principles that have been designed specifically with our District in mind.

	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

These place-making & design related principles and policy for the countryside are mainly concerned with the appearance of buildings and therefore have a limited influence over the sustainability objectives. A minor positive impact is identified for the objective to improve health and well-being as the option will maintain a pleasant rural environment, providing indirect benefits to mental health and improved well-being. In terms of the economic growth objective it is considered that the slight constraints that may be imposed on some types of economic development in the policy area will be balanced out by the enhanced opportunity for other types of economic development such as tourism, leisure and recreation. The overall approach may encourage a more diverse range of economic development that is sustainable, leading to a minor positive effect. There are no perceptible impacts on the majority of the environmental sustainability objectives, but a significant positive effect is identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage, through ensuring that new buildings are of a design that respects the character of their surroundings. This benefits landscape character and the setting of historic environment features and assets. This option is considered to be a sustainable 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 adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Supplementary Design Guides, especially 'Building on Tradition'. A future AONB Management Plan would help to support policy CY 4. There are substantial crossovers with HOU 18- HOU 23 and ED 5 Small Scale Economic Development in the Countryside. The policies in Chapter 23 'Historic Environment' will also help to strengthen the effect of these policies.

3.7 How was the LDP draft Plan Strategy informed by the SA Process?

The Council's overall Vision for the District is set out in our Community Plan - the inclusive Strategic Growth Plan for Derry City and Strabane District. The LDP builds upon this Vision for the District, namely: *"To make Derry City and Strabane District a thriving, prosperous and sustainable area - Planning for balanced and appropriate high-quality development, whilst protecting our environment, and also promoting well-being with equality of opportunity for all"*.

The LDP is required to 'take account of' the Community Plan; the two documents are closely aligned, having been initiated at the same time, with similar vision and priorities for the District to 2032, structured across the themes of Economy, Environment & Regeneration and Social / Health & Community. The LDP is the spatial articulation of the Community Plan, in that the LDP deals primarily with the spatial, land use and place-making aspects of the various actions and priorities in the Community Plan; therefore, the LDP will be an important vehicle for the implementation of the Community Plan's vision for the District.

The LDP formulates key Planning designations, zonings and policies for the District, with the intention of delivering 'sustainable development'. These are structured under the three pillars of sustainable development, economic, social and environmental. It is apparent that if the needs of the population are to be addressed, then there must be a strong focus on significantly increasing and improving our economic and social base, whilst at the same time, protecting and enhancing the environment and improving public infrastructure.

Accordingly, the LDP strategic policies and proposals have been developed to deliver the required future sustainable development in line with the Vision and Strategic Objectives.

The draft PS will be subject to an Independent Examination which will examine the 'soundness' of the PS policies and proposals. The Consistency range of tests will examine the preparation and evolution of the PS in relation to regional planning policy documents - the RDS, SPPS, etc. It will also refer to the local policy context and examine whether the Council has taken account of the Community Plan. The procedural tests will also examine whether the Council prepared a Preferred Options Paper (POP) and taken into account any representations made to it. A further 'procedural test' specifically requires each stage of the LDP to be subject to SA (including SEA).

It is therefore apparent that, in addition to the iterative influence of the SA process, the evolution of the Plan Strategy is also influenced by the development parameters as contained within the above key regional planning and locally relevant documents. There is little scope for significant deviation, unless soundly evidenced.

In advance of the formal draft Plan Strategy SA, all the emerging draft chapters in the Plan Strategy were subject to a 'self SA' process at Officer level, prior to them being discussed with Members during our comprehensive programme of Member Discussion Meetings. This also involved consideration of feedback and discussions with statutory consultees. This enabled key SA issues to be highlighted in advance and fully explored as part of the Member / Officer discussions. This shaped the chapter / policy evolution particularly where Members questioned the scope for loosening or tightening certain specific policies. Further evidence of this 'self SA' approach is contained within each of the relevant Evidence Base (EVB) papers that accompany each Chapter. Each Evidence Base indicates how these discussions and the formal SA process have iteratively influenced the resulting policies and proposals as contained within the PS document.

The formal SA process was therefore undertaken on a final set of draft policies and proposals which by that stage had been through an extensive internal SA consideration. The formal consideration brought additional benefit in that it clearly identified:

- The sustainability parameters within which our policies could soundly be developed;

- The benefits of introducing our pressure related proposals (Green Belts, WECAs and associated landscape proposals);
- The strengthening benefit from cross-referencing policies, enhanced text in policies - particularly in terms of natural and historic environment considerations;
- The degree to which the policies met our LDP Vision and Objectives and the likely LDP time periods (short / medium and Long term) over which the policies could effect change;
- The importance of fully implementing the Transport Study as a key part of the Council's successfully achieving its Vision and Objectives; and
- Those areas where we needed to carefully consider climate adaptation measures in light of likely climate change over the plan period.

Any changes that occurred to the draft PS policies and proposals as a result of the formal SA process are also set out in the Evidence Bases for each Chapter. The usefulness and robustness of the earlier internal SA considerations was also confirmed as the strategic policies and proposals brought forward for formal appraisal performed well against considered reasonable alternatives.

In conclusion, the formal SA process reiterated those emerging SA issues raised during the early preparation of the draft PS and enabled the final policies and proposals to be further improved in terms of cross referencing and strengthened text. The fact that no major significant adverse effects were highlighted is reflective of the developed policies and proposals taking account of the RDS, SPPS and other relevant government strategies and the input of the relevant statutory consultees.

This has refined a final set of policies and proposals that it is anticipated will sustainably deliver the thrust of the Council's Vision and Objectives for the District over the plan period to 2032.

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 **long term** total effects on each sustainability objective for the preferred options in the draft Plan Strategy.

4.1 Total Effects of the draft Plan Strategy

4.1.1. Improve health and well-being

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

The overall strategy for growth in the District aims to bring more jobs and enhance prosperity which can have positive effects on wellbeing. The approach of defining a settlement hierarchy, settlement boundaries and land use zonings will help to ensure that provision is made for land uses which support the objective, such as open space and health care facilities, at a scale appropriate to the size of the settlement. While the landscape designations will not deliver directly for health and wellbeing, the preservation of natural areas of countryside and approaches around urban areas benefit mental health and well-being and may encourage people to access these attractive areas for physical activity. General Development Policies which promote safety, are protective against nuisance impact from development and which enhance opportunities for active travel, in association with place-making and design vision which aims to deliver a quality environment in the settlements, will deliver significant positive effects on people's mental health and wellbeing. In the countryside the active travel aspects may be less achievable, reducing the scale of the effect.

Economic Policies

The economic development, retail and tourism strategies direct the majority of new development toward centres or zonings which are (or which can be) supported by good connectivity and sustains these centres as social places where people can meet and interact. The general economic and minerals development policies promote development in the District but recognise that there is also a need to protect people's health, wellbeing and quality of life. This is also evident in policy on farm / forestry or other rural economic development. Policy on transport and movement places an emphasis on creating accessible environments and the inclusion of measures in the design and layout of developments that will support increased walking and cycling with the aim of inducing behavioural change and a modal shift towards active travel. Policies concerning access to the road network also include safety as a key theme. While policy on transport facilities seeks to protect against unacceptable loss of safety or amenity, some minor adverse impacts may be experienced in localised areas from intensification of port and airport activities.

Social Development Policies

All but three of the policies under this theme act positively on this objective. The provision of high quality, attractive and sustainable homes, accommodation and other facilities which meet the specific needs of the population strongly supports good health and well-being. In settlements, the promotion of measures in the design and layout of developments that will support increased walking and cycling and a focus on access to green and blue infrastructure aims to induce behavioural change and a modal shift towards active travel and time spent outdoors, which will also have a significant positive impact on this objective. The provision and protection of waste services and a wide range of utilities plays an important role in public health and enhancing quality of life. The protection of open space and facilitation of sports facilities provides opportunities for and encourages leisure, recreation and physical activity which strongly benefits health and well-being and promotes social interaction.

Environment Policies

Protecting the natural environment establishes pleasant environments within and outside settlements from which people can indirectly benefit both physically and mentally and encourages people to spend time outdoors. The protection of the historic environment delivers positive effects

on health and wellbeing through providing environments which sustain local character, distinctiveness, diversity and identity. Historic assets such as buildings, historic parks, gardens and demesnes may be spaces that people can access and socially interact. Policy on development and flooding will help to protect people and property from the risk of flooding, delivering significant health and safety benefits.

Total effects

The majority of the preferred options have either minor or significant positive impacts on this objective. 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

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Defining and outlining settlements rather than enabling dispersed development throughout the District helps to give a place a local identity, it creates and identifies a community. The overall approach supports this objective by ensuring that there is enough provision of appropriate land uses in each tier of settlements and will help to give rural communities appropriate access to facilities and services. General development policy on accessibility and the place-making and design vision in the settlements will deliver a significant positive effect through delivering an improved quality of life through design and providing an accessible environment to local services and facilities.

Economic Policies

The policies facilitate and support economic, retail and tourism development at various scales through the hierarchy; from urban areas to villages and small settlements. All areas of the District will have access to development opportunities of an appropriate scale which contributes positively towards reducing inequalities. Facilitating tourism development can enable opportunities for shared facilities which deliver community benefit. Positive impacts are also seen from the transport policies that help to deliver connectivity through enabling new infrastructure, encouraging active travel and safeguarding disused transport routes between communities to permit future uses which could include walking and cycling. Policy to create accessible environments promotes inclusiveness and will contribute significantly improving accessibility and reducing inequality.

Social Development Policies

Quality and well-designed residential developments will help to promote social inclusion. Policy for housing in settlements creates the conditions for the delivery of a mixture of housing types, tenures and sizes and housing which delivers benefits for people with specific needs, this in turn will help strengthen community integration and social cohesion. New policy to enable the delivery of community infrastructure will have a significant positive impact through helping to deliver a range of community development including facilities to address health and education issues associated with deprivation, identified through the community plan. The provision of adequate open space, play areas and sports facilities which create shared spaces for community interaction helps to reduce inequalities and will also deliver significant positive effects for this objective. Policy on utilities will also help to give rural areas access to services and reduce inequalities.

Environment Policies

Protecting the natural environment, including the surroundings of waterbodies, can indirectly deliver shared space with an amenity value, supporting this objective. The historic environment and cultural heritage forms an integral part of local communities and local distinctiveness and plays an important role in creating attractive shared space in the District. Policy on renewables and development and flooding has no perceptible impact on this objective.

Total effects

The majority of the preferred options have either minor or significant positive impacts on this objective. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on strengthening society. No negative impacts were identified.

4.1.3. Provide good quality sustainable housing

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

The strategic direction for spatial growth with its associated designations enables more opportunities for housing to be provided that meets locally identified needs (in terms of type, tenure and size) and housing that meets the needs of specific groups. General development policy will ensure that the housing that is delivered is sustainable. These aspects will deliver a significant positive effect on this objective. While the landscape and place-making designations and policies help to make residential areas and housing more attractive, they do not deliver directly for the objective and the effects are generally negligible.

Economic Policies

In general, the policies arranged under the economic theme have limited effect on the delivery of good quality sustainable housing. However, the requirements of TAM 7 will help to deliver housing that is more sustainable.

Social Development Policies

The policies on homes and accommodation create the conditions for a variety of household types and sizes to be delivered, including a proportion of affordable housing in settlements and also in the countryside where a need is identified. 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 impact on this objective. Policy enabling higher densities of accommodation in appropriate areas will have significant positive effects by helping the District to adapt to changing demographics, encouraging diversity and addressing inequalities in terms of affordability and family size. Housing in the countryside will, in general, only be designed to meet the specific needs of the applicant and therefore the impact is more minor in scale. The non-housing policies under this theme generally have no effect, however the provision of public open space in new developments indirectly benefits the objective by contributing to quality residential environments and amenity.

Environment Policies

The protection of the natural environment may influence the location, density or design of housing development and the protection, conservation or enhancement of historic environment assets may also constrain the location or design of new housing. However, these policies make housing more sustainable and will still allow sufficient housing to be delivered to meet projected need. The overall effect on the objective is negligible. Policy supports the reuse / repurposing of historic buildings for housing which will have a minor positive impact. Policy on development in areas of flood risk will also help to ensure that new housing development is located outside areas known to be at risk of flooding and make housing more sustainable.

Total effects

Many of the preferred options have no relationship with this objective, but where there is an identified effect it is a positive one. 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. No negative impacts were identified.

4.1.4. Enable access to high quality education

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

The overall growth and spatial strategy aims to sustain existing education facilities and also provide new opportunities for university and 3rd level provision, aided by the City Deal. While the landscape designations have no relationship with this objective, the strategic design policy for Derry seeks to achieve improved integration and connectivity between the university, college and city centre and will also deliver a minor positive impact.

Economic Policies

In general, the policies arranged under the economic theme have limited effect on enabling access to high quality education. However, there are links between economic development and apprenticeships and skills opportunities. The provision of Grade A office space can attract investors which in turn can create demand for skills and enable new provisions to be made in nearby education and skills training facilities. Enabling jobs and crossovers with training and work placements will indirectly encourage people to study in the District if there are good prospects afterwards. These positive effects are considered to be minor in scale, but could be raised by the successful implementation of the City Deal. Policy on accessible environments may also deliver a positive impact by making it easier for people with a disability to engage in education.

Social Development Policies

Policies relating to housing, flats and student accommodation in settlements have a minor positive on this objective by encouraging or requiring walking and cycling linkages to be developed to local facilities such as schools, colleges and university campuses. However, none of the policies for housing in the countryside will have a perceptible impact on this objective. New policy which will enable the provision or expansion of education or community facilities where a need is identified will have a significant positive impact. Policy to protect open space can support the objective by safeguarding opportunities for shared use of facilities with education providers. Enabling upgrades and futureproofing of telecommunications will support this objective by allowing people to study remotely.

Environment Policies

None of the policies under this theme have a perceptible impact on this objective. Some positive influences are noted through the policies for the natural and historic environment working to safeguard areas that have value as an educational resource.

Total effects

Almost all of the preferred options have negligible or no effect on this objective. For the small proportion of options that have an identified impact, it is a positive one. 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

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

All aspects of the overall growth and spatial strategy, settlement designations and place-making and design strategy act positively on encouraging economic growth. Designations for landscape may slightly constrain the design, siting and location of some economic development, but will also support growth in other sectors such as tourism, leisure and recreation. Policy on place-making and design and general development policy will work in a significant positive manner to enhance the overall quality of the District in terms of investment and tourism.

Economic Policies

Almost all of the policies under this theme act positively on this objective. Providing the conditions for the creation of a range of job types that are accessible across the District, and especially to areas of deprivation, will generate significant positive impacts. Enabling opportunities for appropriate tourism and minerals development will extend the potential for economic development across the District and may also contribute significantly to this objective, though there is some uncertainty as to what can be delivered from valuable minerals and mineral reserve areas. The strategic approach of focusing economic development opportunities centres or dedicated employment areas which are attractively located in areas with favourable infrastructure and rapid access to the strategic transport network, including the regional port and airport helps to attract investment and stimulates innovation and competitiveness. Safeguarding these areas from alternative uses ensures that the best use of location can be made, again strongly benefitting the objective. The policies for transport and movement which focus on walking and cycling provision and transport facilities will also deliver significant positive effects. Policy on signage and advertisement will support businesses to promote their goods and services in a safe and sustainable manner.

Social Development Policies

Policy on housing in centres and higher density areas will help to make best use of location and supports the vitality and vibrancy of city and town centres. The overall approach to deliver houses of a range of types, tenures and sizes and for a proportion of new houses to be affordable helps to provide housing for employees across a range of employment sectors. However, housing in the countryside is not expected to have a perceptible effect on encouraging sustainable economic growth. Facilitating new sports or recreation facilities and protecting our areas of quality open space has minor positive effects as these assets can create jobs, generate income and develop new destinations for experiences that are attractive to a wider area, rather than just the local community. The delivery of new community infrastructure such as hospitals or university development can support the creation of new jobs. The policies for utilities and waste also have a positive impact on this objective in almost all cases; policy on telecommunications and broadband will deliver a significant positive effect, as digital connectivity is a key aspect of attracting inward investment.

Environment Policies

Policies to safeguard the natural and historic environment add to the local attractiveness of the District in terms of character, amenity and outdoor activities. They maintain local vitality and vibrancy and the protection of sensitive landscapes and historic features in particular can help to attract visitors make the District more inviting for residents, visitors and possibly investors. Policy on coastal development will not impede growth of the existing assets (port and airport) of the north west city gateway. Policy on renewables and development and flooding will also act positively in ensuring that economic growth is carried out in a sustainable manner.

Total effects

The majority of the preferred options have either minor or significant positive impacts on this objective. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on enabling sustainable economic growth. No negative impacts were identified, however the impact of some of the minerals policies and enabling development is uncertain as it cannot be predicted at this stage what development will come forward under these policies.

4.1.6. Manage material assets sustainably

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

While the place-making and design strategy, landscape designations and general development policies do have some positive influences on material assets, such as encouraging re-use of brownfield land and the consideration and incorporation of waste storage areas in the design of new

development the overall impact is negligible. The settlement hierarchy and associated spatial designations directs development to the settlements which have infrastructure that is capable of accommodating growth, or which can be feasibly upgraded to permit growth. This approach supports the efficient use of material assets, with the settlement hierarchy delivering significant positive effects.

Economic Policies

Directing economic development towards settlements, centres and zoned areas where infrastructure is provided (or can feasibly be provided) brings positive impacts. Economic development in the countryside and out of centre development has a minor negative impact, as it does not align with the proximity principle in the same way that development in settlements does. It is also more difficult and expensive to maintain utilities and services to rural areas. The extraction of valuable minerals may have considerable energy and infrastructural requirements but the overall effect will depend on what type of development occurs and where. Policies arranged under the tourism and minerals development themes have a mostly negligible effect on this objective, as do the majority of the transport and movement policies. However, specific policy on transport facilities may help to support energy and renewables-linked industry.

Social Development Policies

Although negligible impacts are identified for many of the housing policies, the overall approach of directing the greatest proportion of housing growth to the largest settlements encourages the reuse of brownfield sites and supports the proximity principle by enabling more people to live in the areas where there is the best provision of infrastructure and choice in utilities. This is less evident for housing in the countryside, especially in the case of isolated development. Facilitating necessary waste and infrastructure development (including upgrades) and directing facilities that are designed to serve the community towards sustainable locations will have a significant positive effect on the objective.

Environment Policies

The policies relating to the built environment mostly have limited influence on this objective. Policy on renewables supports the objective by encouraging and enabling renewable energy production/connections across the District, however policy on the natural environment and landscape may constrain some types of energy and renewable infrastructure. Many constraints can be overcome through the use of an alternative location, design, or technology, but the nature and scale of the effect may also be influenced by future needs/targets for renewables and the overall impact is uncertain.

Total effects

The majority of the preferred options have a negligible impact on this objective, but where there is an effect it is mainly a positive one. A small proportion of uncertain and negative scores reflects the fact that some types of development do not align with the proximity principle and may place pressure on rural infrastructure. Overall, the options put forward in the draft Plan Strategy are considered to have a **negligible** total effect on managing material assets sustainably.

4.1.7. Protect physical resources and use sustainably

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Growth will lead to an inevitable consumption of land, leading to a minor negative impact from the growth strategy. However, strategically focusing core growth where existing settlements are already located enables a more efficient use of land and more sustainable patterns of development, resulting in minor positive impacts for most of the spatial policies and designation and significant positive impacts for SETT 2. General development policy will also protect the soil resource from pollution and erosion.

Economic Policies

The overall strategic approach of zoning areas for economic development and providing policy on where certain types of development are encouraged is a more efficient way to manage land use and positive effects are seen for tourism development in settlements. Some larger zonings for economic development, out of centre retail sites and edge of settlement car park sites may be greenfield sites and development on these sites will constitute a perceptible change of land use with a minor negative impact. Likewise, economic and agricultural / forestry development in the countryside may lead to perceptible losses of greenfield land with minor negative impacts. The impact of tourism development in the countryside is difficult to predict as the effects will depend on the quantum, nature, scale and location of development. The policies on minerals development have a positive impact on this objective, as they permit the minerals industry to operate and expand in a sustainable manner, though it is not yet known if there is an identified resource of sufficient importance to merit the designation of a Mineral Reserve Area. While the majority of the transport and movement policies do not have a perceptible impact on the objective the protection of disused routes and new routes for transport schemes and will result in a minor negative impact though the loss of greenfield land as a consequence of delivering the project for which the route was protected.

Social Development Policies

Housing growth will result in permanent changes in land use which will have a negative impact on the objective. While the strategic allocation and management of housing aims to deliver more efficient use of land, the quantum of existing housing commitment means that the effect of the policy is constrained until this commitment has been fulfilled and a minor negative impact is predicted. Policies that enable greater housing densities in appropriate areas of settlements will act positively by helping to make more efficient use of land. Conversely, dwellings on farms will cumulatively result in the greater consumption of greenfield land than an equivalent number of dwellings in a settlement. The provision and protection of open space and green and blue infrastructure will help to safeguard areas of green space from being developed on. The impact of community infrastructure is uncertain, while the 'settlements first' approach has a positive effect, a larger development may occupy a considerable footprint which may not be able to be accommodated without using greenfield land.

Environment Policies

Policy to protect the natural environment will benefit this objective by safeguarding earth science features and protecting natural land and soil resources. Policy to protect landscape may constrain some types of minerals development, but will not constrain exploration activities. Policy on coastal development, the historic environment, renewable energy development and flooding will not have a perceptible impact on this objective, but a number of positive influences are identified through these policies indirectly helping to preserve areas of semi-natural land.

Total effects

The greatest proportion of the preferred options put forward in the draft Plan Strategy have negligible or no effect on this objective. Of the options that do have a perceptible impact, the majority are minor positive impacts. However, there is a significant minority of options which have an uncertain or minor negative impact and these options may represent the majority of the development coming forward over the lifetime of the Plan. This reflects the pressure that new development may have on other competing land uses and that many of the zoned sites that are currently committed are on greenfield land or at edge-of-settlement locations. Overall, the options put forward in the draft Plan Strategy are considered to have a **mixed / uncertain** total effect on protecting physical resources and using them sustainably. Consideration needs to be given to increasing certainty and minimising negative impacts.

4.1.8. Encourage active and sustainable travel

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Spatial planning which establishes focal points or areas for similar land uses creates the conditions to allow more walking and cycling or public transport routes to be established between residential areas, employment areas and open space areas for leisure/recreation. Along with general development policy to create an accessible local environment focusing on connectivity and safety and the place-making and design strategy in settlements which also encourages accessibility and connectivity, this strategic approach has a significant positive effect on the objective. Landscape designations and place-making and design in the countryside will not have a perceptible effect.

Economic Policies

These policies act positively on the objective by directing the majority of economic and retail development towards centres or zonings which are (or which can feasibly be) connected by public transport and active travel routes. A notable exception is the regional transport facilities under TAM 12 which, despite being located adjacent to the railway route are not currently well served by public transport and a minor negative impact is indicated. The transport and movement policies complement the spatial aspects of economic and retail development to deliver significant positive impacts. Economic development in the countryside, including farm and forestry development, conflicts with this objective as opportunities to use or access active and sustainable travel are likely to be limited. While tourism development in settlements will benefit from access to sustainable modes of transport, in the countryside the effect is uncertain. Minerals development has no perceptible impact on this objective.

Social Development Policies

Policies for housing in settlements and quality in residential development will contribute positively for this objective by requiring new housing development to link where possible with active and sustainable transport routes including greenways, although the positive effects may take time to develop in some areas. Policy enabling higher densities of accommodation in appropriate areas which have access to active and sustainable transport will also have significant positive effects. Housing or sports facilities located in the countryside are not compatible with this objective, as many rural minor roads have no footpaths or cycleways and many rural areas do not have sufficient population to sustain a public transport service. The remaining policies on open space have positive impacts, especially policy for green and blue infrastructure which will directly help to create or enhance walking and cycling routes.

Environment Policies

The majority of the policies arranged under this theme have negligible or no influence on this objective. However, policies on development adjacent to main rivers / open water bodies and landscape designations will enable walking and cycling routes to be developed in policy areas where other types of development may be constrained, delivering a minor positive impact.

Total effects

A high proportion of the preferred options included in the draft Plan Strategy have a minor or significant positive effect on the objective to encourage active and sustainable travel. While there is a similar proportion of the options that deliver negligible or no impact, many of the policies for housing and economic development in settlements and zonings received a significant positive score. However, the appraisal also recognises that development in the countryside may not be compatible with this objective and several minor negative effects are recorded. Overall, the options put forward in the draft Plan Strategy are considered to have a **significant positive** total effect on encouraging active and sustainable travel.

4.1.9. Improve air quality

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Spatial and population growth is likely to give rise to increased emissions from transport, energy/heating and industry with a minor negative effect identified. General development policy encourages sustainable development, energy efficient design and active travel, and the spatial approach of focusing the majority of growth in areas which have existing or potential future options for active and sustainable transport and access to the gas distribution network will act positively for the objective and may help to counteract some of the effects of growth. However, concentrating development in compact urban areas may increase pollutants. While the place-making and design strategy in settlements also encourages and supports the use other forms of transport than the car, the overall effects are uncertain as there are so many potential variables that can act positively or negatively on air quality.

Economic Policies

Economic development and growth, including mineral extraction, is likely to give rise to emissions, through transport, energy requirements and economic/industrial/agricultural activities. General policy on economic development requires development to deal satisfactorily with emissions and that there should be no unacceptable harm to nearby residents. It also encourages new economic development to be integrated with active and sustainable transport. General policy for all development also helps to reduce the scale of negative effects on air quality from development, by encouraging all development to incorporate renewable and low carbon energy technology and tree planting. Policies that serve to enhance accessibility via active and sustainable transport will have a positive impact on air quality. It is considered that with these safeguards in place, the policies for economic, retail, tourism, minerals and agriculture/rural development will not have a perceptible negative effect on this objective. Encouraging walking and cycling, developing and enabling opportunities for shared transport such as park and ride/share facilities will help to reduce the rate of increase in traffic congestion and will provide opportunities to mitigate the negative effects of growth. Policy to maintain safety and avoid the interruption of traffic flows on roads will help to avoid increases in emissions from congestion, but may also serve to sustain car use. Emissions from activities associated with the port and airport will also depend on a range of factors and it is also difficult to predict what the overall impact from these policies will be.

Social Development Policies

Housing growth can place pressure on air quality through increased transport and domestic heating emissions. Housing policy encourages efficient design and the incorporation of renewables / low carbon technologies, reducing, where possible, heating and energy requirements. It also requires linkages to be made with walking and cycling routes and public transport. While negative effects are predicted in the short and medium term, if planned investment and strategic projects are delivered on, and an integrated sustainable transport network becomes established, it is hoped that these effects will be reduced to negligible. Dwellings in the countryside will not contribute positively due to maintained reliance on the car and a greater tendency towards heating sources with higher particulates emissions. Open space has a role in maintaining air quality by providing a buffer against development, enabling better dispersal of airborne pollutants and policy on green and blue infrastructure will also contribute positively to the objective.

Environment Policies

The majority of the policies arranged under this theme have negligible or no influence on this objective. Policy to protect the natural environment will benefit the objective by protecting and maintaining undeveloped areas with natural or semi-natural vegetation which can act as a natural buffer/filter/screen and help to dissipate local air emissions. Policy on renewable energy development can benefit the objective by enabling the provision of alternative / renewable sources of energy production that do not generate emissions. However some of the forms of generation that

would be facilitated under this policy, such as biomass and anaerobic digesters would produce emissions, directly through the plant itself and also indirectly through transportation requirements and the overall impact is uncertain.

Total effects

The appraisal has reflected the fact that the LDP does not necessarily have a direct influence on many of the factors affecting air quality in the District. In conjunction with aspects of the baseline, such as access to the gas distribution network in the main settlements of Derry and Strabane, a relatively low proportion of heavy industry, and the dispersed rural nature of the District, many of the options are unlikely to contribute directly to a perceptible deterioration in air quality and therefore negligible effects are recorded. However, it is acknowledged that there is a high reliance on cars / private transport in the District and that behavioural change is required to reduce this dependence. Some of the options will help to create the conditions to encourage behavioural change. The total effect of the options on this objective is **negligible**.

4.1.10. Reduce causes of and adapt to climate change

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

The growth strategy encourages and facilitates new housing, roads, facilities/services and industry/business, which may increase greenhouse gas emissions and have a negative impact. General development policy places a requirement to adopt energy efficient design and incorporate renewable and low carbon energy technologies in new development. The spatial approach of focusing the majority of growth in areas which have existing or potential future options for active and sustainable transport will act positively for the objective and may help to counteract some of the effects of growth. The majority of the landscape designations will not significantly influence the delivery of renewables, however the WECA and SCA designations which are appraised under the environment section may inhibit some types of renewables development.

Economic Policies

Economic development has the potential to lead to increases in greenhouse gas emissions through energy and transport requirements. Directing economic development towards centres and zoned areas and placing a focus on connectivity by public transport and active travel will help to support reduced dependence on the car. General policy encourages buildings to include design that is energy efficient and to incorporate renewable and low carbon energy technology. General development policy also encourages carbon offsetting through, for example, tree planting. It is difficult to predict where the balance of impact will lie, as effects will have many variables, including innovation from developers, behavioural change and the nature and scale of development. Transport and movement policies which encourage active and sustainable travel will have a positive impact, but the impact of development associated with the port and airport and for certain aspects of minerals development is uncertain. Farm/forestry and other rural development has a minor negative relationship with climate change, as this type of development is generally dependent on high consumption plant/machinery and is unlikely to result in a reduction in greenhouse gas emission from the agricultural sector.

Social Development Policies

Housing growth will give rise to increased emissions from transport and energy/heating. Housing policy encourages energy efficient design and the incorporation of renewable and low carbon energy technology which will help to reduce the scale of negative effects. The approach of enabling higher density housing in appropriate areas will indirectly help to reduce overall consumption. Policy on quality in new residential development seeks to encourage walking and cycling and reduced reliance on the car, along with other resilience measures including SuDS and permeable paving. Housing in the countryside is generally less compatible with this objective, it often requires more resources to construct, has higher energy demands and there is a typically a greater reliance on cars than for an equivalent number of dwellings in a settlement. By constraining this type of development and

applying general development policy, the scale of the negative effects is reduced to mainly negligible. Open space can provide a positive role through blue and green infrastructure or having a secondary function in providing resilience against the effects of climate change. Enabling facilities for waste management, recycling and composting will help to reduce emissions of greenhouse gas from landfill.

Environment Policies

Policy to protect the natural environment will benefit this objective, contributing to the network of green and blue infrastructure, capturing carbon and providing resilience to the effects of climate change through the protection of habitats such as wetland, flood plain, alluvial forest and upland bog. Policies for the historic environment have a negligible impact, however encouraging the sensitive restoration of older buildings in preference to their replacement will have a positive influence on the objective through reduced consumption of raw materials and improved energy efficiency of renovated buildings. Policy on renewable energy development will have a minor positive impact through reducing reliance on fossil fuel. Policy on development and flooding will have a positive impact on this objective by ensuring that development is sited in more resilient locations. Policy on development and surface water (pluvial) flood risk will deliver significant positive impacts in terms of futureproofing against the predicted effects of climate change and designing drainage that can cope with increased intensity rainfall episodes.

Total effects

The greatest proportion of the preferred options put forward in the draft Plan Strategy have negligible or no effect on this objective. The appraisal recognises that a plan for growth is unlikely to make a significant positive contribution to this objective, but that it can aim to provide conditions which encourage the behavioural changes required to reduce greenhouse gas emissions and also to spatially plan for climate change adaptation and mitigation. While some minor positive impacts and a small proportion of significant positive impacts are identified, there is also a relatively high proportion of uncertainty and minor negative impacts. Overall, the options put forward in the draft Plan Strategy are considered to have an **uncertain** total effect on reducing causes of and adapting to climate change.

4.1.11. Protect, manage and use water resources sustainably

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Growth may place pressure on water resources through waste water and storm water discharges. The principle of directing the majority of growth to the urban areas where there is water, drainage and wastewater treatment infrastructure available and reducing dependence on non-mains treatment acts positively for this objective. However there are known issues with network and WWTW capacity in some settlements in the District. Storm water overflows are known to have an effect on water quality in receiving waterbodies which are designated. General development policy will not allow development to proceed where it would create or add to a pollution problem. It will also require the use of SuDS as the preferred drainage method which may help to reduce pressure on surface water / storm water infrastructure and these aspects will have a significant positive impact. Improvements to water quality may also be influenced by upgrades to infrastructure that are outside the scope of the LDP. However, the LDP will enable service providers to build anticipated growth areas into their future plans. Landscape designations and the place-making and design strategy will in general have no perceptible influence on water resources, however some landscape designations may indirectly serve to protect wetlands and coastal areas from development.

Economic Policies

Economic development has the potential to have adverse impacts on both water quality and quantity. General policy for economic development is cognisant of relevant flood risk policy and the importance of ensuring that effluent discharges are managed and treated to avoid adverse impacts on the features of the natural environment (including designated sites), many of which are water-dependent

in the District. Economic development may often lead to large areas of impermeable surfaces; general development policy for all development which requires the incorporation of sustainable drainage systems as the preferred drainage method will have particular benefits in terms of avoiding the exacerbation of flood risk. In general, the overall strategies and policy criteria for economic, retail, tourism, minerals and farm/forestry/rural development are protective of water resources and it is considered that negative effects can be avoided through the application of these safeguards, through there is less certainty in the case of valuable minerals. However, the effects of development for the improvement of strategic transportation facilities have a risk of adverse impact, as land surrounding the regional port and airport is vulnerable to flood risk and indirect effects on the marine area may occur from the intensification of activities therefore a minor negative effect is identified. Other policies and HRA may work to reduce the scale of negative impacts.

Social Development Policies

Housing and housing growth may place pressure on water resources. Impermeable surfaces will increase storm water flows in drains and watercourses and waste water will require treatment prior to discharge. While housing development would only be granted permission in association with adequate wastewater treatment, treatment (and, in the case of septic tanks or private treatment, regulation) is carried out by external service providers. The impact of storm water is a key sustainability issue in the District. Measures directed through other policy, such as the requirement for applicants to include SuDS as the preferred method of drainage and the use of drainage assessment in larger development proposals will help to manage storm water more sustainably. The housing strategy and policies aim to avoid the exacerbation of existing issues, however other factors will also be influential in improving water quality. The plan will also not have control over home owners making incremental changes such as replacing permeable surfaces and negative effects may still occur. Open space and urban design policies, in particular the protection and enhancement of green and blue infrastructure, will support the objective by providing resilience. Policy to enable facilities for waste and waste water management or treatment will also deliver minor positive effects through reducing pollution risk.

Environment Policies

The policies for the protection of the historic environment have a negligible impact on this objective. The policies for the protection of the natural environment including landscapes help to protect many waterbodies within the District from preventable pollution. Specific policy on main rivers corridors, open water and the undeveloped coast will help to maintain natural morphology and habitat at the boundaries of these waterbodies, which supports the WFD and can deliver significant positive impacts for main rivers. These policies, along with the more specific policies aimed at reducing vulnerability to flood risk, should cumulatively should help to alleviate flood risk and avoid causing a deterioration in water quality, thus delivering significant positive impacts on the water resource, including downstream impacts in the marine area.

Total Effects

The greatest proportion of the preferred options put forward in the draft Plan Strategy have negligible or no effect on this objective. While there is a moderate proportion of minor and significant positive impacts identified, there is also a moderate proportion of uncertain and minor negative impacts. The appraisal recognises that, in the absence of mitigation, some types of development have a risk of causing adverse effects on water quality and quantity and the plan has included some measures that will reduce risk, such as using SuDS as the preferred drainage solution. However other aspects affecting water quality are outside the influence of the LDP. 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.

4.1.12. Protect natural resources and enhance biodiversity

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Spatial and population growth is likely to result in greater development pressure on greenfield sites and a degree of local biodiversity loss. The approach of strategically focusing growth within defined limits where existing settlements are already located enables a more efficient use of land and the avoidance of sensitive areas. The inclusion of designations in settlements such as LLPAs and establishment of Key Site Requirements for zoned areas (which may be reviewed or defined at LPP) will support the preservation of local biodiversity. Wider landscape designations will also support the objective. General development policy seeks to deliver development that will, where possible, enhance the District's green and blue infrastructure network will deliver significant positive effects.

Economic Policies

The strategic approach to focus economic, retail and tourism development in to identified centres and zonings that are mainly within existing settlements helps to support natural resources. The general criteria for economic development are protective of natural resources and encourage the promotion of biodiversity and the impact of economic and retail development is predicted to be largely neutral. Development for transport and movement will also largely deliver no perceptible impacts, however there is some uncertainty associated with development for the improvement of strategic transportation facilities due to their location being immediately adjacent to European / International sites and areas of semi-natural land. A minor negative impact is identified for development associated with car parking, as the overall approach is expected to push new car parks to edge of settlement / greenfield sites which have greater risk of net biodiversity loss. Net loss is also a risk in the development of disused transport routes and new transport schemes. However, these effects may be offset over time through design which incorporates effective planting / landscaping and the development of greenways may enhance green and blue infrastructure networks. Minerals development can pose a conflict with natural resources objectives and while ACMDs will deliver significant positive effects by protecting the most sensitive areas, there is some uncertainty associated with valuable minerals, including MRAs. The policy requirement for restoration and additional mechanisms to deliver certainty that restoration will be achieved will have a significant positive impact.

Social Development Policies

Strategically directing the majority of new residential development and community infrastructure to within settlements and specifically inside defined settlement limits and zonings which take natural resources into consideration helps to support this objective. However, Phase 1 and Phase 2 housing commitments will result in development of greenfield land, leading to likely net losses of local biodiversity and a minor negative effect. The policy approach of quality environments and masterplanning of new larger developments seeks to maximise opportunities to incorporate and link to green and blue infrastructure and preserve the most important areas for wildlife, delivering a minor positive over what would occur in the absence of the policy. For housing in the countryside, constraining the overall quantum of housing will help to reduce the rate of incremental biodiversity loss and policy on boundaries, hedgerows and planting should also help to avoid perceptible net loss. The provision and protection of open space and protection and enhancement of green and blue infrastructure contributes a significant positive effect towards delivering on this objective. While waste and infrastructure / utilities policies generally have a negligible impact on this objective, it is noted that a net loss of biodiversity may occur through land improvement of marshy or wet ground.

Environment Policies

Policies to protect the natural environment and undeveloped coast deliver a significant positive impact on this objective, by protecting of a variety of areas with semi-natural land cover, with positives for the protected species and priority habitats present, and any other local biodiversity features. Policies for designated historic assets will have a minor positive impact, as old buildings and

historic parks and gardens can contain biodiversity and protected species. The protection of the historic asset will also safeguard the natural asset. Policy on development and flooding will help to deliver directly for the objective by preserving watercourses and flood plain and retaining wildlife corridors. It may also deliver indirectly by reducing the risk of pollutants being mobilised and entering designated sites or other sensitive areas during a flood event.

Total effects

While around half of the preferred options put forward in the draft Plan Strategy have negligible or no effect on the objective, the options that will have a perceptible impact received a mixture of minor positive, significant positive, minor negative and uncertain scores. This mix of impacts reflects the baseline in the District that many of its designated sites for nature conservation are aquatic, marine or otherwise water-dependent and so perceptible effects may occur via hydrological linkages over greater distances. It also reflects that much of the undeveloped zoned land with existing commitments for housing or economic development is greenfield land and its eventual development is likely to result in net loss of biodiversity. Overall, the options put forward in the draft Plan Strategy are considered to have a **mixed / uncertain** total effect on protecting natural resources and enhancing biodiversity. Consideration needs to be given to increasing certainty and minimising negative impacts.

4.1.13. Maintain and enhance landscape character

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Development and settlement growth associated with population and economic growth has the potential for negative effects on 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. Designations for landscape will help to direct growth away from areas of high landscape quality and the most exceptional landscapes will receive the strongest protection. Strategic Development Pressure Policy Areas, including Green Belt Areas, have been identified in response to particular development pressure. General development policy and the place-making and design policy seek to ensure that consideration is given to the design and siting of all development and that development in the countryside is integrated with its surroundings. Significant positive impacts are therefore anticipated from most of these cross-cutting policies and designations.

Economic Policies

Directing the majority of new economic development including tourism to areas and centres within defined settlement limits and zonings supports this objective and has a minor positive effect. The protection of our tourism assets will deliver significant positive impacts. Policy for economic development in the countryside will require development to be integrated and visual impacts mitigated, but it is recognised that minor negative effects may still occur. The policies for minerals development deliver many protective aspects and the identification of ACMDs and new policy on restoration will have a significant positive impact. However, it is acknowledged that the location of quarrying and mining activity is mainly influenced by the local geology and some types of minerals development may override landscape considerations and/or may be difficult to mitigate. Consequently the impacts for these are uncertain or even minor negative.

Social Development Policies

Strategically directing the majority of new residential development and community development to within defined settlement limits aims to reduce the scale of adverse effects on landscape. However, existing commitments for settlement growth into greenfield land and development in the countryside will place some pressure on landscape character and over the medium-long term a minor negative impact is identified for HOU 1. Policy which promotes quality design and integration with surroundings in settlements has a minor positive impact and will reduce the scale of the adverse effect. Likewise, policies for housing in the countryside are strong on protecting landscape character

and distinctiveness and will deliver a minor positive impact on landscape character. The provision and protection of open space and green and blue infrastructure generally has a significant positive impact on this objective, although the appraisal recognises that in the countryside some types of sports and outdoor recreation facilities pose a greater risk of minor negative impacts on landscape. Policy on utilities development encourages undergrounding and other measures to safeguard landscape and it is considered that these policies will make a positive contribution to landscape character. Locational, landscaping and restoration criteria for waste planning will work to reduce risk of negative impacts to negligible.

Environment Policies

Policies which protect the natural environment, which include policies for the protection of specific areas of landscape character and seascape will deliver significant positive impacts on this objective. The landscape is inseparable from the natural and historic environment and forms the immediate and wider setting of many heritage assets. Policy to protect and enhance designated assets of the historic environment will also deliver a significant positive impact for landscape character, while the sensitive conversion and reuse of locally important unlisted / vernacular buildings may also contribute a minor positive effect. Policy on development and flooding will indirectly act in a positive manner on this objective by helping to retain the natural character of some watercourses as intrinsic features of the local landscape.

Total effects

The majority of the preferred options have either minor or significant positive impacts on this objective. However, there is a significant minority of options, including the growth strategy and strategic allocation and management of housing land which have a minor negative impact and a small proportion where the impact is uncertain. This reflects the pressure that new housing development and certain types of economic development in the countryside may have on landscape and that many of the zoned sites that are currently committed for housing are on greenfield land or at edge-of-settlement locations. The high proportion of positive impacts identified leads to a **minor positive** total effect on maintaining and enhancing landscape character, however there remains a high proportion of minor negative impacts and consideration needs to be given to minimising these negative effects.

4.1.14. Protect, conserve and enhance the historic environment and cultural heritage

Cross-Cutting - Overall Strategy and Place-Making and Design Vision

Development associated with population and economic growth has the potential to conflict with built and cultural heritage, including damage to or destruction of buried archaeology. General development policy seeks to encourage development that is not only integrated with its surroundings but that will enhance the quality of places and spaces and respond positively to aspects of local context and character that contribute towards sense of place. There is a strong relationship between landscape and historic environment and the landscape designations will support the objective. The overall approach of the place-making and design strategy is to protect and conserve character and features of each of the settlements in the District and enhance local distinctiveness. In the countryside, it will also help to maintain sense of place and rural setting by requiring new buildings to respect local architectural style and traditional boundaries.

Economic Policies

Economic development has the potential to conflict with the historic environment, but policy criteria for economic and retail development include the requirement that development must not affect features of the historic environment and for historic character and conservation settings to be appropriately considered. Policy for transport and movement does not generally have any perceptible effects, though the protection of proposed new and disused transport routes delivers a mixture of positive and negative effects. Tourism development acts positively by helping to highlight our important heritage assets and may enable their restoration and/or enhancement. Policy on

signage and advertisement will also act in a significant positive manner. While general mineral policy is protective of the historic environment, policy on regionally significant mineral developments may allow certain considerations to be overridden that may adversely affect this objective, giving rise to uncertain impacts.

Social Development Policies

Housing growth may risk adversely affecting the setting of some assets. It may affect 'sense of place' in townscape and rural settings. However, the placemaking strategy and design principles and other policies seek to maintain historic street patterns, streetscape and housing designs, and traditional rural patterns and will work to safeguard against negative impacts. The development of greenfield land for housing also has the potential for disturbing or destroying unrecorded archaeology. However, in conjunction with HE policy it would allow features to be recorded and assessed and the approach of zoning and phasing land may deliver the potential for heritage-led development. Housing policy in settlements and in the countryside encourages the reuse / restoration of buildings that might not otherwise occur. The protection of open space areas will indirectly preserve the setting of some heritage assets and allows 'sense of place' to be conserved. It will also protect areas (such as parks) that provide opportunities for cultural activities. Policy on utilities development will also help to preserve townscape and sense of place, avoid wirescape and, where feasible, improve the setting of historic assets.

Environment Policies

All policies concerning the natural environment, coastal development and the historic environment deliver a positive effect on this objective. Policies which are protective of the natural environment will also have a positive impact on this objective, as the historic environment often shares common pressures with the natural environment with regard to sensitivity to development. Together, policies will 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. Policy will enable archaeological features able to be protected but will also enable new discoveries to be made through requirements for assessment and evaluation. Policy on renewable energy development recognises that there is a risk of development conflicting with historic assets and requires that proposals take particular account of the fabric of the District's historic environment. These safeguards in policy should prevent negative impacts. While policy on development and flooding will generally have no perceptible impacts, the requirement for drainage assessment to consider the impact of surface water run-off on features of the historic environment acts positively for the objective.

Total effects

The majority of the preferred options have either minor or significant positive impacts on this objective. A small minority of uncertain scores reflects the appraisal findings that settlement growth may place pressure on the historic environment and some types of minerals and transport development may risk conflict with features of the historic environment. 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 the delivery of the majority of the sustainability objectives.

Significant long-term positive effects on sustainability are predicted to occur in relation to:

- improving health and well-being
- strengthening society
- providing good quality, sustainable housing
- enabling sustainable economic growth
- encouraging active and sustainable travel

Long term minor positive effects are also predicted to occur for the objectives to:

- maintain and enhance landscape character; and to
- protect, conserve and enhance the historic environment.

However, a mixture of positive, uncertain and minor negative effects are also predicted for some sustainability objectives, especially in relation to protecting physical resources, protecting, managing and using water resources sustainably and protecting natural resources and enhancing biodiversity. These mixed effects are identified through the effects of growth and the associated conversion of undeveloped land to developed land which, as a consequence of legacy planning decisions, may not always be located in the most sustainable areas.

The total effects on reducing causes of and adapting to climate change tends toward uncertain. This reflects that a plan for growth will result in additional emissions and that a perceptible reduction in greenhouse gas emissions is heavily dependent on behavioural change. However, the LDP can aim to provide conditions that encourage a modal shift to lower carbon lifestyles.

Many of these impacts have been minimised through the cross-referencing of policies within draft Plan Strategy, which should be read as a whole, as it will be applied in its entirety to all development proposals, or are capable of being mitigated at Local Policies Plan stage.

4.2 Cumulative Impacts

Schedule 2(6) of EAPP (NI) Regulations requires the appraisal 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 the plan (e.g. noise, dust and visual) 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	<p>The provision of new development which promotes accessibility and inclusivity and which incorporates good design and positive place-making, in conjunction with enhanced connectivity through walking and cycling, should help to provide high quality living environments that benefit health and well-being for the whole District.</p> <p>Improving utilities, telecommunications and infrastructure and encouraging investment and economic development whilst protecting the natural environment and human environment will also deliver positive effects on quality of life.</p>	<p>The overall strategy for growth in the District would be strengthened by the successful implementation of the proposed City Deal. It aims to bring more jobs to the region and enhance prosperity which can have positive effects on wellbeing. Growth in health and life sciences, precision medicine, medical sciences and the delivery of a new NI Graduate Entry Medical School are all included in the business case of the City Deal.</p> <p>The North West Strategic Growth Partnership promotes regional cooperation and cross border co-ordination of public services such</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
		<p>as health and therefore the influence of Community Infrastructure may be regional rather than District level.</p> <p>Where feasible, the alignment of the LDP at LPP with the priorities and potential actions of the Green Infrastructure Plan 2019-32 will help to establish a green infrastructure network of connected green spaces (vegetated areas) and blue spaces (waterways), to provide recreational, health and wellbeing benefits for the public.</p> <p>The cumulative effect of the relevant policies working together, along with the Inclusive Strategic Growth Plan - the Community Plan is to strengthen the effect of the significant positive impact.</p>
Strengthen society	<p>Defining and outlining settlements rather than enabling dispersed development throughout the District helps to give a place a local identity, it creates and identifies a community. Housing growth which is mainly centred on the city and towns enables a wide range of housing options to be delivered and aims to maximise positive outcomes for society. However, by also sustaining population in smaller settlements, local facilities and services are supported and vitality is maintained in villages and rural areas. Quality and well-designed residential developments and accessible environments will help to promote social inclusion.</p> <p>Encouraging economic development at appropriate scales throughout the settlement hierarchy and also facilitating appropriate economic development in the countryside acts positively on this objective by helping to make employment accessible and reducing the factors causing inequalities. Facilitating tourism development can enable opportunities for shared facilities which deliver community benefit.</p> <p>Publicly accessible areas of open space, play areas and sports facilities create shared spaces for community interaction.</p>	<p>Housing policies HOU 5 and HOU 25 support sustainable communities by making provision for affordable homes in main settlements and adjacent to or near a village or small settlement and will encourage people from different community and income backgrounds to live together.</p> <p>The LDP can support the aims of the One Plan to grow the local economy, deliver renewal and target regeneration towards the most deprived groups in our communities in Derry. It can also support the delivery of other masterplans which seek to achieve improvements to the public realm, such as the Strabane Town Centre Masterplan</p> <p>The cumulative effect of all of the relevant policies working together, along with the Council's Inclusive Strategic Growth Plan - the Community Plan is to further strengthen the significant positive impact.</p>
Provide good quality sustainable housing	<p>The policies on homes and accommodation create the conditions for a variety of household types and sizes to be delivered, including a minimum proportion of affordable housing. 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 impact on this objective.</p> <p>Policy on quality in new residential development, creating an accessible environment and accessible housing will help to improve the local design of residential areas and will support the delivery of</p>	<p>There are synergies between new job creation associated with economic growth and new housing. One will follow the other.</p> <p>Policy which ensures that residential development makes appropriate provision for connections to green and blue infrastructure and which provides for a movement pattern that supports walking and cycling will have a synergistic effect on health and well-being and strengthen the effect of the positive impact.</p> <p>General development policy which encourages design that is energy efficient and to incorporate renewable and low carbon</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>lifetime homes which will become increasingly important in the context of an ageing population.</p>	<p>energy technology unless it is demonstrated that it is not feasible will also help to make new housing more sustainable and may reduce running costs and fuel poverty.</p> <p>The principles of place-making and design help to enhance the quality of housing on a wider basis, by making the District a more attractive place to live.</p> <p>All these aspects will work to strengthen the scale of the significant positive impact.</p>
<p>Enable access to high quality education</p>	<p>The overall growth and spatial strategy aims to sustain existing education facilities and also provide new opportunities for university and 3rd level provision.</p> <p>The strategic design policy for Derry seeks to achieve improved integration and connectivity between the university, college and city centre.</p> <p>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.</p>	<p>The facilitation of Economic Development Areas that are attractively located in terms of their accessibility and infrastructure can attract investors which in turn can create demand for skills and enable new provisions to be made in nearby education and skills training facilities.</p> <p>Key aspects of the successful implementation of the City Deal will be investment in and growth of the Ulster University in Derry and the North West Regional College to enhance education, skills and employability levels in the District. There is potential for collaborative strategic work by Higher and Further Education Institutions in the North West including Letterkenny Institute of Technology and Donegal ETB via the North West Strategic Growth Partnership to deliver on skills needs.</p> <p>There are synergies between sustainable economic growth, health, transport and accessibility and a stronger society. These cumulative effects work together to raise the impact on the objective from negligible to minor positive.</p>
<p>Enable sustainable economic growth</p>	<p>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.</p> <p>The strategic approach of focusing economic development opportunities centres or dedicated employment areas which are attractively located in areas with favourable infrastructure and rapid access to the strategic transport network, including the regional port and airport helps to attract investment and stimulates innovation and competitiveness. Protecting these areas from alternative uses ensures that the best use of location can be made. Facilitating the provision of utilities and infrastructure such as telecommunications and broadband will also support growth, as connectivity is a key aspect of attracting inward investment.</p> <p>Establishing a hierarchy of centres and encouraging people to live in centres supports vitality, vibrancy and growth in city and town centres but also helps</p>	<p>The adoption of a LDP which directs certain types of development to our centres or strategic employment locations which are attractively located in areas with favourable infrastructure and rapid access to the strategic transport network is a key aspect of delivering the RDS. There are significant crossborder interactions between the Letterkenny Derry and Strabane settlement network also identified in the Project Ireland 2040 National Planning Framework, reflecting Derry's role as a Regional Gateway in the RDS.</p> <p>Key aspects of the successful implementation of the City Deal are increasing competitiveness by investing and growing economic innovation assets whilst tackling major barriers to productivity and growth and the LDP can support these aims.</p> <p>The policies can also help to deliver on the aims and objectives of the Council's Tourism Strategy 2018 - 2025, including the main aim</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>to sustain villages and small settlements with appropriate opportunities. Consolidation and concentration of retail helps to attract visitors and generates footfall that benefits the wider area.</p> <p>Safeguarding our natural environment will contribute to economic activity based around tourism, leisure, landscape and recreation.</p>	<p>to double visitor spend to £100m by 2025 and enable the headline goal for the strategy - jobs. The LDP can also support the aims of the various Masterplans for individual settlements and assets to enhance their attractiveness.</p> <p>All policies in the draft Plan Strategy work together and cumulatively with wider regional strategies to strengthen the effect of the significant positive impact.</p>
<p>Manage material assets sustainably</p>	<p>Sustainable economic and housing growth has significant positive impacts through facilitating the location and provision of material assets (e.g. waste management, energy generation, telecommunications, etc.).</p> <p>Encouraging quality and sustainable residential environments in settlements, including the requirement for design-led concept masterplanning for larger residential developments, helps to deliver energy and resource efficiency. However, development in the countryside may have reduced choice in the provision of utilities.</p> <p>Natural heritage policy including landscape designations may slightly constrain some types of energy and renewable infrastructure development, however it should not preclude the delivery of essential assets. The overall impact will be influenced by future needs/targets for renewables.</p>	<p>The adoption of a LDP which will spatially identify the areas where growth is projected and which manages growth sustainably will help to coordinate the provision of new infrastructure. It will also help to facilitate the delivery of waste facilities which meet the region's needs and contribute to economic and social development, identified through the NW Region Waste Management Plan.</p> <p>Encouraging all new development to adopt energy efficient design and to incorporate renewable and low carbon energy technologies where feasible may help to reduce or avoid the need for larger renewables developments and upgrades to infrastructure.</p> <p>Forward planning and coordination between service providers can help to reduce costs. This would help to strengthen the positive effects and raise the overall impact to minor positive.</p>
<p>Protect physical resources and use sustainably</p>	<p>Settlement growth will lead to an inevitable consumption of land which has a minor negative impact on the objective. Strategically focusing core growth where existing settlements are already located enables a more efficient use of land and more sustainable patterns of development, however the positive impacts are constrained by the extent of land in the District that is already committed.</p> <p>The LDP will seek to protect areas of intrinsic landscape, amenity, scientific or heritage value (including natural and historic environment) via the establishment of ACMDs. It has also introduced stronger policy on restoration of mineral development sites. While this designation will spatially constrain some types of mineral development, it will also benefit the objective by protecting the semi-natural land resource.</p> <p>Facilitating sustainable minerals development and allowing potential for future extraction of</p>	<p>Strategic and operational policy encourages the reuse of existing buildings and the redevelopment of brownfield sites to reduce the uptake of greenfield land. An Urban Capacity Study will help to inform the baseline for LPP. Key Site Requirements to support sustainability may be identified on urban capacity sites.</p> <p>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.</p> <p>Policies which support sustainable minerals extraction can have an indirect positive impact on jobs and economic growth,</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>regionally significant mineral deposits will support the objective.</p> <p>Policy to protect natural heritage will strongly benefit physical resources by safeguarding earth science features and protecting natural land and soil resources.</p>	<p>including through the supply chain and equipment sectors.</p> <p>The strategic allocation and management of housing land in settlements seeks to deliver, where possible, compact urban forms and more sustainable patterns of development however it is acknowledged that the full benefit of this approach may not be able to be delivered until the next plan cycle. While the long term impact remains mixed / uncertain for this LDP cycle, it is hoped that by establishing these policies the establishment of a compact urban form in the settlements is accepted as normal practice during subsequent Plans.</p>
<p>Encourage active and sustainable travel</p>	<p>Spatial planning which establishes focal points or areas for similar land uses creates the conditions to allow more walking and cycling or public transport routes to be established between residential areas, employment areas and open space areas for leisure/recreation.</p> <p>Directing the majority of housing growth, residential accommodation and new community facilities to main towns and settlements where sustainable transport hubs and routes already exist also acts positively for this objective.</p> <p>General development policy to create an accessible local environment focusing on connectivity and safety and the place-making and design strategy in settlements which also encourages accessibility and connectivity; this strategic approach has a significant positive effect on the objective.</p>	<p>The adoption of a LDP which will identify the areas where housing and employment growth is projected helps to inform future Local and Regional Transport Plans / Strategies and enables service providers to plan for the future more effectively.</p> <p>In association with Derry's City Centre Parking Strategy, the establishment of sustainably located Park and Ride sites and associated services will also be an important contribution to the District's integrated transport. Such schemes will seek to persuade car users to change to public transport for the final part of their journey to the city centre thereby reducing the level of congestion and pollution in the centre. They should also contribute to the economic viability of the centre by avoiding the use of land at the centre for car parking which, for economic and environmental reasons, would be better put to other purposes.</p> <p>The dPS can support the GI Plan in its aims for the expansion of greenways to encourage more walking and cycling, active travel and increase modal shift.</p> <p>This holistic approach to developing active travel networks across the District and integrating with sustainable transport schemes identified through the NW Transport Plan and its associated Local Transport Study could help to stimulate behavioural change to reduce reliance on cars as the preferred mode of transport and further strengthen the significant positive impact.</p>
<p>Improve air quality</p>	<p>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 conditions contribute to a negligible impact on air quality it is acknowledged that there is a high reliance on cars / private transport in the</p>	<p>All policies in the draft Plan Strategy work together to cumulatively reduce the scale of negative impacts and enhance positive impacts. This may lead to positive secondary effects on health and well-being, biodiversity and climate change.</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>District and that behavioural change is required to reduce this dependence.</p> <p>Policy for residential and economic development in settlements encourages and supports accessing active and sustainable travel, potentially reducing reliance on the car. It also encourages energy efficiency and creates the best opportunities for accessing lower-emissions heating and power sources.</p> <p>Policy to protect open space and natural heritage will benefit the objective by protecting and maintaining undeveloped areas which can act as a natural buffer and diffuse local air pollution, particularly when trees are evident.</p>	<p>The draft Plan Strategy encourages the inclusion of measures in new development which could deliver improvements to air quality - the mainstream adoption of energy efficient design and incorporation of renewable and low carbon energy technologies in new development could make perceptible reductions in emissions from combustion for heat and energy.</p> <p>Behavioural change is required for modal shift in respect of transport, however other measures such as the GI Plan and Derry City Car Parking Strategy will work towards making alternative modes of transport more attractive.</p> <p>These measures should work together to raise the impact from negligible to minor positive.</p>
<p>Reduce causes of and adapt to climate change</p>	<p>Focusing the majority of housing growth in the top tier settlements and encouraging the reuse of old buildings and incorporation of energy efficiency / renewable measures in new development helps to deliver positive effects. It produces more compact and efficient development and in conjunction with urban design policies increases opportunities for accessing employment and services by active or sustainable travel and reducing reliance on the car.</p> <p>However, the plan also encourages and facilitates development - housing, roads, facilities/services and industry/business - which can increase greenhouse gas emissions and may have negative impacts. These could be avoided or offset through energy efficient design and incorporation of renewable and low carbon energy technologies in development, as required through GDPOL 1.</p> <p>Spatial planning which protects areas that function as buffers and avoids areas of potential risk will aid in the establishment of a multi-purpose green and blue infrastructure network which will help to increase resilience to the effects of climate change.</p>	<p>All policies in draft Plan Strategy work together to cumulatively reduce the scale of negative impacts and enhance positive impacts. The holistic approach taken by the draft Plan Strategy in creating accessible environments, encouraging movement patterns of walking and cycling and incorporating ease of access to public transport facilities in the layout of development, where appropriate, could help to stimulate behavioural change to reduce reliance on cars as the preferred mode of transport.</p> <p>Many of the policies within the draft Plan Strategy will aid in the delivery of the key actions to address climate change in the Green Infrastructure Plan. These include riparian buffers, parks and open spaces, urban tree planting and green corridors.</p> <p>The requirement for SuDS as the preferred method of drainage will also contribute to development that is more sustainable and resilient. This proactive approach to SuDS may encourage developers to include 'soft' SuDS as well as 'hard' SuDS in the design of new development. Should this practice become more mainstream it can deliver much wider secondary benefits, supporting the health and well-being, water resources, natural resources and landscape objectives.</p> <p>However, significant effects are reliant on developers being proactive in incorporating energy efficient measures and renewable or low carbon technologies into new development to deliver low or zero carbon buildings, using SuDS and on behavioural change. Consequently the long term impact remains uncertain.</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
<p>Protect, manage and use water resources sustainably</p>	<p>Growth may place pressure on water resources through waste water 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 waste water requires treatment prior to discharge.</p> <p>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.</p> <p>Policy also requires the incorporation of SuDS in all new development to help control and manage runoff and surface water at source, unless it can be demonstrated that this is not feasible.</p> <p>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 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.</p>	<p>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 waste water infrastructure upgrades (where necessary) and aid in the delivery of Sustainable Water - A Long-Term Water Strategy for NI.</p> <p>The Foyle catchment is a cross border catchment with a surface area of 2,919km², 914km² of which is located within the Republic of Ireland. Potential cumulative effects may occur with development outside the District.</p> <p>The requirement for drainage assessment to be carried out for identified types of development under FLD 3 and the avoidance of culverting and canalisation under FLD 4 will help to ensure that source control is given greater consideration from the earliest stages of design and may encourage 'soft' SuDS to be more widely employed. These actions would support the aims of the North Western FRMP and RBMP, may reduce pressure on drainage networks and cumulatively may help to address some of the water quality issues in the receiving waters of Lough Foyle and benefit the wider marine area.</p> <p>The Green Infrastructure Plan seeks to deliver an integrated network of green and blue spaces that provide ecosystem services, for example, flood management and improving water quality. The LDP can support the delivery of this network through the LPP. Successful implementation of the GI Plan could deliver positive secondary effects for biodiversity and natural resources and health and well-being.</p> <p>These cumulative effects may remove some of the uncertainty for this objective leading to a minor positive effect.</p>
<p>Protect natural resources and enhance biodiversity</p>	<p>Spatial and population growth is likely to result in development pressure on greenfield sites and a degree of local biodiversity loss. Strategically directing the majority of new residential development and community 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 with existing commitments for housing or economic development is greenfield land and its eventual development is likely to result in net loss of biodiversity.</p> <p>Many of the designated sites for nature conservation in the District importance are aquatic, marine or otherwise water-dependent and effects</p>	<p>Policy to protect aquatic and 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 DHPLG should inform on whether there is a requirement for a Marine License or other permitting necessitating a joint authority approach.</p> <p>LLPA designations in settlements will be defined at LPP. These may protect areas of woodland or important tree groups, river banks and shorelines or may be used to create green wedges. The establishment of Key Site Requirements for zoned areas (which may be reviewed or defined at LPP). LLPAs</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>from development may occur at a distance via downstream hydrological linkages.</p> <p>Policies NE 1-NE 3 have been developed in accordance with regional planning policy and statutory legislative requirements. The policies to protect the landscape, provide open space and protect / improve water quality will also work to support this objective.</p> <p>For rural development, policy for place-making and design in the countryside seeks to avoid the removal of mature native vegetation, promote biodiversity and contribute to the aims of raising current woodland cover / tree planting which will support the objective.</p>	<p>and KSRs may complement or deliver the objectives of the NI Biodiversity Strategy, Council's Local Biodiversity Plans and the All-Ireland Pollinator Plan. These elements will work cumulatively to support the preservation and enhancement of local biodiversity.</p> <p>The draft Plan Strategy will support the Green Infrastructure Plan towards the establishment of a network of multi-functional open spaces and, where possible, the enhancement of the District's green and blue infrastructure network. LDP policies can help to deliver on potential GI Plan actions such as enabling access to natural green and blue spaces, protecting green infrastructure and developing an active & sustainable transport network which will also benefit health and well-being.</p> <p>These cumulative effects may remove some of the uncertainty and help to reinforce the positive effects to deliver a minor positive impact.</p>
<p>Maintain and enhance landscape character</p>	<p>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 will help to direct certain types of development away from areas of particular landscape sensitivity and the most exceptional landscapes will receive the strongest protection.</p> <p>General development policy and more specific place-making and design policy seeks to ensure that consideration is given to the design and siting of all development and in particular that development in the countryside is integrated with its surroundings.</p> <p>Strategic Development Pressure Policy Areas, including Green Belt Areas have been established in response to particular development pressure. These will protect the setting of urban areas, and avoid further marring and unrestricted urban sprawl.</p>	<p>Policies and legislation to protect natural resources and the historic environment also work cumulatively to support this objective.</p> <p>The spatial definition of Local Landscape Policy Areas using an evidence-based approach at LPP will strengthen the positive effects of the draft Plan Strategy at the local scale.</p> <p>Liaison with neighbouring Councils and aligning policies where they have potential cross-boundary influence also helps to reduce negative and reinforce positive effects. The Sperrin AONB is shared with Causeway Coast and Glens and there are four Councils in the wider Sperrins area. While there is no AONB Management Plan or single overseeing body, a 'Sperrins Statement of Common Ground' has been agreed between all four Sperrins Councils which will benefit the objective.</p> <p>Green Belt policy areas will address the issue of urban-generated development pressure and will complement the similarly designated 'Areas Under Strong Urban Influence' that are across the border in Donegal.</p> <p>The Strategic Development Pressure Policy Areas will be reviewed at LPP stage, when the full extent of these policy areas will be confirmed and, if appropriate and necessary, additional Development Pressure Areas will be identified.</p>

SA Objective	Effect of draft plan preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
		These elements will work cumulatively to reinforce the positive effects and should strengthen the minor positive impact.
<p>Protect, conserve and enhance the historic environment and cultural heritage</p>	<p>Development associated with population and economic growth has the potential to conflict with built and cultural heritage, including damage to or destruction of buried archaeology. The policies 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.</p> <p>General development policy and specific place-making and design objectives, principle and policies seek to encourage development that is not only integrated with its surroundings but that will enhance the quality of places and spaces and respond positively to aspects of local context and character that contribute towards local distinctiveness and sense of place.</p> <p>The policies in the draft Plan Strategy are also protective towards undesignated assets of heritage value, through encouraging development that is integrated with its surroundings and encouraging reuse of buildings in preference to demolition and redevelopment, this includes specific policy for the sensitive conversion and reuse of locally important unlisted / vernacular buildings.</p>	<p>Policies which protect landscape character and natural heritage work together to strengthen the protection towards the historic environment and the setting of historic features. Policies also strongly encourage high quality design that integrates all types of new development with its surroundings.</p> <p>The Council’s Tourism Strategy 2018-2025 seeks to capitalise on the district’s reputation as standout heritage destination and cultural hub. Investment in tourism could help to enhance access to and understanding of heritage assets and stimulate heritage-led property regeneration.</p> <p>The LDP has taken account of the Derry City Walls Conservation Plan and signposts to guidance for other Conservation Areas. It recognises that housing, economic and tourism growth is important, but that important assets must be protected from unnecessary, inappropriate or excessive development.</p> <p>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.</p> <p>These cumulative effects will help remove some of the uncertainty and help to strengthen the minor positive effects to significant positive effects.</p>

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 various policies and policy options including their reasonable alternatives. Through the SA process, preferred options for implementing these policies were identified. In all cases the preferred option represented the most 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:

- Improve health and wellbeing;
- Strengthen society;
- Provide good quality, sustainable housing ;

- Enable sustainable economic growth;
- Encourage active and sustainable travel; and
- Protect, conserve and enhance the historic environment and cultural heritage.

It should be noted that in the case of protecting, conserving and enhancing the historic environment and cultural heritage, the total effects have been raised from minor positive to significant positive through the cumulative impact of the plan.

Minor positive impacts are identified for:

- enabling access to high quality education
- managing material assets sustainably
- improving air quality
- protecting, managing and using water resources sustainably
- protecting natural resources and enhancing biodiversity
- maintaining and enhance landscape character

Again, the total effects on these sustainability objectives have been enhanced in a positive way through the cumulative impacts brought about by the plan.

Mixed effects (some minor positive, some minor negative and some uncertain effects) are identified for the objective to protect physical resources and use sustainably.

The overall effect of the draft Plan Strategy on the objective to reduce causes of and adapt to climate change is uncertain.

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 avoid greenfield land use or reduce greenhouse gas emissions, however it can aim to provide conditions to encourage efficiency and support wider initiatives to encourage behavioural change. The plan will identify and safeguard routes for strategic active and sustainable transport schemes but, the delivery of services and infrastructure by service providers is outside the scope of the LDP.

The incorporation of sustainable drainage, energy efficiency, renewable and low carbon energy technology (including micro-generation), passive solar design and measures for carbon offsetting in new development will also help to reduce greenhouse gas emissions and create development that is more sustainable and resilient. However, measurable effects are reliant on developers being proactive. It is hoped that by requiring developers to consider these aspects in the design of new development from the outset, they will become more widely adopted and established as standard practice.

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

SEA Regulations 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 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 Council's Inclusive Strategic Growth Plan - 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
Improve health and well-being		
1. The level of usage of the District's recreational facilities	Derry City and Strabane District Council	No Target. Objective to maintain/increase in participation in physical activity.
2. Proportion of people who rank themselves as having high levels of wellbeing	NISRA / ONS	No Target. Objective to maintain/increase %.
3. % Persons meeting recommended physical activity levels of at least 150 minutes per week	NISRA / Health Survey NI	No Target. Objective to maintain/increase in persons meeting recommended physical activity levels.
4. % persons spending leisure time outdoors once a week or more	NISRA / The Continuous Household Survey	No Target. Objective to maintain/increase in % persons spending leisure time outdoors.
5. Number/area of Council areas of open space, sport and recreation	Derry City and Strabane District Council	No Target. Objective to maintain/increase areas of open space and natural greenspace.
6. Population Change	Census, Mid-Year population estimates (NISRA)	160k people by 2032, from 2017 baseline of 150k. Trigger for review: Population growth more than 10% above / below projections.
7. Number of planning permissions granted on zoned open space including through development agreements	DCSDC Planning Decisions	To limit the net loss of zoned open space to non-compatible/ancillary uses. Trigger for review: Net loss of significant areas of zoned open space to non-compatible / ancillary uses.
8. Public open space provision in new residential development	DCSDC Planning Decisions	25 units or more on sites of 1 ha or more, less than 25 units on merit. Trigger for review: More than 10% of housing approvals in any year does not meet the specified standards.

Indicator	Source	Target
Strengthen society		
1. The number of planning applications permitted for the development of new social, educational, recreational and community services.	DCSDC Planning Decisions	No target. (Objective is to meet identified needs for new or improved social, educational, recreational and community services)
2. Applications creating or maintaining access to the coast, river corridors and heritage assets.	DCSDC Planning Decisions	No target. (Objective is to create/enhance access to shared space.)
3. Balanced population and housing growth across the settlement hierarchy, including in the countryside.	Census (NISRA) DCSDC Housing Monitor	To generally align the spatial distribution of new housing growth with the Strategic Housing Allocation and maintain growth rates in the lower tiers and countryside that are within 5% of target set in Strategic Housing Allocation.

Indicator	Source	Target
Provide good quality sustainable housing		
1. Amount of housing growth across the settlement hierarchy to maintain a sufficient supply of land for housing	Housing Stock Tables 2008 - 2019, Census (NISRA), Housing Monitor	To ensure that a sufficient number of dwellings are built and remain available in settlements to align with the spatial distribution of the indicative strategic housing allocation. Trigger for review: Number of new dwellings exceeds 10% above / below the target set in the strategic housing allocation in any settlement or sector of Derry or Strabane Town or Local Towns.
2. The number of new homes completed in the District by tenure.	DCSDC Housing Monitor NI Housing Statistics (DFC) DCSDC Planning Decisions	Increase in affordable housing provision and assist in meeting identified needs. 10 or more residential units or on a site of 0.5ha to provide a minimum of 10%. Trigger for review: Affordable housing in the District more than 10% above/below targets.
3. Number of dwellings by types / size approved.	DCSDC Housing Monitor NI Housing Statistics (DFC) DCSDC Planning Decisions	No target. Objective to reduce no. of housing development planning permissions without a good mix. Trigger for review: House types in the District more than 10% above/below targets.
4. Number of dwellings approved by Lifetime Homes (LTH) Standards.	DCSDC Housing Monitor DCSDC Planning Decisions.	All new developments to be built to LTH Standards. Trigger for review: LTH Standard planning permissions 10% below targets.
5. Number of planning approvals for conversion of replacement of buildings in the Countryside	DCSDC Planning Decisions	No target. Monitor trend.
5. Number of new dwellings permitted in the countryside, to align generally with the spatial distribution of the strategic housing allocation.	LPS pointer data derived from Building completion certification and rates information DCSDC Rural Housing Monitor	1,100 - 1,400 homes in the Countryside. Trigger for review: Number of new dwellings in the countryside does not exceed 5% of the target set in the strategic housing allocation.
6. Average density of approved residential developments	DCSDC Housing Monitor	All new residential housing in the character areas are within the relevant density band and assumed density for settlement tiers. Trigger for review: Average densities within a character area fall outside + - 10% of broad density bands.

Indicator	Source	Target
Enable access to high quality education		
1. % of working age population with no qualifications	NISRA Labour Force Survey DCSDC Community Plan	No target. (Objective is to decrease the percentage of the working age population with no qualifications.)
2. Number of planning applications permitted for the development of new education facilities (including shared facilities).	DCSDC Planning Decisions	No target. (Objective is to meet identified needs for new or improved education facilities).

Indicator	Source	Target
Enable sustainable economic growth		
1. Net additional employee jobs	Job statistics NISRA, Census of Employment, Business Registration Employment Survey.	+ 8 - 15k additional jobs by 2032, from 2017 baseline of 55,800. Trigger for review: Additional jobs more than 10% above / below statistic.
2. Quantity of zoned employment land	DCSDC Economic Land Monitor	No zoned or current economic development land lost to non-employment uses. Trigger for review: Provision falls to level below 5 - year supply.
3. The number of planning permissions for office development in the Derry city centre & Strabane Town Centre.	DCSDC Planning Decisions	No target. Objective increased number from current (baseline to be set).
4. Number of retail planning permissions in the retail hierarchy.	Based on the range of Town Centre Health check indicators as set out in SPPS para 6.285	No target. Objective is to demonstrate that 'town centre' uses are directed to the town centre first. Trigger for review: More than

		5% of the retail floorspace approved in any one year outside Town Centres
5. No. of non-retail planning permissions in primary retail cores and other centres	DCSDC Planning Decisions	Improve on 2017 Baseline. Trigger for review: Non-retail uses must not exceed 30%
6. Number of new tourism amenities and accommodation developments.	DCSDC Planning Decisions and tourism statistics (NISRA)	No target. Objective is to have an increasing trend.
7. Number of applications for Farm Diversification Schemes	DCSDC Planning Decisions, Rural Development Programme Records.	Increase on 2017 Baseline. Trigger for review: a lack of farm diversification schemes receiving planning permission.

Indicator	Source	Target
Manage Material Assets Sustainably		
1. % of premises in Borough with access to broadband in excess of 10 Mbit/s	OFCOM Connected Nations	No target. (Objective is to maintain/increase proportion of premises with access to broadband in excess of 10 Mbit/s).
2. % of premises in Borough with access to broadband in excess of 30 Mbit/s	OFCOM Connected Nations	No target. (Objective is to increase proportion of premises with access to broadband in excess of 30 Mbit/s).
3. % landmass in Borough with 3G / 4G mobile data availability	OFCOM Connected Nations	No target. (Objective is to maintain/increase proportion of landmass with availability to premises with access to 3G / 4G mobile data).
4. The number of applications granted for renewable development (by type).	DCSDC Planning Decisions	No target. (Objective is to increase locally generated renewable energy). No inappropriate development contrary to policy provisions.
5. Household and Local Authority Collected Municipal Waste prepared for Reuse, Recycled and Composted within the District.	NI Waste Management Statistics (DAERA)	No target. (Objective is to increase quantities of waste reused or recycled / decrease in waste landfilled).
6. Development of waste management facilities in line with NWRWMG Waste Management Plan.	NWRWMG Waste Management Plan	No target. (Objective is to meet development needs for new or extended waste management facilities, where identified through NWRWMG Waste Management Plan).

Indicator	Source	Target
Protect physical resources and use sustainably		
1. The level of growth and amount of physical development that occurs in the Places of the District	(CORINE / land use mapping)	Maintain/Increase % 'green urban' Reduce rate of increase of 'built on' land use types
2. Quantum of mineral production (value / tonnage) in the District	DCSDC Planning Decisions. DETI Annual Minerals Returns.	No target. Objective is to have adequate minerals supply to meet needs of local/regional economy.
3. Number and extent of developments approved / refused on designated features of earth science importance.	DCSDC Planning Decisions	No inappropriate development contrary to policy provisions /contrary to advice received from DAERA Natural Environment Division or GSNi.

Indicator	Source	Target
Encourage active and sustainable travel		
1. Number of people travelling by sustainable modes - active travel, bus & rail.	Travel Survey for Northern Ireland (TSNI) (Dfi), Sustrans.	Year-on-year improvement on Baseline levels. Trigger for review: Reduction in numbers of people travelling by sustainable modes.
2. 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.
3. The development of Greenways and new cycle paths (measured in metres / km).	DCSDC Planning Decisions	No target. Objective is increased km, to encourage walking cycling
4. Restriction of development on protected transport schemes and disused transport routes.	DCSDC Planning Decisions	No new development on protected transport, except where justified through policy provisions. Trigger for review: More than 1 application permitted in any one year for a use other than prescribed in the policy
5. New green and blue infrastructure created within new developments.	DCSDC Planning Decisions	No target. Objective is to increase network of green and blue infrastructure.

Indicator	Source	Target
Improve air quality		
1. Air Quality	Derry City and Strabane District Council	Achieving annual mean objectives / improvement in NO ₂ air quality, revocation of AQMAs.
2. 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
Reduce causes of and adapt to climate change		
1. The number of development proposals permitted in identified Flood Risk Areas.	DCSDC Planning Decisions and DFI Rivers Consultations	No target. Objective to minimise level of new development at flood risk from 1% AEP event (0.5% AEP for coastal). No development contrary to policy provisions.
2. The number of development proposals permitted that incorporate SuDS	DCSDC Planning Decisions	Increased proportion of new development with surface runoff attenuated to greenfield runoff rates.
3. The amount of energy (MW) produced from renewable sources in the District	DfE Electricity Consumption and Renewable Generation Statistics	Increase in locally generated renewable energy
4. The number of development proposals permitted that incorporate SuDS, of types that do not qualify for adoption by NI Water under The Water and Sewerage Services Act (Northern Ireland) 2016	DCSDC Planning Decisions	No target. Objective is to monitor increase development incorporating 'soft' SuDS

Indicator	Source	Target
Protect, manage and use water resources sustainably		
1. % surface waterbodies in Borough (including transitional and coastal waterbodies) 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).
2. The number of planning permissions (PPs) granted to incorporate SuDS measures in development proposals.	DCSDC Planning Decisions	No target. Objective is increasing number of development proposals permitted with SuDS. To be reviewed as NI - wide practice is put in place.
3. The number of development proposals permitted that incorporate SuDS, of types that do not qualify for adoption by NI Water under The Water and Sewerage Services Act (Northern Ireland) 2016	DCSDC Planning Decisions	No target. Objective is to monitor increase development incorporating 'soft' SuDS
4. Number and location of properties approved with non-mains wastewater treatment.	DAERA NI Environment Agency DCSDC Planning Decisions NI Water	No target. (Objective is to decrease number of potential point pollution sources).
5. Number of applications refused due to capacity issues with WWTW	DCSDC Planning Decisions	No target. Monitor trend.
6. The number of development proposals permitted in identified Flood Risk Areas.	DCSDC Planning Decisions and DFI Rivers Consultations	No target. Objective to minimise level of new development at flood risk from 1% AEP event (0.5% AEP for coastal). No development contrary to policy provisions.
7. Number and extent of development approved and refused that require a marine licence or other marine consent.	DCSDC Planning Decisions	No target. Monitor trend.
8. Number and extent of development approved and refused that considered impacts on the marine area	DCSDC Planning Decisions DAERA Marine Division Consultations	No target. Monitor trend.

Indicator	Source	Target
Protect natural resources and enhance biodiversity		
1. 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).
2. 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).
3. The number of development proposals permitted impacting on natural heritage sites (International / European, National and	DCSDC Planning Decisions	No Target. Objective is to maintaining / improving areas designated for their nature conservation value. No

Local) contrary to advice received from DAERA Natural Environment Division		inappropriate development contrary to policy provisions.
4. New green and blue infrastructure created within new developments.	DCSDC Planning Decisions	No target. Objective is to increase network of green and blue infrastructure.
5. Number of trees planted associated with development. Outside of development limits each new house will be encouraged to plant on-site or nearby.	DCSDC Planning Decisions	No target. Objective is to increase numbers of trees planted in the District.
6. Number and extent of development with Key Site Requirements which include measures to protect and integrate species, habitats and natural heritage features (both marine and terrestrial).	DCSDC Planning Decisions	No target. Monitor trend.
7. Number and extent of development approved and refused that require a marine licence or other marine consent.	DCSDC Planning Decisions	No target. Monitor trend.
8. Number and extent of development approved and refused that considered impacts on the marine area	DCSDC Planning Decisions DAERA Marine Division Consultations	No target. Monitor trend.

Indicator	Source	Target
Maintain and enhance landscape character		
1. New development within the AONB, SCA and AoHLI.	DCSDC Planning Decisions	Protecting areas of high landscape quality - no inappropriate development contrary to policy provisions.
2. Amount of development within Coastal AoHLIs.	DCSDC Planning Decisions	Protecting areas of high coastal landscape and seascape quality - no inappropriate development contrary to policy provisions.
3. Number, height and location of new or re-powered wind turbines approved / operational within Wind Energy Capacity Area (WECA).	DCSDC Planning Decisions	No inappropriate development contrary to policy provisions.

Indicator	Source	Target
Protect, conserve and enhance the historic environment and cultural heritage		
1. Changes to designation of heritage assets (area, Ha) and no. of scheduled zones, no. of monuments in state care, area of parks, gardens and demesnes.	DfC Historic Environment Division	No Target (Objective is to Conserve/ Enhance sites, buildings and monuments designated for their heritage value).
2. Change in number of heritage assets at risk in the District	Derry City and Strabane District Council, Ulster Architectural Heritage Society	No Target. Monitor trend. Objective is to maintain/enhance sites, buildings and monuments designated for their heritage value.
3. The number of development proposals permitted involving heritage assets contrary to advice received from DfC Historic Environment Division.	DCSDC Planning Decisions	No inappropriate development contrary to policy provisions. (Objective is to Protect/ Conserve/ Enhance sites, buildings and monuments designated for their heritage value).
4. Number of tourism applications adjacent to Derry City's Historic Walls.	DCSDC Planning Decisions	No inappropriate development causing harm to Walls or contrary to policy provisions. (Objective is to Protect/ Conserve/ Enhance sites and monuments designated for their heritage value).
5. Number of signage applications adjacent to Derry City's Historic Walls.	DCSDC Planning Decisions & Enforcement Records.	No inappropriate development contrary to policy provisions / no signage that harms the City Walls. (Objective is to Protect/ Conserve/ Enhance sites and monuments designated for their heritage value).
6. Number of demolitions in Conservation Areas & Areas of Townscape/Village Character (ATCs)	DCSDC Planning and appeal Decisions, Built Heritage at Risk NI (UAH/HED)	No inappropriate development contrary to policy provisions. (Objective is to Protect/Conserve/Enhance buildings and areas designated for their heritage value).

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.	<p>An introduction to the Derry City and Strabane District Council LDP is presented in Section 1 of the SA Report and Section 1 of the SA Scoping Report.</p> <p>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 is included in Appendix 4 of the SA Scoping Report.</p>
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	<p>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.</p> <p>The Key Sustainability Issues are summarised at the end of each topic in Section 5 of the SA Scoping Report.</p>
3. The environmental characteristics of areas likely to be significantly affected.	<p>The environmental characteristics of the District are presented in Section 5 of the SA Scoping Report, in baseline information and as Key Sustainability Issues.</p>
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.	<p>Section 5 of the SA Scoping Report identifies environmental problems.</p> <p>A draft Habitats Regulations Assessment for the draft Plan Strategy has been published for consultation alongside the draft Plan Strategy.</p> <p>A summary of the HRA is included in Section 1.4.3 of the SA Report.</p>
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.	<p>Section 5 of the SA Scoping Report outlines the main policy themes in the introduction to each topic.</p> <p>Appendix 4 of the SA Scoping Report outlines the relationship of the LDP with other plans, programmes and policies.</p>

Requirement	Location
<p>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 -</p> <ul style="list-style-type: none"> (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). 	<p>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.</p> <p>Interrelationships are discussed in Section 4 of the SA Report and Appendix 3 of the SA Scoping Report.</p>
<p>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.</p>	<p>Measures are reported in Section 3 of the SA Report and also in the matrices presented in Appendix 4 of the SA Report.</p>
<p>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.</p>	<p>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.</p>
<p>9. A description of the measures envisaged concerning monitoring in accordance with regulation 16.</p>	<p>A preliminary framework for potential monitoring has been included in Section 5 of the SA Report.</p>
<p>10. A non-technical summary of the information provided under paragraphs 1 to 9.</p>	<p>A non-technical summary is provided as a separate document to accompany the SA Report and the SA Scoping Report.</p>

Appendix 2: Compatibility of Sustainability Objectives & Derry City and Strabane 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														
To make Derry City and Strabane District a thriving, prosperous and sustainable area - Planning for balanced and appropriate high-quality development, whilst protecting our environment, and also promoting wellbeing with equality of opportunity for all."	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Spatial & Cross-Cutting Objectives														
(a) Planning for a sustainable District, with a strong Derry, Strabane and vibrant rural areas, as the focus of the North West Region														
(i) To put in place the Council's sound Planning framework of policies and land uses, aligned with the Strategic Growth Plan and taking account of regional priorities, that will deliver high-quality, sustainable developments across the City and District to 2032, contributing to climate-change prevention / adaptation, protecting the environment and meeting the needs (including health, well-being and amenity) of residents and visitors).	✓	✓	✓	o	✓	✓	✓	o	✓	✓	✓	✓	✓	✓
(ii) To develop and reinforce Derry City as the core settlement, regional gateway and principal city of the North West - providing employment, administration, commerce, specialised services, cultural amenities and tourism / visitor facilities as well as shopping health, education and leisure services, particularly for the cross-border population within the one-hour drive time across the North West Region.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	✓
(iii) To further develop and grow Strabane as the main hub, as a prosperous and regenerated town linked to Derry, Tyrone and the rest of the North West, particularly benefitting from its close proximity to Lifford, a key administrative centre for Donegal County. Strabane will be the focus for employment, administration, shopping, health, education and commerce for its local and cross-border hinterland.	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?
(iv) To protect and consolidate the role of local towns and villages spread across the District so that they act as local centres for appropriate-scale shops, employment, houses and community services, meeting the daily needs of their rural hinterlands.	✓	✓	✓	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
(v) To provide for vital and vibrant rural communities elsewhere, including in our small settlements, whilst protecting the countryside in which they live by accommodating appropriate development so as to sustain and service these rural communities.	✓	✓	✓	○	✓	?	?	?	?	?	?	?	?	?
Economic Development Objectives														
(b) Creating Jobs and Promoting Prosperity														
(i) To facilitate the creation of approximately 15,000 new jobs by 2032, based upon projected population increase, reduced unemployment rates and investment-driven growth, focussed on the identified growth sectors, at a variety of locations where they are accessible to all members of the community, including those without a private car.	✓	✓	○	✓	✓	?	?	✓	?	?	?	?	?	?
(ii) To recognise and accommodate entrepreneurship and innovation for large, medium and small firms by attracting new firms, facilitating new business start-ups and accommodating expanding businesses, in urban areas and also in rural areas where appropriate location, type and scale.	✓	✓	○	✓	✓	✓	✓	?	?	?	?	?	✓	✓
(iii) To recognise the importance of, and to accommodate, self-employment and home working, in both urban and rural locations.	✓	✓	○	○	✓	✓	✓	○	✓	○	○	○	○	○
(iv) To recognise the North West's significant renewable energy resource and encourage the use of sustainable energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable electrical power for the population.	✓	○	✓	○	✓	✓	✓	○	✓	✓	✓	✓	?	?
(v) To manage the utilisation of the District's mineral resources in a responsible and sustainable manner that meets the developmental needs of the District and wider region, yet protecting the landscape quality and natural environment of the District.	?	○	✓	○	✓	✓	✓	?	✓	?	✓	✓	✓	✓
(vi) To facilitate the City to capitalise on its role as a key cross-border and international gateway providing access by road, air, rail, and sea, while similarly maximising the economic corridor potential for Strabane and the rest of the District of the cross border and A2, A5 and A6 improvement schemes to the North West.	✓	✓	○	○	✓	✓	?	✓	?	?	?	?	?	?

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
(vii) Continue the high levels of co-operation between Letterkenny, Derry and Strabane as pursued by the North West Regional Development Group, to unlock the potential of the North West and consider opportunities to improve transport / accessibility and public services in sectors such as health and education.	✓	✓	○	✓	✓	✓	?	✓	?	?	?	?	?	?
(viii) Retailing and Centres - to achieve a strong, vibrant and multi-use City Centre and Town Centres supported by a hierarchy of other centres that sustainably meets the shopping, working and leisure needs of all the people.	✓	✓	○	○	✓	✓	✓	✓	✓	○	✓	✓	✓	?
(ix) Tourism - to increase the visitor numbers, spend and economic benefit of tourism for the District. To continue the regeneration of the City and its promotion as a major tourist destination while respecting its heritage assets, exceptional landscape setting and unique walled core through sensitive development. The city-based tourism success will be complemented by sustainable, focused rural tourism across the District especially through assets such as the Sperrin AONB and Foyle / Faughan valleys.	✓	✓	○	○	✓	✓	?	?	○	?	?	?	?	✓
Social Development Objectives														
(c) Accommodating People and Facilitating Communities														
(i) To provide for approximately 9,000 new, quality homes by 2032, in a balance of private and social housing, in a variety of formats designed to meet the needs of families, including single-parent families, small households, the elderly and disabled and single people, at sustainable locations accessible to community services, leisure and recreational facilities, for those people with and without a car. Housing schemes in Derry city, Strabane and the smaller settlements will require imaginative and innovative design, including mixed use schemes, and possibly mixed tenure, to ensure that they link into the existing urban fabric. Rural houses also need to be of quality design and siting, with a focus on sustainable development to provide homes to sustain vibrant rural communities.	✓	✓	✓	○	✓	✓	?	✓	?	?	✓	✓	✓	✓

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
(ii) To recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities while not adversely impacting on neighbours or the environment.	✓	✓	✓	○	○	○	✓	?	○	?	✓	✓	✓	✓
(iii) To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of efficient public transportation in accordance with the community plan.	✓	✓	○	✓	✓	✓	○	✓	○	○	○	○	○	○
(iv) To achieve balanced communities and to accommodate cultural differences between communities of all religious backgrounds, whilst promoting “shared spaces” to bring people together with equality of opportunity.	○	✓	○	○	✓	○	○	○	○	○	○	○	○	○
(v) To close the gap in quality of life for those living in deprived areas.	✓	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○
(vii) Waste - to minimise our waste products and to sustainability provide facilities to manage / reuse any such products in a sustainable manner - as a ‘Zero Waste-Circular Economy’ approach.	✓	○	○	○	✓	✓	✓	○	✓	✓	✓	○	○	○
Environment-Focused Objectives														
(d) Enhancing the Environment, Creating Places and Improving Infrastructure														
(i) To protect and enhance the natural and historic built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and well-being. Protecting ecosystem services of fauna and flora, as well as achieving significantly more tree-cover, energy efficiency, less pollution and other measures to tackle climate change.	✓	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(ii) To build upon the existing urban assets / built heritage value, but also improving connectivity to existing and new urban soft and hard spaces, so as to achieve enhanced place-making. High standards of design and materials will help to develop / protect the distinctive character of each of the District’s settlements, and the countryside. In particular, Derry city is to grow to look and function as a modern, cosmopolitan, people-focussed university and riverfront city. Strabane is to regenerate with improved internal accessibility, a strong unified commercial heart and Riverine-linked green edge.	✓	✓	○	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	✓

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
(iii) To accommodate investment in power, water and sewerage infrastructure, and waste management, particularly in the interests of public health.	✓	○	✓	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(iv) To prevent future development of areas of flood risk, mitigating where necessary, and prevent inappropriate development that would cause or exacerbate flooding elsewhere.	✓	○	✓	○	✓	✓	✓	○	✓	✓	✓	✓	○	✓
(v) To improve connectivity between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel times, alleviate congestion and improve safety for both commercial and private vehicles as well as more sustainable modes of transport including buses, rail, walking and cycling.	✓	✓	○	✓	✓	○	?	✓	✓	✓	?	?	?	?
(vii) To enhance transport linkages across the North West particularly between Derry, Strabane and Donegal, to and from the air and sea ports and the distribution of traffic from and between transport corridors.	✓	✓	○	✓	✓	○	?	?	?	?	?	?	?	?
(viii) To contribute towards a 'modal shift' away from dependence on private cars and minimising traffic-generation, enabling 'places for people', relying more on improved public transport services and achieve the more efficient integration of land use and transportation. Planning for new developments in locations well-served by public transport will provide more accessibility to sustainable choices of transport.	✓	✓	✓	✓	✓	○	?	✓	✓	✓	○	○	○	○
(ix) Protect areas of high landscape quality / scenic value, undeveloped coastline and wetlands from inappropriate development, particularly recognising the attractive natural and historic setting of the City and the Sperrins, which also bring benefits to the economy and society.	✓	○	○	○	✓	○	✓	○	✓	✓	✓	✓	✓	✓
(x) Protect and enhance the network of open spaces and greenways in the North West. Opportunities should be taken for connections to an enhanced network of pedestrian paths, cycle-ways and ecological corridors.	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	✓

Appendix 3: Impact of Preferred Options on Sustainability Objectives

Tables **A3.1** to **A3.4** show the total effects (long term) attributed during the appraisal process, with the operational policies arranged under each theme of the LDP. They give a general visual impression of how the policies perform against the Sustainability Objectives.

However, it should be noted that 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 effects may be much greater than those of other policies.

Table A3.1: Overall Strategy and Place-Making and Design Designations and 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
	PART B - OVERALL STRATEGY														
	Growth Strategy for the Derry City and Strabane District	+	+	+	++	++	0	-	+	-	-	0	-	-	-
SETT 1	SETT 1 Settlement Hierarchy for DC&SDC, LDP 2032	+	+	++	+	++	++	+	++	+	+	+	+	++	+
SETT 2	SETT 2 Development within Settlement Development Limits	++	+	+	0	+	+	++	++	+	++	+	++	++	+
GB 1	GB 1 Green Belts (GBs)	0	0	0	0	+	0	+	0	0	0	0	+	++	+
DPA 1	DPA 1 Development Pressure Areas (DPAs)	0	0	0	0	0	0	0	0	0	0	0	0	++	+
GDPOL 1	GDPOL 1 General Development Management Policy	++	0	+	0	++	0	+	+	0	++	++	++	++	++
GDPOL 2	GDPOL 2 Design Policy in Settlements	++	++	++	0	+	0	0	++	+	+	0	0	+	++
	PART F - PLACE-MAKING AND DESIGN VISION														
<i>PDO 14, PDP 14B, DSDP 11, SSDP 17, LSDP 14</i>	<i>Place-making & Design Vision For Development in the District's Settlements</i>	++	++	0	+	++	0	0	++	?	?	0	+	+	++
<i>CY 1 - CY 4</i>	<i>Place-making and Design in the Countryside</i>	+	0	0	0	+	0	0	0	0	0	0	0	++	++

Italicised = general title for grouped appraisal

Table A3.2: Part C Economic 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
PART C: ECONOMY - STRATEGY, DESIGNATIONS & POLICIES															
9 ECONOMIC DEVELOPMENT															
ED 1	General Criteria for Economic Development	+	0	0	0	++	0	0	++	+	+	+	+	+	+
<i>ED 2 - ED 4</i>	<i>Economic and Office Development and Uses</i>	0	+	0	+	++	++	-	++	0	?	+	0	0	0
<i>ED 5 - ED 7</i>	<i>Economic Development in the Countryside</i>	0	+	0	0	+	-	-	-	0	0	0	0	-	0
10 CITY / TOWN CENTRES, RETAILING, OFFICES, LEISURE AND OTHER USES															
<i>RP 1 - RP 6, RP 8 & RP 10</i>	<i>Retail and other Town Centre uses in Settlements</i>	+	++	0	0	++	+	0	++	0	0	0	0	0	++
RP 7	Retail Development in the Countryside	0	+	0	0	+	0	0	0	0	0	0	0	0	0
RP 9	Out of Centre Development	0	0	0	0	+	-	-	?	0	0	0	0	0	0
11 TRANSPORT AND MOVEMENT															
TAM 1	Creating an Accessible Environment	++	++	0	+	+	0	0	++	+	0	0	0	0	0
<i>TAM 2 & TAM 3</i>	<i>Access to Public Roads & Protected Routes</i>	++	0	0	0	+	0	0	+	?	0	0	0	0	0
<i>TAM 4 & TAM 5</i>	<i>Protection for New Transport Schemes & Disused Transport Routes</i>	+	+	0	0	+	+	?	++	+	+	0	?	?	?
TAM 6	Transport Assessment	+	0	0	0	+	0	0	+	0	0	0	0	0	0
TAM 7	Walking & Cycle Provision	++	++	+	0	++	0	0	++	+	+	0	0	0	0
<i>TAM 8 - TAM 11</i>	<i>Car Parks ad Parking</i>	+	+	0	0	+	0	-	+	+	0	0	-	0	0
TAM 12	Transport Facilities	-	0	0	0	++	+	0	?	?	?	-	?	0	0
12 TOURISM DEVELOPMENT															
TOU 1	Safeguarding of Tourism Assets	+	+	0	0	++	0	+	0	0	+	0	++	++	++
TOU 2	Tourism Development in Settlements	+	+	0	0	++	+	+	++	0	0	0	+	+	+
<i>TOU 3 & TOU 4, TOU 6 & TOU 7</i>	<i>Tourism development in the Countryside</i>	+	+	0	0	++	0	?	?	0	0	0	?	+	+
TOU 5	Major Tourism Development in the Countryside – Exceptional Circumstances	+	+	0	0	++	0	?	0	0	0	0	0	0	+
13 MINERALS DEVELOPMENT															
MIN 1	Minerals Development	0	0	0	0	++	0	+	0	0	0	0	-	-	+
MIN 2	Areas of Constraint on Minerals Development (ACMDs)	+	0	0	0	+	0	++	0	0	+	+	++	++	+
MIN 3	Mineral Reserve Areas (MRAs)	0	0	0	0	?	0	?	0	0	?	0	?	?	?
MIN 4	Valuable Minerals	0	0	0	0	?	?	+	0	0	?	?	?	?	?
MIN 5	Restoration	+	+	0	0	+	0	+	0	0	0	0	++	++	+
14 SIGNS & OUTDOOR ADVERTISEMENTS															
AD 1 & AD 2	Signage & Advertisements	++	0	0	0	++	0	0	0	0	0	0	0	+	++
15 AGRICULTURE & OTHER DEVELOPMENT IN THE COUNTRYSIDE															
AGR 1 - AGR 3	Farm and Forestry Development / Diversification and Agricultural and Rural Uses	+	+	0	0	+	0	-	-	0	-	0	0	+	+

Italicised = general title for grouped appraisal

Table A3.3: Part D Social Development 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
PART D - SOCIAL DEVELOPMENT – STRATEGY, DESIGNATIONS & POLICIES															
16 HOUSING IN SETTLEMENTS AND IN THE COUNTRYSIDE															
HOU 1	Strategic Allocation and Management of Housing Land – Zoned Housing Land and LUPAs.	+	+	++	0	+	0	-	+	0	-	-	-	-	0
<i>HOU 2 & HOU 11</i>	<i>Housing in Settlements – other than Zoned Housing Land and LUPAs, Redevelopment & Infilling</i>	+	+	+	0	+	+	0	+	0	0	0	0	0	0
HOU 3	Density of Residential Development	+	+	+	+	+	++	+	++	0	+	+	0	0	0
HOU 4	Protection of Existing Residential Accommodation	+	+	+	0	+	0	0	+	0	0	0	0	0	++
<i>HOU 5 - HOU 7</i>	<i>Affordable Housing, House Types, Sizes and Tenure and Accessible Housing in Settlements</i>	++	++	++	0	++	0	0	0	0	0	0	0	0	0
<i>HOU 8 & HOU 9</i>	<i>Quality Design and Concept Design i/ Masterplanning in New Residential Developments</i>	++	++	+	+	+	0	+	++	+	+	+	+	+	+
HOU 10	Residential Extensions and Alterations	+	0	+	0	0	0	0	0	0	0	0	0	0	0
<i>HOU 12 - HOU 14, HOU 17</i>	<i>Flats and Apartments , HMOs and Student Accomodation</i>	+	++	++	+	++	++	+	++	+	+	0	0	+	++
HOU 15	Specialist Residential Accommodation.	++	++	++	0	0	0	0	+	0	0	0	0	0	0
HOU 16	Travellers Accommodation	+	++	+	0	0	+	0	0	0	0	0	0	0	0
POLICIES FOR HOUSING IN THE COUNTRYSIDE															
HOU 18	Dwellings on Farms	+	+	+	0	0	?	-	-	-	0	0	0	0	+
<i>HOU 19, HOU 24 & HOU 26</i>	<i>Single dwellings in the countryside where there is a site-specific need for the development</i>	+	0	0	0	0	0	0	0	0	0	0	0	+	+
<i>HOU 20 & HOU 21</i>	<i>Conversion, Restoration and Replacement Rural Dwellings.</i>	0	0	+	0	0	-	+	-	0	0	0	0	+	++
<i>HOU 22 & HOU 23</i>	<i>Single Dwelling in Cluster or Gap in the Countryside</i>	0	0	+	0	0	0	0	-	0	-	0	0	+	+
HOU 25	Affordable Housing in the Countryside	+	+	++	0	0	0	0	0	0	0	0	0	+	0
17 OPEN SPACE, SPORT AND OUTDOOR RECREATION															
OS 1	Protection of Open Space	++	++	0	+	+	0	+	+	0	+	+	+	++	++
OS 2	Public Open Space in New Developments	++	++	+	0	+	0	+	+	0	0	0	+	+	+
OS 3	Green and Blue Infrastructure	++	++	0	0	+	0	+	++	+	++	++	++	++	+
OS 4	Outdoor Sport and Recreation in the Countryside	+	+	0	0	+	0	0	0	0	0	0	0	?	0
<i>OS 5 - OS 8</i>	<i>Sports and Outdoor Recreational Facilities</i>	++	++	0	0	+	0	0	+	0	0	0	0	-	0
18 COMMUNITY INFRASTRUCTURE															
CI 1	Community Infrastructure	++	++	0	++	++	++	?	++	0	+	0	0	0	0
19 UTILITIES DEVELOPMENT															
<i>UT 1 & UT 2</i>	<i>Electricity, Gas and Water Infrastructure</i>	+	+	0	0	+	++	0	0	0	0	+	0	+	+
<i>UT 3 & UT 4</i>	<i>Telecommunications & Connectivity, including Broadband, Futureproofing of Utility Services</i>	+	+	0	+	++	++	0	0	0	0	0	0	+	+
20 WASTE PLANNING															
<i>WP 1 - WP 3</i>	<i>Waste Management, Treatment and Disposal Facilities</i>	+	0	0	0	+	+	0	0	0	+	+	0	0	0
WP 4	Land Improvement	0	0	0	0	0	+	0	0	0	0	0	-	0	0
WP 5	Development in the Vicinity of Waste Management Facilities	+	0	0	0	+	+	+	0	0	0	+	0	0	0

Italicised = general title for grouped appraisal

Table A3.4: Part E Environment Policies

		1... improve health and wellbeing	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
PART E - ENVIRONMENT – STRATEGY, DESIGNATIONS & POLICIES															
21 NATURAL ENVIRONMENT															
<i>NE 1 - NE 3</i>	<i>Nature Conservation</i>	+	+	0	0	+	0	++	0	+	+	++	++	++	+
NE 4	Development adjacent to Main Rivers and Open Water Bodies	+	0	0	0	0	0	+	+	0	+	++	++	++	+
NE 5	Development within or affecting the setting of the Sperrin AONB	++	+	0	0	++	?	-	0	0	0	0	+	++	+
<i>NE 6 - NE 8</i>	<i>Other Landscape Designations</i>	++	+	0	0	+	0	+	+	0	+	+	++	++	++
22 COASTAL DEVELOPMENT															
CD 1	Coastal Development	+	+	0	0	++	+	0	0	0	+	+	++	++	+
23 HISTORIC ENVIRONMENT															
<i>HE 1 - HE 7</i>	<i>Historic Environment Evaluation & Assessment and Designated Assets</i>	+	+	+	0	++	0	0	0	0	0	0	+	++	++
HE 8	Conversion and Re-Use of locally important Unlisted Vernacular Buildings	0	0	0	0	+	0	0	0	0	0	0	0	+	++
HE 9	Enabling Development	0	0	0	0	?	0	0	0	0	0	0	0	0	+
24 RENEWABLE ENERGY DEVELOPMENT															
RED 1	Renewable and Low Carbon Energy Development – General Criteria	0	0	0	0	+	++	0	0	?	+	+	0	+	0
25 DEVELOPMENT AND FLOODING															
<i>FLD 1 & FLD 5</i>	<i>Development in areas at potential flood risk.</i>	+	0	+	0	+	0	0	0	0	+	++	+	+	0
FLD 2	Protection of Flood Defence and Drainage Infrastructure	++	0	0	0	+	0	0	0	0	+	++	+	0	0
FLD 3	Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	++	0	0	0	+	0	0	0	0	++	++	++	0	+
FLD 4	Artificial Modification of Watercourses	0	0	0	0	0	0	0	0	0	+	++	++	+	0

Italicised = general title for grouped appraisal

Appendix 4: The Sustainability Appraisal Matrices

POLICY	HOW APPRAISED	PAGE
PART B - OVERALL STRATEGY		
6. SPATIAL STRATEGY FOR THE DERRY CITY AND STRABANE DISTRICT		
Growth Strategy for the Derry City and Strabane District	Growth Strategy appraised	170
Designations		
SETT 1 Settlement Hierarchy for DC&SDC, LDP 2032	SETT 1 appraised	177
SETT 2 Development within Settlement Development Limits	SETT 2 appraised	180
SCA 1 Special Countryside Area (SCA)	SCA 1 appraised via operational policy NE 6 (appraisal NE 6-8)	350
AHLI 1 Areas of High Landscape Importance (AHLIs).	AHLI 1 appraised via operational policy NE 7 (appraisal NE 6-8)	350
LLPA 1 Local Landscape Policy Areas (LLPAs)	LLPA 1 appraised via operational policy NE 8 (appraisal NE 6-8)	350
GB 1 Green Belts (GBs)	GB 1 appraised	183
DPA 1 Development Pressure Areas (DPAs)	DPA 1 appraised	187
WECA 1 Wind Energy Capacity Areas (WECAs)	WECA 1 appraised via operational policy RED 1	364
7. GENERAL DEVELOPMENT PRINCIPLES & POLICIES		
GDP 1 Sustainable Development	Principles, not appraised	N/A
GDP 2 Climate Change	Principles, not appraised	N/A
GDP 3 Improving Health and Well-Being	Principles, not appraised	N/A
GDP 4 Supporting Sustainable Economic Growth	Principles, not appraised	N/A
GDP 5 Creating and Enhancing Shared Space	Principles, not appraised	N/A
GDP 6 Importance of Ecosystem Services	Principles, not appraised	N/A
GDP 7 Preserving and Enhancing the Natural Environment	Principles, not appraised	N/A
GDP 8 Preserving and Enhancing the Historic Environment	Principles, not appraised	N/A
Implementation of General Development Principles		
GDPOL 1 General Development Management Policy	GDPOL 1 appraised	189
GDPOL 2 Design Policy in Settlements	GDPOL 2 appraised	192

POLICY	HOW APPRAISED	PAGE
PART C - ECONOMY - STRATEGY, DESIGNATIONS & POLICIES		
9. ECONOMIC DEVELOPMENT		
LDP Strategy for Economic Development Designations		
Employment Opportunity Areas		
Tier 1 Strategic Redevelopment Areas (SRAs)	appraised via ED operational policy	N/A
Tier 2 Special Economic Development Areas (SEDAs)	appraised via ED operational policy	N/A
Tier 3 General Economic Development Areas (GEDAs)	appraised via ED operational policy	N/A
Tier 4 New Economic Development Area (NEDA)	appraised via ED operational policy	N/A
Tier 5 Economic Development in Countryside Policies	appraised via ED operational policy	N/A
ED 1 General Criteria for Economic Development	ED 1 appraised	195
ED 2 Office Development	ED 2 - ED 4 appraised as a group	198
ED 3 Economic Development in Settlements	ED 2 - ED 4 appraised as a group	198
ED 4 Protection of Zoned and Established Economic Development Land and Uses	ED 2 - ED 4 appraised as a group	198
ED 5 Small Scale Economic Development in the Countryside	ED 5 - ED 7 appraised as a group	203
ED 6 Expansion of an Established Economic Development Use in the Countryside	ED 5 - ED 7 appraised as a group	203
ED 7 Major Industrial Development in the Countryside	ED 5 - ED 7 appraised as a group	203
10. CITY / TOWN CENTRES, RETAILING, OFFICES, LEISURE AND OTHER USES		
Designations		
HC 1 Proposed Hierarchy of Centres	HC 1 appraised via operational policies RP1 - RP7	N/A
DOS 1 Development Opportunity Sites within Derry City Centre and Strabane Town Centre	Insufficient detail to appraise DOS 1 at dPS. Will be appraised at LPP.	N/A
RP 1 Town Centre First	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 2 Derry Primary Retail Core (PRC) and City Centre	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 3 Strabane Primary Retail Core (PRC) and Town Centre	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 4 Other Town and District Centres	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 5 Local Centres	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 6 Villages and Small Settlements	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 7 Retail Development in the Countryside	RP 7 appraised	211

POLICY	HOW APPRAISED	PAGE
RP 8 Alternative Use of Shops in Primary Retail Cores and Other Centres	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
RP 9 Out of Centre Development	RP 9 appraised	213
RP 10 Other Main Town Centre Uses	RP 1 - RP 6, RP 8, RP 10 appraised as a group	207
11. TRANSPORT AND MOVEMENT		
LDP Strategy in accordance with the LTS		
Strategic Objectives for Car Parking in Derry City and Strabane		
Strategic Planning Objectives for Delivery of Transport Strategy and Measures		
TAM 1 Creating an Accessible Environment	TAM 1	215
TAM 2 Access to Public Roads	TAM 2 & TAM 3 appraised as a group	218
TAM 3 Access to Protected Routes	TAM 2 & TAM 3 appraised as a group	218
TAM 4 Protection for New Transport Schemes	TAM 4 & TAM 5 appraised as a group	221
TAM 5 Disused Transport Routes	TAM 4 & TAM 5 appraised as a group	221
TAM 6 Transport Assessment	TAM 6	224
TAM 7 Walking & Cycle Provision	TAM 7	226
TAM 8 Provision of Public and Private Car Parks	TAM 8 - TAM 11 appraised as a group	229
TAM 9 Car Parking and Servicing	TAM 8 - TAM 11 appraised as a group	229
TAM 10 Design of Car Parking	TAM 8 - TAM 11 appraised as a group	229
TAM 11 Temporary Car Parks	TAM 8 - TAM 11 appraised as a group	229
TAM 12 Transport Facilities	TAM 12	232
12. TOURISM DEVELOPMENT		
LDP Strategy for Tourism		
TOU 1 Safeguarding of Tourism Assets	TOU 1 appraised	235
TOU 2 Tourism Development in Settlements	TOU 2 appraised	238
TOU 3 Tourist Amenities in the Countryside	TOU 3, TOU 4, TOU 6 & TOU 7 appraised as a group	241
TOU 4 Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside	TOU 3, TOU 4, TOU 6 & TOU 7 appraised as a group	241
TOU 5 Major Tourism Development in the Countryside - Exceptional Circumstances	TOU 5 appraised	245
TOU 6 Self-Catering Accommodation in the Countryside	TOU 3, TOU 4, TOU 6 & TOU 7 appraised as a group	241

POLICY	HOW APPRAISED	PAGE
TOU 7 New and Extended Holiday Parks	TOU 3, TOU 4, TOU 6 & TOU 7 appraised as a group	241
13. MINERALS DEVELOPMENT		
LDP Strategy for Minerals Development		
MIN 1 Minerals Development	MIN 1 appraised	248
MIN 2 Areas of Constraint on Minerals Development (ACMDs).	MIN 2 appraised	251
MIN 3 Mineral Reserve Areas (MRAs)	MIN 3 appraised	253
MIN 4 Valuable Minerals	MIN 4 appraised	256
MIN 5 Restoration	MIN 5 appraised	259
14. SIGNS & OUTDOOR ADVERTISEMENTS		
LDP Strategy for Signage and Outdoor Advertisements		
AD 1 Signage & Outdoor Advertisements	AD 1 & AD 2 appraised as a group	262
AD 2 Advertisements and Heritage Assets	AD 1 & AD 2 appraised as a group	262
15. AGRICULTURE & OTHER DEVELOPMENT IN THE COUNTRYSIDE		
LDP Strategy for Agriculture & Other Development in the Countryside		
AGR 1 Farm and Forestry Diversification	AGR 1 - AGR 3 appraised as a group	264
AGR 2 Farm and Forestry Development	AGR 1 - AGR 3 appraised as a group	264
AGR 3 The Conversion and Re-Use Of Existing Buildings for Agricultural and other Suitable Rural Uses	AGR 1 - AGR 3 appraised as a group	264
PART D - SOCIAL DEVELOPMENT - STRATEGY, DESIGNATIONS & POLICIES		
16 HOUSING IN SETTLEMENTS AND IN THE COUNTRYSIDE		
LDP Strategy for the Strategic allocation of Housing land		
HOU 1 Strategic Allocation and Management of Housing Land - Zoned Housing Land and LUPAs.	HOU 1 appraised	267
HOU 2 Strategic Allocation of Housing in Settlements - other than Zoned Housing Land and LUPAs	HOU 2 & HOU 11 appraised as a group	270
HOU 3 Density of Residential Development	HOU 3 appraised	273
HOU 4 Protection of Existing Residential Accommodation	HOU 4 appraised	276
HOU 5 Affordable Housing in Settlements	HOU 5 - HOU 7 appraised as a group	279
HOU 6 House Types, Size and Tenure	HOU 5 - HOU 7 appraised as a group	279

POLICY	HOW APPRAISED	PAGE
HOU 7 Accessible Housing (Lifetime Homes and Wheelchair Standards)	HOU 5 - HOU 7 appraised as a group	279
HOU 8 Quality in New Residential Developments	HOU 8 & HOU 9 appraised as a group	282
HOU 9 Design Concept Statements, Concept Master Plans and Comprehensive Planning	HOU 8 & HOU 9 appraised as a group	282
HOU 10 Residential Extensions and Alterations	HOU 10 appraised	285
HOU 11 Redevelopment of Existing Buildings, or Infilling of Sites for Housing	HOU 2 & HOU 11 appraised as a group	270
HOU 12 Flats and Apartments	HOU 12- HOU14 & HOU 17 appraised as a group	287
HOU 13 Houses in Multiple Occupation (HMO) Management Areas	HOU 12- HOU14 & HOU 17 appraised as a group	287
HOU 14 Houses in Multiple Occupation (HMO)	HOU 12- HOU14 & HOU 17 appraised as a group	287
HOU 15 Specialist Residential Accommodation.	HOU 15 appraised	
HOU 16 Travellers Accommodation	HOU 16 appraised	
HOU 17 Large-Scale Managed Student Accommodation	HOU 12- HOU14 & HOU 17 appraised as a group	287
POLICIES FOR HOUSING IN THE COUNTRYSIDE		
LDP Strategy for Housing in the Countryside		
HOU 18 Dwellings on Farms	HOU 18, HOU 19 & HOU 24 appraised as a group	296
HOU 19 Dwellings For Established Non-Agricultural Business Enterprises	HOU 18, HOU 19 & HOU 24 appraised as a group	296
HOU 20 Restored and Replacement Rural Dwellings.	HOU 20 & HOU 21	
HOU 21 The Conversion and Re-use of Other Rural Buildings	HOU 20 & HOU 21	
HOU 22 New Dwelling in Existing Cluster in the Countryside	HOU 22 & HOU 23	
HOU 23 New Single Dwelling in a Small Gap in Existing Built-up Frontage in the Countryside	HOU 22 & HOU 23	
HOU 24 Personal and Domestic Circumstances in the Countryside	HOU 18, HOU 19 & HOU 24 appraised as a group	296
HOU 25 Affordable Housing in the Countryside	HOU 25 appraised	
HOU 26 Residential Caravans and Mobile Homes	HOU 26 appraised	
17 OPEN SPACE, SPORT AND OUTDOOR RECREATION		
LDP Open Space Strategy		
OS 1 Protection of Open Space	OS 1 appraised	312
OS 2 Public Open Space in New Developments	OS 2 appraised	315

POLICY	HOW APPRAISED	PAGE
OS 3 Green and Blue Infrastructure	OS 3 appraised	318
OS 4 Outdoor Sport and Recreation in the Countryside	OS 4 appraised	321
OS 5 Intensive Sports Facilities	OS 5 - OS 8 appraised as a group	323
OS 6 Noise-Generating Sports and Outdoor Recreational Activities	OS 5 - OS 8 appraised as a group	323
OS 7 Development of Facilities Ancillary to Water Sports	OS 5 - OS 8 appraised as a group	323
OS 8 Floodlighting of Sports and Outdoor Recreational Facilities	OS 5 - OS 8 appraised as a group	323
18 COMMUNITY INFRASTRUCTURE		
LDP Strategy for Community Infrastructure		
CI 1 Community Infrastructure	CI 1 appraised	326
19 UTILITIES DEVELOPMENT		
LDP strategy for Utilities developments		
UT 1 Electricity & Gas Infrastructure	UT 1 & UT 2 appraised as a group	329
UT 2 Water Infrastructure	UT 1 & UT 2 appraised as a group	329
UT 3 Telecommunications & Connectivity, including Broadband	UT 3 & UT 4 appraised as a group	332
UT 4 Future-Proofing of Developments for Utility Services and Broadband	UT 3 & UT 4 appraised as a group	332
20 WASTE PLANNING		
LDP Strategy for waste management		
WP 1 Environmental Impact of a Waste Management Facility	WP 1 - WP 3 appraised as a group	335
WP 2 Waste Collection and Treatment Facilities	WP 1 - WP 3 appraised as a group	335
WP 3 Waste Disposal	WP 1 - WP 3 appraised as a group	335
WP 4 Land Improvement	WP 4 appraised	338
WP 5 Development in the Vicinity of Waste Management Facilities	WP 5 appraised	340
PART E - ENVIRONMENT - STRATEGY, DESIGNATIONS & POLICIES		
21 NATURAL ENVIRONMENT		
LDP Strategy for the Natural Environment		
NE 1 Nature Conservation Sites	NE 1 - NE 3 appraised as a group	342
NE 2 Protected Species and their Habitats	NE 1 - NE 3 appraised as a group	342
NE 3 Biodiversity or Features of Natural Heritage Importance	NE 1 - NE 3 appraised as a group	342

POLICY	HOW APPRAISED	PAGE
NE 4 Development adjacent to Main Rivers and Open Water Bodies	NE 4 appraised	345
NE 5 Development within or affecting the setting of the Sperrin AONB	NE 5 appraised	347
NE 6 Development within Special Countryside Areas (SCA)	NE 6 - NE 8 appraised as a group	350
NE 7 Development within Areas of High Landscape Importance (AHLIs)	NE 6 - NE 8 appraised as a group	350
NE 8 Development within Local Landscape Policy Areas (LLPAs)	NE 6 - NE 8 appraised as a group	350
22. COASTAL DEVELOPMENT		
LDP Strategy for coastal development		
CD 1 Coastal Development	CD 1 appraised	353
23. HISTORIC ENVIRONMENT		
LDP strategy in relation to our District's historic environment		
HE 1 Archaeology and Upstanding Remains	HE 1 - HE 7 appraised as a group	356
HE 2 Archaeological Assessment, Evaluation and Mitigation	HE 1 - HE 7 appraised as a group	356
HE 3 Development adjacent to the Walls	HE 1 - HE 7 appraised as a group	356
HE 4 Listed Buildings and their Settings	HE 1 - HE 7 appraised as a group	356
HE 5 Conservation Areas	HE 1 - HE 7 appraised as a group	356
HE 6 Areas of Townscape / Village Character (ATCs / AVCs)	HE 1 - HE 7 appraised as a group	356
HE 7 Historic Parks, Gardens, Demesnes and their Settings	HE 1 - HE 7 appraised as a group	356
HE 8 Conversion and Re-Use of locally important Unlisted Vernacular Buildings	HE 8 appraised	360
HE 9 Enabling Development	HE 9 appraised	362
24. RENEWABLE ENERGY DEVELOPMENT		
LDP Strategy for Renewable and Low Carbon Energy Development		
RED 1 Renewable and Low Carbon Energy Development - General Criteria	RED 1 appraised	364
25. DEVELOPMENT AND FLOODING		
LDP Strategy for Development and Flooding		
FLD 1 Development in Fluvial (River) and Coastal Flood Plains	FLD 1 & FLD 5 appraised as a group	366
FLD 2 Protection of Flood Defence and Drainage Infrastructure	FLD 2 appraised	369
FLD 3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	FLD 3 appraised	371
FLD 4 Artificial Modification of Watercourses	FLD 4 appraised	374

POLICY	HOW APPRAISED	PAGE
FLD 5 Development in Proximity to Controlled Reservoirs	FLD 1 & FLD 5 appraised as a group	366
PART F - PLACE-MAKING AND DESIGN VISION		
26. PLACE-MAKING & DESIGN VISION FOR DEVELOPMENT IN THE DISTRICT		
Place-making & Design Objectives (PDOs)	All Place-making and Design in settlements appraised as a group	376
27. PLACE-MAKING & DESIGN VISION / POLICY FOR DERRY-LONDONDERRY		
Derry Strategic Design Policy 1 (DSDP 1) - Arrival Points	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 2 (DSDP 2) Sustainable Connectivity for the City	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 3 (DSDP 3) Manage the Visual Cityscape	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 4 (DSDP 4) Riverfront	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 5 (DSDP 5) Inner Historic Core	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 6 (DSDP 6) Outer Historic Core	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 7 (DSDP 7) University and College	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 8 (DSDP 8) Outer Strand Road & Western Slopes	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 9 (DSDP 9) Creating New Appropriate Designated Areas	All Place-making and Design in settlements appraised as a group	376
Derry Strategic Design Policy 10 (DSDP 10) External Shutters within the City Centre	All Place-making and Design in settlements appraised as a group	376
Derry strategic design policy 11 (DSDP 11) conservation area design guides	All Place-making and Design in settlements appraised as a group	376
PLACE-MAKING & DESIGN VISION / POLICY FOR STRABANE		
Strabane Strategic Design Policy 1 (SSDP 1) Redevelopment of Town Centre	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 2 (SSDP 2) Arrival Points	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 3 (SSDP 3) Connections	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 4 (SSDP 4) Promote & Protect A Sense of Place	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 5 (SSDP 5) Create Key Public Spaces	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 6 (SSDP 6) Creating New Appropriate Designated Areas	All Place-making and Design in settlements appraised as a group	376
Strabane Strategic Design Policy 7 (SSDP 7) External Shutters Within The Town Centre	All Place-making and Design in settlements appraised as a group	376

POLICY	HOW APPRAISED	PAGE
PLACE-MAKING & DESIGN VISION / POLICY FOR LOCAL TOWNS		
Local Town Strategic Design Policy 1 (LSDP 1) Respect And Promote Place Quality	All Place-making and Design in settlements appraised as a group	376
Local Town Strategic Design Policy 2 (LSDP 2) Enhance the Public Realm	All Place-making and Design in settlements appraised as a group	376
Local Towns Strategic Design Policy 3 (LSDP 3) Connections	All Place-making and Design in settlements appraised as a group	376
Local Towns Strategic Design Policy 4 (LSDP 4) Conservation Area Design Guides	All Place-making and Design in settlements appraised as a group	376
Place-Making & Design Vision / Policy for Villages	All Place-making and Design in settlements appraised as a group	376
Place-Making & Design Vision / Policy for Small Settlements	All Place-making and Design in settlements appraised as a group	376
Place-Making & Design Vision / Policy for Countryside	All Place-making and Design in settlements appraised as a group	376
LDP APPROACH FOR PLACE-MAKING AND DESIGN IN THE COUNTRYSIDE		
CY 1 Integration and Design of Buildings in the Countryside	CY 1 - CY 4 appraised as a group	380
CY 2 Rural Character	CY 1 - CY 4 appraised as a group	380
CY 3 The Setting of Settlements	CY 1 - CY 4 appraised as a group	380
CY 4 Design in Area of Outstanding Natural Beauty	CY 1 - CY 4 appraised as a group	380

Growth Strategy for the Derry City and Strabane District												
Options	Option 1 modest growth (149-150,000 population, 4,000 jobs, 5,800 homes).				Option 2 planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes) (Preferred Option)				Option 3 potential growth (160-170,000 population, 16-18,000 jobs, 11-15,000 homes).			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1... improve health and well-being.	-	-	-	Modest growth risks not delivering the critical mass of population needed to support higher level health services such as the hospital and regional cancer centre. It may result in perpetuation of outward migration which may result in loss of family cohesion and reduced social contact. It could lead to reduced opportunities for job creation. The current baseline includes a high rate of suicide which is linked with deprivation. The approach may deliver less opportunity to invest in health care.	+	+	+	The planned growth approach aims to deliver a new medical school, attract greater investment and bring more GPs to the area. It aims to bring more jobs and enhance prosperity which can have positive effects on wellbeing. This may in turn reduce out-migration, improve social cohesions and improve the baseline for health and wellbeing.	+	+	+	The potential growth approach aims to deliver a new medical school, attract greater investment and bring more GPs to the area. It aims to bring more jobs and enhance prosperity which can have positive effects on wellbeing. This may in turn reduce out-migration, improve social cohesions and improve the baseline for health and wellbeing. However, this approach risks not having enough infrastructure and services delivered in time to support the increased population. It may increase response times for emergency services.
2... strengthen society.	-	-	-	May lead to less investment in shared space and regeneration. May increase issues of polarisation and may maintain factors which are leading to inequalities. Risks continued pattern of out-migration.	0	+	+	Increased investment, more jobs, more social interaction, attracting people to stay. Aims to deliver a city that is cosmopolitan and metropolitan. Positive for society. Infrastructure improvements may help rural communities to access more services.	0	+	+	Increased investment, more jobs, more social interaction, attracting people to stay. Aims to deliver a city that is cosmopolitan and metropolitan. Positive for society. Infrastructure improvements may help rural communities to access more services. However, this rate of growth may risk a scenario where provision of facilities doesn't match the level of growth.
3... provide good quality, sustainable housing.	-	-	-	Aims to deliver new homes but the option has no significant growth aspirations. May not be able to meet projected housing need figures. May not enable the full achievement of a mix of housing types and homes which meet locally identified needs (in terms of type, tenure and size).	+	+	+	Scope to deliver increased range and choice of homes in settlement sand rural locations as well as mix of tenures, sizes and shared spaces. More scope to meet locally identified needs (in terms of type, tenure and size).	+	+	+	Scope to deliver increased range and choice of homes in settlements and rural locations as well as mix of tenures, sizes and shared spaces. More scope to meet locally identified needs (in terms of type, tenure and size). May help to deliver a greater quantity of affordable / lifetime homes.

<p>4... enable access to high quality education.</p>	<p>0</p>	<p>-</p>	<p>-</p>	<p>Not expanding, not developing may lead to no university / 3rd level education expansion. There may be sustainability issues where rural schools are under capacity and urban schools may be over capacity in some areas. Maintaining but not increasing working-age population will result in fewer school-age children as the population will be ageing.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Education is an important part of the overall mix of the plan. Sustains existing education facilities and helps to provide new opportunities for university and 3rd level provision. May have more opportunities for creating apprenticeships and skills training over time. Helps to improve employability of the population. Critical mass to deliver the benefits.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Education is an important part of the overall mix of the plan. Sustains existing education facilities and helps to provide new opportunities for university and 3rd level provision. May have more opportunities for creating apprenticeships and skills training over time. Helps to improve employability of the population. High growth will lead to greater risk of not having capacity to match demand.</p>
<p>5... enable sustainable economic growth.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Will maintain employment but few additional jobs provided for. May lead to less diversity of jobs. Would sustain areas but not necessarily help to make the District a more attractive place to live visit and invest. May not help to support the vitality and vibrancy of town centres. May not help to stimulate economic activity. Jobs may not match housing growth.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>May help to deliver more jobs and opportunities and enhance prosperity. Supports the creation of a range of job types that are accessible especially to areas of greatest deprivation. Supports innovation and competitiveness within the local economy. Supports enhancement of the skills base. Helps make the District a more attractive place to live, work, visit and invest. Ensures the vitality and vibrancy of city and town centres can be improved. Increases the number of people coming to the District to work.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>May help to deliver more jobs and opportunities and enhance prosperity. Support creation of a range of job types that are accessible especially to areas of greatest deprivation. Supports innovation and competitiveness within the local economy. Supports enhancement of the skills base. Helps make the District a more attractive place to live, work, visit and invest. Ensures the vitality and vibrancy of city and town centres can be improved. Increases the number of people coming to the District to work. Risks a mis-match between skills and development. Need to have an indigenous economically active population with a high level of skills and education to attract the investment.</p>
<p>6... manage material assets sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Council will be able to provide the necessary services for waste management etc. There should be no additional pressure on infrastructure. The overall impact on the objective is negligible.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Council will be able to provide the necessary services for waste management etc. There are identified issues with provision of power in the District. May not permit significant development that has high power demands. Plans are in place to upgrade transmission connections with the west. Growth may help to provide the stimulus to upgrade infrastructure. The overall impact on the objective is negligible.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Rate of growth may place pressure on Council to provide the necessary services for waste management, etc. There are identified issues with provision of power in the District. May not permit significant development that has high power demands. Plans in place to upgrade transmission connections with the west. Growth may help to provide the stimulus to upgrade infrastructure. The overall impact on the objective is negligible.</p>
<p>7... protect physical resources and use sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Low building rates will continue low rate of consumption of resources / construction materials and low rate of land conversion from undeveloped to developed. Growth may be focused in smaller plots which could occur on previously developed sites.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Moderate building rates will enable resources to be locally sourced. While some growth may be focused in smaller plots which could occur on previously developed sites, this option will have a higher rate of conversion of land from undeveloped to developed land. May result in losses of semi-natural land.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>While some growth may be focused in smaller plots which could occur on previously developed sites, this option will have a higher rate of conversion of land from undeveloped to developed land. Over the long term this option is likely to lead to wider scale greenfield land use.</p>

<p>8... encourage active and sustainable travel.</p>	<p>0 0 0</p>	<p>This level of growth makes it less likely that there will be significant investment in cycle ways and pedestrian facilities (although some investment is still likely to occur).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>Planned growth rates may help to deliver the critical mass to deliver investment and implementation of transport plans that are linked with the place-making strategy. This can enable a more integrated approach to transport. Having growth without improvement to transport infrastructure may place pressure on transport infrastructure. Reliance on cars is already high. However, congestion may help to encourage modal shift to alternative transport modes. The effect will also depend on where growth is located in respect of access to active and sustainable travel. Over time as an integrated transport network is delivered, effects should become positive.</p>	<p>-</p>	<p>0</p>	<p>+</p>	<p>Growth may help to deliver the critical mass to deliver investment and implementation of transport plans that are linked with the place-making strategy. This would enable a more integrated approach to transport. Having growth without infrastructure may place pressure on transport infrastructure. However, a high growth rate risks overwhelming the transport network and growth may occur too quickly for transport improvements to keep pace. However, congestion may help to encourage modal shift to alternative transport modes. The effect will also depend on where growth is located in respect of access to active and sustainable travel. People may be located in areas where there is no provision of active / sustainable transport. Over time as an integrated transport network is delivered, effects should become positive.</p>
<p>9... improve air quality.</p>	<p>0 0 0</p>	<p>Growth will result in emissions from new development and transport. Modest growth should not place too much pressure on air quality. The overall impact on the objective is negligible.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Growth will result in emissions from new development and transport. Increased emissions may be somewhat offset by a modal shift in transport choice over time, but the scale of the effect depends on behavioural change.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Growth will result in emissions from new development and transport. Increased emissions may be somewhat offset by a modal shift in transport choice over time, but the scale of the effect depends on behavioural change. However this option represents considerable growth and substantial emissions may occur.</p>
<p>10... reduce causes of and adapt to climate change.</p>	<p>0 0 0</p>	<p>Growth will result in greenhouse gas emissions and increased energy consumption</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Growth will result in greenhouse gas emissions and increased energy consumption from new development and transport. Increased emissions may be somewhat offset by a modal shift in transport choice over time. This growth rate may lead to increased risk of developing greenfield land and may place pressure on habitats that are important in providing resilience to climate change.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Growth will result in greenhouse gas emissions and increased energy consumption from new development and transport. Increased emissions may be somewhat offset by a modal shift in transport choice over time. This growth rate may lead to increased risk of developing greenfield land and may place pressure on habitats that are important in providing resilience to climate change. The rate and scale of growth from this option lead to additional pressure.</p>

<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Capacity for waste water treatment is available for projected growth.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Capacity for waste water treatment is available for projected growth. This option may result in increased use of water, more hard surfaces which may increase risk of surface water / pluvial flooding.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Capacity for waste water treatment is available, for projected growth however the high growth rate scenario may require some development to provide self-funded package treatment for adoption by NI Water. This option may result in increased use of water, more hard surfaces which may increase risk of surface water / pluvial flooding.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development / growth will result in a degree of local biodiversity loss. However areas within settlements are already partially developed and there may be less overall consumption of greenfield land / natural land.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development / growth will result in a degree of local biodiversity loss. This option is likely to result in greater development pressure on greenfield sites and green and blue infrastructure. There will be pressure from houses in the countryside in addition to growth in settlements.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development / growth will result in local biodiversity loss. This option is likely to result in greater development pressure on greenfield sites and green and blue infrastructure. There will be pressure from houses in the countryside in addition to growth in settlements. River corridors would be protected through other policies.</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>0</p>	<p>-</p>	<p>Growth will be confined mainly to existing settlements with a small proportion in the countryside. Key landscapes would be protected from new development. The overall impact on the objective is negligible. In combination with design principles there should not be significant negative effects.</p>	<p>0</p>	<p>0</p>	<p>-</p>	<p>Growth will be confined mainly to existing settlements, however there will be a certain proportion of new housing in the countryside which will lead to higher numbers overall. Key landscapes would be protected from new development. There may be a greater encouragement / draw for people to live in settlements and the city.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Growth will be confined mainly to existing settlements, however there will be a fairly substantial quantity of new housing in the countryside which may detract from landscape character. Key landscapes would be protected from new development. This option will result in greater expansion of settlements into surrounding greenfield land.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Modest growth allows 'sense of place' to be conserved in townscape and rural settings. However, it may not stimulate demand for the reuse of old buildings and may mean that plans / projects which could help to restore areas of townscape or listed buildings are not brought forward.</p>	<p>0</p>	<p>0</p>	<p>-</p>	<p>This option may stimulate investment which may provide more opportunities for reusing buildings and regenerating areas. However, growth may also risk adversely affecting the setting of some assets. It may affect 'sense of place' in townscape and rural settings. However, the placemaking strategy and design principles should help to reduce impact. Also risks disturbing or destroying unrecorded archaeology.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>This option may stimulate investment which may provide more opportunities for reusing buildings and regenerating areas. However, a high growth rate may risk adversely affecting the setting of some assets. It may also affect 'sense of place' in townscape and rural settings and may change the character of lower tier settlements. However, the placemaking strategy and design principles should help to reduce impact. A high growth rate will lead to greater expansion into greenfield land which may also present greater risks for disturbing or destroying buried archaeology.</p>

Summary of Policy

The LDP POP presented three options for growth - of population, of jobs and of homes, over the LDP period 2017 to 2032. Option 1 - was to follow the Current Projections. Option 2 - was the Preferred Option of 'Planned Growth' of an extra 5-10K population, 8-15K new jobs and 7-12K new homes, from the 2017 baseline. Option 3 - was for an even higher 'Potential Optimum' levels of growth.

The main consideration for the LDP PS is to decide whether to aim to accommodate the most recent NISRA/DfI projections, which are very modest, being for a stable/decrease in population at c150K, 4,000 extra jobs and c 6,000 new homes. DfI revised the HGI figures for the District down to 4,000 in September 2019. This is considered to be a 'safe/achievable but conservative target, which would not significantly 'grow' the City and District, would not embrace the RDS vision, would be behind the SGP target for the District and would not fully achieve the set vision and objectives for this LDP.

The Chapter therefore emphasises the difference between the above 'projections' and 'forecasts' as a result of the Council / SGP's planned growth and investment. Consequently, the LDP PS acknowledges the above growth levels as a starting point but it goes on to set higher forecasts / targets of +10K population, +15K jobs and +6-10K homes. This would be in line with the RDS 2035 objective 'to develop a strong North West' (SFG6) and 'to strengthen the role of Derry as the principal city of the North West' (SFG7). These target levels are also consistent with those set out in the SGP (Community Plan) for the District.

Therefore, the LDP policy emphasises that the Council's LDP will instead pursue the forecast / targets based upon the positive interventions / investment set out in the SGP, and as reinforced by the University of Ulster Economic Policy Centre (UUEPC Study November 2018) and in line with the RDS.

Reasonable Alternatives:

Three options have been appraised

Option 1 modest growth (149-150,000 population, 4,000 jobs, 5,800 homes).

Option 2 planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes) (Preferred Option)

Option 3 potential growth. 160-170,000 population, 16-18,000 jobs, 11-15,000 homes.

The Council has ambitious aspirations for this District. These reflect the targets set in the Council's Strategic Growth Plan (SGP), allied with those set out in the City Deal proposals. Other expectations are set out in regional policy guidance - RDS / SPPS. The Options chosen essentially set out the path we are on. Option 3 reflects the best possible outcome, should all strategic financial and investment catalysts as detailed in the SGP and City Deal, and wider NW region, perform to their maximum outcomes. This is the Council's long term vision and one that it intends to start now with this LDP Plan Strategy but which may require successive LDPs to fully implement and deliver. Option 2 reflects a planned growth along this route which is felt to be realistically deliverable during this LDP period. Option 1 while realistically reflecting modest growth, does not fully engage with the Council's ambitious strategic growth plans. No other realistic alternatives were considered as they would be outside the Council's stated growth intentions for this District for this and successive LDP iterations.

Summary and comparison of options against the Sustainability Objectives

Option 1, modest growth has a minor negative impact on all of the social sustainability objectives. This option risks not delivering the critical mass of population needed to support higher levels of provision of services and facilities, reduced scope for diverse housing types and fewer opportunities for investment in shared space. It is also unlikely to stimulate economic growth, leading to a negligible effect on this objective. This option may make expansion of the university and other higher and further

education provision unviable and may not improve sustainability issues at primary and post primary level. However, the growth rate for this option would not place undue pressure on the environmental sustainability objectives. The only perceptible impact is a minor negative effect on maintaining and enhancing landscape character, which would only emerge over the long term.

Option 2 has a minor positive impact on all of the social sustainability objectives, although for strengthening society the positive impact may not start to take effect until the medium term. The planned growth rate will allow investment, opportunities and the provision of local services to keep pace with population growth, and vice versa, and should enable a broad range of new housing types, tenures and sizes to be delivered. The planned growth scenario is interdependent with an expansion of the university and investment in innovation and digital infrastructure delivered through the City Deal. Consequently, positive effects are seen for the objectives to enable access to high quality education and enable sustainable economic growth. These effects will strengthen to significant positive in the medium-long term, as the critical mass to deliver all the investment and benefits is achieved. The planned growth rate will enable investment in infrastructure to keep pace with growth, leading to a negligible effect on material assets and also on the environmental sustainability objective of protecting, managing and using water resources sustainably. The appraisal recognises that growth will place pressure on environmental sustainability objectives. Minor negative effects are identified on almost all of these, although for landscape and historic environment these would only emerge in the long term. The exception is the objective to encourage active and sustainable travel, as the planned growth rate would create the conditions to deliver on the North West Transport and Green Infrastructure plans to achieve an integrated transport system that encourages people to reduce their reliance on cars. This option is considered to be the most sustainable option.

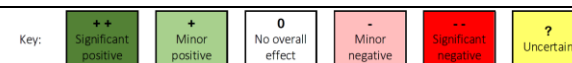
Option 3, potential growth has a minor positive impact on all of the social sustainability objectives, although for strengthening society the positive impact may not start to take effect until the medium term. The planned growth rate will allow investment, opportunities and the provision of local services along with population growth, however the high rate of growth may mean that provisions may not be able to keep pace with the population. This option should enable the widest range of new housing types, tenures and sizes to be delivered, leading to a significant positive impact on this objective over the long term. The projected growth scenario would be dependent on the delivery of all aspects of the City Deal in full, including substantial expansion of the university and investment in innovation and digital infrastructure. Positive effects are identified for the objectives to enable access to high quality education and enable sustainable economic growth which will strengthen to significant positive in the medium - long term, as the critical mass to deliver all the investment and benefits is achieved. However, this option risks creating an imbalance between demand and capacity for skills/education and jobs. The projected growth rate may stimulate additional investment in infrastructure, leading to a negligible effect on material assets and also on the environmental sustainability objective of protecting, managing and using water resources sustainably. The appraisal recognises that high growth will place pressure on environmental sustainability objectives. Negative effects are identified on almost all of these, strengthening to significant negative in the long term for the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. The exception is the objective to encourage active and sustainable travel, as the planned growth rate would create the conditions to deliver on the North West Transport and Green Infrastructure plans to achieve an integrated transport system that encourages people to reduce their reliance on cars.

The most sustainable option: Option 2, planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes).

The preferred option: Option 2, planned growth (155-160,000 population, 15, 000 jobs, 8-10,000 homes).

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to enable access to high quality education and to enable sustainable economic growth.

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 Placemaking and Design vision and landscape protections will help to encourage development that is integrated into its surroundings and reduce effects on landscape and townscape character. The NW Transport Plan, Green Infrastructure Plan and Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport. RED2 will encourage development to integrate renewables. GDPOL1 and GDPOL2 will encourage adaptation and efficiency measures such as SuDS, passive house design, charging ports and linkages to be made with active and sustainable travel and green and blue infrastructure networks which will help with futureproofing.

Designation SETT 1: Settlement Hierarchy for DC&SDC, LDP 2032				
Option	Rationalise Upper Tiers - Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	+	+	In the medium-longer term, defining a settlement hierarchy based on evidence should allow local health care facilities to be provided in a more sustainable way.
2... strengthen society.	+	+	+	This approach is flexible to allow appropriate development in settlements in line with services available and community needs, using an evidence based approach. It enables rural needs to be considered to ensure that these are met and that rural communities are sustained.
3... provide good quality, sustainable housing.	+	+	+	The spatial strategy has rationalised settlements based on local services and local needs. It enables more opportunities for housing to be provided that meets locally identified needs (in terms of type, tenure and size) and housing that meets the needs of specific groups.
4... enable access to high quality education.	0	+	+	This approach allows an efficient provision of education facilities. Second and third level education and adult learning will generally be located in higher tier settlements which are more accessible, giving the best chance for more people to have access to a range of options for education and skills training provision.
5... enable sustainable economic growth.	+	+	+	This approach allows growth in the settlements which are best located, have the best infrastructure and transport linkages.
6... manage material assets sustainably.	+	+	+	This approach allows growth in the settlements which have infrastructure that is capable of accommodating growth, or which can be feasibly upgraded to permit growth. It supports the efficient use of material assets.
7... protect physical resources and use sustainably.	0	0	+	Long term this approach will lead to some loss of green field land, but in a defined number of locations. A small number of settlements will not have the same scope for development. The approach encourages clustering and efficient use of land in preference to dispersed development throughout the District. In the long term this policy will serve to consolidate settlements and reduce overall land use.
8... encourage active and sustainable travel.	+	+	+	Defining a settlement hierarchy based on evidence allows growth in settlements which can be well served by public transport, or which have good provision of local services. This should lead to increased opportunities for more people to access and use active and sustainable travel options.
9... improve air quality.	0	+	+	Initially there will be very little change, however in the medium and long term defining a settlement hierarchy using criteria including public transport and active travel opportunities, should help to bring some improvements in local air quality, though the scale of the effect is also dependent on behavioural change.
10... reduce causes of and adapt to climate change.	0	0	+	Initially there will be very little change, however in the long term defining a settlement hierarchy using criteria including public transport and active travel opportunities, should lead to decreased reliance on cars, though the scale of the effect is also dependent on behavioural change. Directing growth via the hierarchy may also indirectly influence the objective through enabling access to lower carbon central heating and energy service providers.
11... protect, manage and use water resources sustainably.	0	+	+	Defining a settlement hierarchy using evidence based approach has allowed the capacity of sewerage services to be considered as part of the decision making process. This aids in ensuring that future growth allocation is in locations that have minimal risk of deteriorating impacts on water quality.
12... protect natural resources and enhance biodiversity.	0	+	+	Defining a settlement hierarchy using an evidence-based approach could bring about more opportunities to look at development in brownfield locations. It would also potentially lead to rural edge-of-settlement growth in a reduced number of locations, and a consequent reduction in biodiversity loss. The approach of directing development in accordance with a hierarchy will help to protect natural resources on a wider scale, although there may still be localised impacts.

13... maintain and enhance landscape character.	0 + +	Defining a settlement hierarchy using an evidence-based approach provides an opportunity to classify settlements in the context of their surrounding landscape character. It focuses development in existing developed areas. The establishment of place-making and design principles can help to enhance the effects.
14... protect, conserve and enhance the historic environment and cultural heritage.	0 + +	Defining a settlement hierarchy may help to encourage reuse of listed and vernacular buildings. In association with place-making and design principles this approach helps to allow 'sense of place' to be conserved in townscape and rural settings.

Summary of Policy:

The proposed strategy of the LDP will reflect the regional strategy as set out in the RDS and the SPPS (see Evidence Base for further detail). The strategy has also been influenced by the aims of the District’s Strategic Growth Plan. We have also taken account of the POP representations, Member’s inputs and consultee responses in reaching the conclusions in the strategy and policy wording of the PS. The spatial strategy will set the overall spatial plan and focus for development on a District wide level, which will be informed by the regional spatial plan for Northern Ireland, the RDS, as well as taking account of the National Planning Framework for Ireland.

As well as recognition of these key regional and national spatial frameworks, other matters to be considered on a District level include population and existing facilities. Derry is the largest settlement in the District, in terms of population and urban footprint, by a considerable distance. It is also home to regional level facilities such as a University, Regional Hospital, Port, Airport, Cultural venues and signature Tourism projects. Taking all of the above into account it is considered that Derry should be the focus as the main city in the District and indeed the wider North West Region. In a District context Strabane is the second largest settlement and already possesses a high level of service provision including a significant retail offer, as well as a further education campus, bus centre, District court, police station, leisure and cultural facilities. Therefore, taking the above into account, it is considered that an overall spatial strategy should specify Strabane as a main hub. The RDS sets out that a ‘sustainable approach to further development will be important to ensure that growth does not exceed the capacity of the environment or essential infrastructure expected for modern living’. It encourages a strong network of smaller towns supported by villages to help sustain and service rural areas.

With regards the proposed settlement hierarchy, there was a recognised need to define a new settlement hierarchy for the District. A number of key considerations were taken into account before deciding on the details of the settlement hierarchy. This included possible re-alignment and evaluation of the previous Area Plan hierarchies (which may result in some re-classification of settlements), development and changes (positive and negative) over the past Plan period and proposed strategic roles of settlements in the LDP.

The review and consideration of RDS, SPPS, POP representations and Members views has resulted in the proposed introduction of two new designations at PS stage; A Special Countryside Area (SCA) centred on the Sperrin AONB and 11 Areas of High Landscape Importance (AHLIs) to cover key coastal, river valley and settlement settings in our District.

The POP identified that Development Pressure Analysis would be used to identify areas that would be sensitive to development, or are ‘at capacity’ in terms of existing development and its ‘ability to absorb’ further, and hence where certain types of future development may be restricted. The PS is proposing three designations to deal with development pressure - Greenbelts, ribbon pressure policy areas and Wind Energy Capacity Areas (WECAs)

It is considered that the above policy, emerged from the POP meets the strategic direction of the relevant policies and guidance, as well as meeting the identified strategic spatial development / protection needs of this District, and the wider region.

Reasonable Alternatives:

The Settlement Hierarchy is required to uphold the RDS Spatial Framework. Change to the specifics of the settlement hierarchy was appraised in the Interim SA for the POP under Key Issue 6B. Retaining the existing 49 settlements was considered under Option 1 but was found to be less sustainable than Option 2 *'Rationalise Upper Tiers - Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations.* Since the POP, the preferred option has been refined.

No Reasonable Alternatives are being brought forward at draft Plan Strategy for the tiers, as the principle of directing greatest proportion of population to main towns is set by DfI and was tested in the Interim SA for the POP under Issue 6A and Issue 6B and was found to be sustainable.

Summary and comparison of options against the Sustainability Objectives:

Adopting a spatial strategy with an associated hierarchy based on evidence has a positive effect on all of the social sustainability objectives, increasing to significant positive 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, with minor positive effects on education and material assets through providing focal points for the provision of education facilities and infrastructure relevant to the settlement size. The approach delivers a significant positive impact on the objective to enable sustainable economic growth, by 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. This principle also supports the objectives to manage material assets sustainably and to encourage active and sustainable travel, where minor positive effects for the short and medium term are expected to rise to significant positive in the long term, as the effects of investment into integrated networks and infrastructure become realised. While the effects of encouraging development to be clustered will be negligible in the short term for maintaining and enhance landscape character, this approach will also lead to a significant positive effect in the long term for this objective. As the policy takes effect impacts will also strengthen over time from negligible to minor positive for the remaining 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? There are significant positive effects identified for the objectives to provide good quality, sustainable housing and to enable sustainable economic growth across all timescales. Significant positive effects are also identified from the long term, for the objectives to manage material assets sustainably and to encourage active and sustainable travel.

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:

Place-making and design principles for settlement tiers.

Designation SETT 2: Development within Settlement Development Limits				
Option	Policy in line with SPPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The approach gives certainty that there will be zoned areas identified for appropriate uses, e.g. open spaces and health. The option makes sure that what is provided is appropriate for that tier/location. The approach helps to reaffirm the concept that general development policies are important and these have a lot of elements relating to safety and amenity and placemaking. This designation allows people to know what is defined as 'settlement' and what is defined as 'the countryside', and helps to prevent inappropriate development in the countryside and retain it for enjoyment. It also sets out where communities are and the structures by which there are identified areas to live in and work in in the District. Defining appropriate land uses in appropriate locations indirectly provides benefits to people's health and wellbeing; it helps by encouraging consideration of neighbours and reducing urban sprawl.
2... strengthen society.	+	+	+	The approach will identify LUPAs for housing and certain other community uses, such as open space, in villages and small settlements. Outlining settlements helps to give a place a local identity, rather than dispersed development. It creates and identifies a community. The overall approach helps to ensure that there is enough provision of appropriate land uses in each tier of settlements. Establishing LUPAs will help to give rural communities appropriate access to facilities and services.
3... provide good quality, sustainable housing.	+	+	+	The option defines an area within which there is a presumption that housing will be permitted. However, does not directly influence what type and size of housing comes forward or any design elements. However it directs towards GDPOL 1 & 2 and other LDP policies which will help to ensure that the housing that is delivered is sustainable.
4... enable access to high quality education.	0	0	0	SETT 2 establishes the potential to zone land for educational use at LPP, but no new need for this use type is currently identified or anticipated in the current evidence base. However zoning could also include development for community uses which may include early years provisions or lifelong learning / adult learning. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	SETT 2 defines an area within which there is a presumption that housing will be permitted. It provides the certainty and the framework on which a lot of parts of the LDP will hang. It provides certainty for developers and investors. The approach helps to makes the District a more attractive place to live, work, visit and invest.
6... manage material assets sustainably.	+	+	+	Establishing settlement development limits will define areas where there is the best opportunity to access material assets. Dispersed development may place additional pressure on utilities or service providers for provision of or maintenance of utilities and infrastructure and may not have the same degree of access to choice. This approach encourages compact settlements and makes best use of the resources and assets that are already there.
7... protect physical resources and use sustainably.	+	+	+	SETT 2 defines a boundary between urban and greenfield. The presence of earth science sites may influence the boundaries of development limits. Defining settlement boundaries helps to curtail urban sprawl / dispersed development and sets out a clear intent to make more efficient use of land. It also helps to avoid potential conflicts with the mineral extraction industry. SETT 2 is an underpinning strategy that ensures that land use is efficient and planned.
8... encourage active and sustainable travel.	+	+	+	Creating islands of development and compact settlements provides focal points for travel and transport, housing and employment. A defined settlement limit and defined land uses can help service providers to plan better for public transport. These effects strengthen over the life of the plan as other transport plans and measures become established. There is also a link with GDPOL 2, in terms of encouraging development that creates or enhances opportunities for Active Travel and greater use of public transport. The LDP can only do so much and effects are reliant on investment and service providers to deliver the necessary infrastructure and services. Settlement development limits will help to provide the focal points for an integrated transport network in the future.
9... improve air quality.	0	0	+	The principle of establishing boundaries may serve to concentrate development (and therefore its associated emissions) in an area. However, encouraging compact settlements also helps to encourage the use of less polluting modes of transport. The designation doesn't affect the nature of development or its scale, just its location. But the designation may allow other measures to take place which will act to manage effects and improve air quality where it risks becoming an issue. Overall this designation will benefit the objective as it will allow the Council to have more control over potential air quality issues.

<p>10... reduce causes of and adapt to climate change.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The principle of establishing boundaries may serve to concentrate development (and therefore its associated greenhouse gas emissions) in an area. The designation doesn't affect the nature of development or its scale, just its location. Not having settlement limits would result in the same amount of development, but more dispersed emissions. Encouraging compact settlements helps to encourage the use of active and sustainable transport and enables the delivery of lower carbon energy / fuel sources and efficiency measures through economies of scale. Boundaries established as a consequence of SETT 2 will help to direct development away from vulnerable areas or areas that are important to preserve for their role in providing resilience to the predicted effects of climate change. This will provide resilience to the built environment and avoidance of risk areas.</p>
<p>11... protect, manage and use water resources sustainably.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The principle of establishing settlement boundaries will help to avoid proliferation of dispersed development in countryside, where onsite treatment of waste water such as septic tanks or other treatment plants would be necessary. It concentrates development in settlements where there is regulated and fit for purpose water infrastructure and wastewater treatment provided. It also helps to plan and manage catchment areas and avoid areas that are at risk of flooding.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The approach spatially identifies areas that are suitable for certain types of land use. The identification of LLPAs will have a positive element in terms of protecting local biodiversity. The inclusion of Key Site Requirements (which may be reviewed or defined at LPP) will support the preservation of local biodiversity and GDPOL 2 which seeks to deliver development that will, where possible, enhance the District's green and blue infrastructure network will help to strengthen this effect. The approach of defining boundaries helps to keep most development managed within limits and away from vulnerable natural assets such as rivers and woodlands.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option helps to protect the wider countryside by constraining the majority of development within identified boundaries. The identification of LLPAs will have a positive element in terms of landscape character. The establishment of settlement development limits helps to minimise visual intrusion and deterioration of landscape character through urban sprawl. Sometimes settlement limits are defined to protect features and natural topography, protect the setting of settlements.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The identification of local policy areas such as Local Landscape Policy areas, Areas of Townscape Character or Village Character can be important for protecting, conserving and enhancing the historic environment. Defining boundaries for development types can help to preserve the overall setting of a settlement. The approach also helps to maintain a rate of settlement growth that is appropriate to the character of a settlement.</p>
<p>Summary of Policy:</p> <p>SETT 2 designates Settlement Development Limits (SDLs) for each of the settlements set out in the settlement hierarchy as per SETT 1. Each settlement development limit defines the area where appropriate development will be acceptable in principle. The designation of relevant land use zonings and local policy areas will follow at the LPP stage.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternatives have been identified. A SDL designation is the only realistic option to meet the orderly, consistent and sustainable delivery of development in line with the aims of the RDS, SPPS and current policy framework.</p>				

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 sustainability objectives except enabling access to high quality education where the impact is negligible, although a number of positive influences are noted for this objective. Defining settlement boundaries helps to curtail urban sprawl / dispersed development sets out a clear intent to make more efficient use of land and directs development away from vulnerable areas. This acts in a significant positive manner on the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and maintain and enhance landscape character. Encouraging compact settlements helps to make walking and cycling more attractive as a travel option and creates focal points for integrated transport networks which may deliver significant positive effects over the longer term timescale for the objective to encourage active and sustainable travel. This approach also benefits the climate change objective from a travel perspective, but also in terms of creating the critical mass / economies of scale to facilitate a low carbon economy. While concentrating development in settlements may also serve to concentrate emissions, over the long term the approach should also help to deliver an improvement in air quality, leading to a long term minor positive impact. 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? There are significant positive effects identified for the objectives to protect physical resources and use sustainably, to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character across all timescales. Significant positive effects that will establish over the medium or long term are also identified for the objectives to improve health and well-being and to encourage active and sustainable travel.

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: No additional measures have been identified.

Designation GB 1 Green Belts										
Options	Option 1: Apply a Spatial Designation to achieve the policy aims.					Option 2: apply normal countryside policy (outside development limit).				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation		
1... improve health and well-being.	0	0	0	This approach preserves the openness of the countryside and gives a distinct break between it and the urban area. This would prevent urban sprawl, protect the rural fringe / open space and preserve access to the countryside from the city / town. Preserving natural countryside and approaches around urban areas may help to benefit mental health and well-being. However, by restricting development close to the main settlements it may increase the distance that some rural dwellers have to travel to healthcare. Personal circumstances, such as caring requirements would still be a consideration. Clustering dwellings may help to reduce isolation. The overall impact on the objective is negligible.	0	0	0	This option may allow more options for maintaining family cohesion. This approach would not restrict urban sprawl and may not deliver any wellbeing benefits. Rural dwellings that are close to the city and town may benefit from easier access to healthcare. Small impact / small number of people affected. The overall impact on the objective is negligible.		
2... strengthen society.	0	0	0	Encourages development to be clustered together, encourages community cohesion. This approach is better for this objective than dispersed/isolated housing but the overall impact on the objective is negligible.	0	0	0	Permits more dispersed development and there is a reduced requirement for clustering. However the number of dwellings is likely to be relatively low and the overall impact on the objective is negligible.		
3... provide good quality, sustainable housing.	0	0	0	Doesn't constrain the quantity of housing, but constrains the design, siting and location of dwellings and requires buildings to be clustered. Housing in the countryside is less likely to be constructed to lifetime homes standard, as it will be designed to meet the needs of the developer only. The overall impact on the objective is negligible.	0	0	0	Permit flexibility in the location of housing in the countryside but is unlikely to affect the quantity of homes perceptibly. Housing in the countryside is less likely to be constructed to lifetime homes standard, as it will be designed to meet the needs of the developer only. The overall impact on the objective is negligible.		
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.	0	0	0	The option would have no effect on this objective.		
5... enable sustainable economic growth.	+	+	+	Will help economic growth to be sustainable. Directs growth / development towards settlements first, or the re-use of existing buildings in the countryside. The policy would also permit an extension to an existing business. It will slightly constrain the design, siting and location of some economic development, but will also make the growth more sustainable - it strengthens economic activity in the settlements.	+	+	+	Permits economic development / economic growth to occur anywhere in the countryside, subject to meeting other relevant policy, but the development would not be as sustainable. Dispersed economic development is not particularly supportive of enhancing the skills base; the jobs will not be as accessible. This approach doesn't make the best use of land available.		
6... manage material assets sustainably.	0	0	0	The option would not constrain renewables development. It directs development away from some parts of the rural area where infrastructure and services may not be as well-developed. The overall impact on the objective is negligible.	0	0	0	The option permits development in rural areas, where infrastructure and services may not be as well-developed. The overall impact on the objective is negligible.		
7... protect physical resources and use sustainably.	+	+	+	The option indirectly helps to protect earth science features, while also enabling minerals to be locally sourced. It promotes more efficient land use with clustering / settlements first, and reduces overall greenfield land use. It avoids an increase in curtilage cover and retains openness in fringe areas.	0	0	0	This option will result in slightly less efficient land use / more land use overall. It imposes fewer constraints on development in the countryside and may slightly increase overall curtilage cover. It has no effect on minerals development or preserving earth science features. The overall impact on the objective is negligible.		

8... encourage active and sustainable travel.	0	0	0	Concentrates / encourages development in the main settlements, where there is better access to active and sustainable transport. This may indirectly help to reduce the need to travel by car. The population that will be affected is negligible overall.	0	0	0	Will permit dispersed development in areas where there is no access to sustainable transport. Does not promote or encourage the use of active or sustainable travel. May exacerbate reliance on transport by car. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	May indirectly help slightly to reduce reliance on the car. Maintains undeveloped countryside around city / towns, this could help to improve air quality by maintaining open space around the city. The overall impact on the objective is negligible.	0	0	0	Will maintain or perhaps slightly increase car use in rural areas. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Indirectly supports the objective by focusing growth into the settlements. However, this option does not pose any additional constraints on agricultural activities which produce greenhouse gases. Indirectly helps to protect some areas which can work as buffers to the effects of climate change such as ancient woodland, river valleys. The overall impact on the objective is negligible.	0	0	0	Will permit dispersed development in areas where there is no access to sustainable transport and may sustain slightly more reliance on the car. Development in the countryside will include agricultural activities which produce greenhouse gases. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Will not perceptibly constrain the quantity of new housing development, may slightly constrain the quantity of economic development. There may be slightly less development that requires septic tanks / non mains treatment. The overall impact on the objective is negligible.	0	0	0	Will permit a slightly greater quantity of development in the countryside which would not have access to mains waste water treatment. Will result in greater demand for local treatment / septic tanks. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	+	+	+	Clustering and encouragement towards settlements will indirectly help to protect natural resources such as the Faughan and Foyle valleys and corridors along with ancient woodland. Preserves a green lung around the urban settlements.	0	0	0	Will permit more dispersed development in the countryside, may place more incremental pressure on natural resources. May be more pressure on natural resources from disturbance, habitat loss, drainage, and septic tanks. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	+	+	+	Encourages development that is well-designed, sited and integrated to respect landscape character. Reduces the incidence of single, isolated buildings in the countryside. Protects the setting of the AONB. Protects the setting of prominent features, settlements and transport corridors. Will help to ensure that development is sensitively integrated to protect/ enhance local distinctiveness. Maintains the distinctiveness of settlements / margin around them.	0	-	-	Will permit more dispersed development in the countryside, Over time this will result in more development in the margins around the settlements and sprawl from city and towns into rural margins and an incremental loss of landscape character.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Indirectly benefits the objective by allowing 'sense of place' to be conserved in townscape and rural settings. Retains setting looking out of Derry into surrounding landscape. May indirectly help to preserve archaeological remains.	0	0	-	Over time a proliferation of development in the margins around the main settlements will result in a deterioration in sense of place in rural and townscape settings.

Summary of Policy:

Within the Greenbelt, development will be strictly managed and, apart from a limited number of uses, there will be a clear presumption against any new use of land which might create a demand for more buildings. Other development will not normally be allowed unless there are over-riding reasons why that development is essential (such as projects of overriding District or Regional importance) and could not be located within a settlement limit, or in a part of the countryside not subject to the GB policy area.

In developing the policy for the GB from the POP stage, it is considered that GBs are a long established, valued, proven, generally accepted and widely used Planning tool for many decades in GB, NI and in RoI. The GBs will address the issue of urban-generated development pressure and will complement the similarly designated 'Areas Under Strong Urban Influence' that are across the border in Donegal.

The strategic objectives of the Green Belt policy are as follows:

- To prevent the potential for urban - generated development pressure arising from residential and non-residential development in the countryside;
- To prevent unrestricted urban sprawl and ensure that Derry and Strabane develop as compact urban settlements;
- To protect the setting of Derry and Strabane; &
- To assist in the urban regeneration and to make best use of the existing infrastructure within Derry and Strabane

Reasonable Alternatives:

Option 1: Apply a Spatial Designation to achieve the policy aims.

Option 2: apply normal countryside policy (outside development limit).

Summary and comparison of options against the Sustainability Objectives:

Option 1 defines green belt areas which would require development to be clustered and preserves undeveloped areas. This has a number of potential influences identified on the social sustainability objectives, but none are considered to have a perceptible impact on these objectives. While the policy would have some influence on the design and siting of dwelling, it should not affect the delivery of housing where it is required in the countryside. There are also no effects on education. A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach will permit economic development in the countryside but will also encourage development that would be better located inside a settlement limit to do so. The policy itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets. By preserving the character of undeveloped areas outside the main settlements, this option has a minor positive impact on the environmental objectives for protecting physical resources and using them sustainably, protecting natural resources and enhancing biodiversity and protecting, conserving and enhancing the historic environment and cultural heritage. The application of a spatial designation and associated policy will deliver significant positive impacts for the objective to maintain and enhance landscape character. No perceptible impacts are identified for the remaining environmental sustainability objectives but a number of positive influences are identified from the principle of requiring new development to be clustered with existing development.

Option 2 would not impose any additional constraints in the green belt policy areas. While some potential influences are identified on the social sustainability objectives particularly through the ability to locate new dwellings more flexibly, none are considered to have a perceptible effect on these objectives. There are also no effects on education. A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach would permit economic development /

economic growth to occur anywhere in the countryside, subject to meeting other relevant policy. The policy option itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets. The absence of a spatial designation and policy in the green belt areas will enable more dispersed patterns of development to occur in these areas. The effect of this would be imperceptible for the majority of the environmental sustainability objectives, although some negative influences are noted through facilitating more dispersed development. However, over time the proliferation of dispersed development in the rural areas around our main settlements is expected to accumulate to a minor negative impact on maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage.

The most sustainable option: Option 1: Apply a Spatial Designation to achieve the policy aims.

The preferred option: Option 1: Apply a Spatial Designation to achieve the policy aims.

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.

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:

Good design principles and measures such as tree planting encouraged through GDPOL1 and GDPOL2. Placemaking and good design landscape policy areas / gateways into settlements. Transport / visibility - reinstatement of hedges. Green belt boundaries will be reviewed and potentially redefined at LPP. This review should take consideration of development pressure analysis, LCA, local biodiversity, historic environment and cultural heritage. Review should look at entrances to Derry and Strabane and its key features / approaches.

Designation DPA 1 - Development Pressure Areas (DPAs)				
Option	A designation based policy area to manage localised countryside areas demonstrating existing / potential pressure from development.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Restricting infilling may help to support road safety through reducing the number of new entrances on to transport corridors. It may also help to prevent new development from occurring in areas that suffer from levels of road traffic noise. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option will not perceptibly impact the delivery of housing across the District. There is sufficient opportunity elsewhere. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	The policies may inhibit some economic development, but this will not perceptibly impact the objective as there is plenty of opportunity elsewhere. The option will make the District more attractive. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	Constraining development in these policy areas will not have any effect on infrastructure.
7... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8... encourage active and sustainable travel.	0	0	0	The option may indirectly support the objective by encouraging development to be located in a more sustainable location where there is access to active and sustainable travel routes.
9... improve air quality.	0	0	0	The option will not influence quantum / type of development, only its location. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	The option will not influence quantum / type of development, only its location. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	The option may help to retain biodiversity in the policy areas, however development is likely to be displaced / occur elsewhere so there will be no net benefit. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	+	+	+	The option will serve to protect the setting of settlements and transport corridors. It helps to minimise visual intrusion and to maintain landscape character and stop it from deteriorating. The approach will maintain the distinctiveness of settlements / margin around them. The effects could be strengthened in the medium term, if more policy areas are identified at LPP through the development of an evidence-base.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++</p>	<p>The option indirectly benefits the objective by allowing ‘sense of place’ to be conserved in townscape and rural settings. It helps to maintain a more appropriate pattern of development.</p>
<p>Summary of Policy:</p>		
<p>The POP identified that Development Pressure Analysis would be used to identify areas that would be sensitive to development, or are ‘at capacity’ in terms of existing development and its ‘ability to absorb’ further, and hence where certain types of future development may be restricted. This could apply to parts of our countryside, that are particularly scenic, have limited capacity to absorb development, highway-based development hot-spots or areas surrounding our settlement. The POP stated that particular types of development that are considered inappropriate in these specific areas may also be identified in the LDP. The resulting DPA 1 policy has been developed to prevent significant localised development pressure arising from residential and non-residential development in the countryside area and also to prevent unrestricted urban sprawl arising from development pressure such as ribbon development.</p>		
<p>Reasonable Alternatives:</p>		
<p>The strategic approach of identifying areas of landscape with higher sensitivity or which are ‘at capacity’ was appraised in the SA Interim Report under Key Issue 9B, and was found to be the most sustainable Option. The resulting DPA 1 policy has been developed to prevent significant localised development pressure arising from residential and non-residential development in the countryside area and also to prevent unrestricted urban sprawl arising from development pressure such as ribbon development. This policy continues an established identical use in the SAP. Similar spatial designations have been used for similar control in the DAP. Such development pressure areas are an established, well tested and examined planning tool for delivering the required development pressure management. Accordingly, it is considered that there is no realistic policy alternative to addressing these focussed areas of existing pressure or those showing the potential for localised development pressure in the countryside.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>This option has a narrow scope and therefore has negligible or no effect on most of the sustainability objectives, through some positive influences are noted. By protecting the setting of settlements and transport corridors, this option will deliver a positive effect on landscape character which will strengthen to significant positive in the medium and long term through the Local Policies Plan. A minor positive effect is identified for the objective to protect, conserve and enhance the historic environment and cultural heritage. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 in the medium and long term timescales.</p>		
<p>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.</p>		
<p>Measures to reduce negative effects and promote positive effects: The Development Pressure Analysis and relevant Landscape Character Assessments will be used to inform boundaries at LPP.</p>		

GDPOL 1 General Development Management Policy				
Option	Option delivering Policy thrust of SPPS and PPS 1.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policy aims to control the impacts of noise, dust, odour, vibration, vermin, traffic - generation and litter. Policy aims to avoid negative impacts on people from nuisance pollution.
2... strengthen society.	0	0	0	Policy aims to deliver quality of life for all people. The policy should help to promote and facilitate good neighbourhood relations.
3... provide good quality, sustainable housing.	+	+	+	Policy would help to contribute to a good quality environment for housing and its residents. Policy also ensures adequate wastewater infrastructure is in place. Lighting, biodiversity, parking all have to be considered.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Policy would apply to all developments and has the potential to make an area more attractive to residents, visitors and investors. Policy would also help to make the best use of location. It may be seen as constraining for some proposals but the policy aims for a higher standard of development - more sustainable. The policy is an investment plan.
6... manage material assets sustainably.	0	0	0	Policy would help to facilitate the development of contaminated land the storage of waste is also referred to as a design consideration, which could help to encourage recycling, but overall the option would have a negligible effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	Policy would help to avoid local pollution of land/soil. The approach of the policy would help to ensure the most efficient use of land.
8... encourage active and sustainable travel.	+	+	+	Policy would help to facilitate and encourage active and sustainable travel and would encourage local links to these routes within design schemes. Policy refers to considering public transport, active travel and safety.
9... improve air quality.	0	0	0	Policy refers to no significant adverse impacts on air quality. Active travel is also encouraged which may help to improve local air quality. Some applications with air emissions may be constrained in some areas where amenity could be affected but policy would not preclude development.
10... reduce causes of and adapt to climate change.	+	+	+	Policy requires SuDS which will be a new addition to proposed developments and refers to local biodiversity. It also encourages all new development to include renewable and low carbon energy technology, including micro-generation and passive solar design, unless it is demonstrated that this is not feasible. It also encourages carbon offsetting. The policy could help to reduce applications with potentially damaging greenhouse gas emissions.
11... protect, manage and use water resources sustainably.	+	+	+	The policy requires all new development to incorporate SuDS as the preferred drainage method. It will also help to ensure that ensure that proposals for new development relying on non-mains wastewater infrastructure do not increase the risk of pollution.
12... protect natural resources and enhance biodiversity.	+	+	+	Policy would require no adverse impacts on local biodiversity or natural heritage features. The policy would apply to all developments, which would help to maintain local biodiversity levels. The natural environment would be a consideration for all developments and not optional.

<p>13... maintain and enhance landscape character.</p>	<p>++ ++ ++ + + +</p>	<p>Policy would apply to all developments with no adverse impacts on landscape. Signposting in the policy to natural environment and historic environment policies.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+ + + + + +</p>	<p>Policy would apply to all developments with no adverse impacts on the historic environment. Signposting in the policy directs all proposals to meet the relevant requirements as set out in the Historic Environment policies.</p>
<p>Summary of Policy: Sets out broad Development Management principles for assessing Planning applications, such as how we manage development whilst taking account of the adverse impact on amenity and areas of acknowledged importance such as the Natural / Historic heritage. This has been influenced by SPPS and the former policy PPS1: General Principles.</p>		
<p>Reasonable Alternatives: No reasonable alternatives have been identified. The policy is consistent with the RDS and the SPPS.</p>		
<p>Summary and comparison of options against the Sustainability Objectives: The policy delivers significant positive outcomes for delivery of the social sustainability objective to improve health and wellbeing. These outcomes are based upon the policy aiming to control the negative impacts of nuisance pollution - noise, dust, odour, vibration, vermin, traffic, litter - on people. Minor positive effects are also predicted for delivery of the sustainable housing objective as the policy would likely help to contribute to a good quality environment with adequate infrastructure and parking but also lighting and local biodiversity. Positive effects are also predicted for delivery of the sustainable economic growth objective with significant positive outcomes predicted in the longer term. Positive effects are based upon the policy applying to all developments with the potential of making the area more attractive to residents, visitors and investors by aiming for a higher standard of development that is more sustainable and therefore robust. The policy is in itself similar to an investment plan. Minor positive outcomes are also predicted for delivery of the economic objective to protect physical resources and use sustainably based upon the policy helping to avoid local pollution of land/soil and helping to ensure the most efficient use of land. Minor positive outcomes are also predicted for delivery of the environmental objective to encourage active and sustainable travel based upon the policy helping to facilitate and encourage active and sustainable travel with integration of safe routes within design schemes. Similar to the economic growth objective, the climate change objective also delivers minor positives in the short and medium term timeframes with significant positive outcomes predicted in the longer term. These effects are based upon the policy requiring SuDS in new developments and the influence of the policy to reduce applications with potentially damaging greenhouse gas emissions. Significant positive outcomes are also predicted across all timeframes for several other environmental objectives including 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. These positives are based upon the policy applying to all development and helping to ensure integration of adequate wastewater infrastructure, as well as SuDS, with no adverse impacts on natural heritage or local biodiversity allowed. Likewise, no adverse impacts on landscape or the historic environment would be allowed. The predicted positive effects would be strengthened based on the application of the policy to all development.</p>		
<p>The most sustainable option: GDPOL2 - General Development Policy is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	

What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified for the social sustainability objective to improve health and wellbeing, as well as the economic sustainability objective to enable sustainable economic growth. Significant positive effects are also identified for several of the environmental sustainability 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.

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: Cross reference to other policies.

GDPOL 2 Design Policy in Settlements				
Option	Deliver SPPS policy thrust with strengthened wording from relevant documents / LDP studies.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policy focuses on design, which would be used to promote healthier lifestyles through accessible active travel routes to local services but also safer environments, links to local green/blue infrastructure networks. Promoting open and shared space. Some design aspects would be discouraged within residential developments to help deliver safer environments and encourage healthier life choices i.e. walking rather driving. The policy would be applicable to all applications.
2... strengthen society.	+	+	+	Policy able to help promote and encourage social interaction and reduce inequalities by providing an accessible environment for people to local services and facilities. Policy aims to deliver an improved quality of life through design.
3... provide good quality, sustainable housing.	+	+	+	Policy is able to contribute to the quality of housing and its sustainability by focusing on aspects such as accessibility and safety. The intention of the policy is to change the quality of developments.
4... enable access to high quality education.	0	0	0	Policy may enable more equitable access to educational resources in some areas but overall the option would have a negligible effect on this objective.
5... enable sustainable economic growth.	+	+	+	Policy would help to make local areas more attractive through better design, which would help to maintain and increase local vibrancy and vitality. Policy could help create hubs of activity and add to the attractiveness of the area to residents, visitors and investors.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	Policy may help to maintain some natural features as local green/blue infrastructure but overall the option would have a negligible effect on this objective.
8... encourage active and sustainable travel.	+	+	+	Policy would aim to make an accessible local environment with links to local streets encouraged to help improve connectivity as well as safety. This approach would apply to living areas as well as economic.
9... improve air quality.	0	0	+	Policy likely to encourage and facilitate travel options to the car which would help to maintain and may improve local air quality. Policy is complimentary to other policies, which cumulatively would help to deliver air quality.
10... reduce causes of and adapt to climate change.	0	0	+	Policy would facilitate and encourage active travel with less or zero greenhouse gas emissions. The approach would likely deliver for the objective in the long term.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy would help to integrate natural features to areas and could help local biodiversity but overall, the option would have a negligible effect on this objective.

13... maintain and enhance landscape character.	+ + +	Landscape plans would be sought to ensure proposed schemes would fit with adjacent landscape character. Siting, layout, appearance - all expected to be covered.
14... protect, conserve and enhance the historic environment and cultural heritage.	+ + + + + +	Policy would aim for sensitive design in the context of local historic aspects/features within proposed developments. The historic environment would be expected to be appropriately considered and conserved within the proposal.
<p>Summary of Policy: Sets out broad principles of Development Management relating to design and place-making, such as the need to take into consideration quality, scale, massing, layout, materials, etc. in development proposals. It builds on current SPPS policy direction, pertinent sections within Living Places and Creating Places and findings of the LDP's Settlement and Place Making Study.</p>		
<p>Reasonable Alternatives: No reasonable alternatives have been identified. The policies are consistent with the RDS and SPPS.</p>		
<p>Summary and comparison of options against the Sustainability Objectives: The policy delivers significant positive outcomes the majority of the social sustainability objectives. These positives are based on the policy being applicable to all applications and encouraging good design principles that may promote healthier lifestyles and/or safer environments through accessible active travel routes and local green/blue infrastructure as well as open and shared space where people could benefit from not just physical activity but also social interaction. As the policy would apply to all applications, it could help to reduce inequalities by providing an accessible environment for people to local services and facilities and therefore an improved quality of life through design. The policy would be applicable to housing and should encourage new developments with a higher quality of development by encouraging better design that encourages and facilitates healthier and safer living environments. Likewise, positive effects are predicted for delivery of the economic sustainability objective to enable sustainable economic growth based on the policy encouraging better design that would make local areas more attractive to residents, visitors as well as investors. This would help to maintain and increase local vibrancy and vitality. Positive outcomes are predicted for delivery of several of the environmental sustainability objectives, including to maintain and enhance landscape character, with significant effects for protecting, conserving and enhancing the historic environment and cultural heritage. These positives are based upon the policy ensuring landscape plans would be sought to ensure proposed schemes would not adversely impact on adjacent landscape character and likewise, sensitive design that appropriately considers the historic environment with local historic features expected to be conserved. Minor positives are also predicted against the environmental objectives to improve air quality and to reduce the causes of climate change. These positive effects are only predicted in the long term and are based upon the policy helping to encourage and provide alternative modes of travel to the car, which should help to improve local air quality and reduce greenhouse gas emissions. For similar reasons, significant positive outcomes are identified for delivery of the environmental objective to encourage active and sustainable travel. These significant positive effects are based upon the policy ensuring design principles that should help provide people with a more accessible local environment through improved connectivity to public transport routes and hubs as well as walking and cycling routes.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	

What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified for objectives to improve health and wellbeing, to strengthen society, and to deliver good quality, sustainable housing. Significant positive effects are also identified for delivery of the environmental objectives to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage.

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:

Legislative requirements for design and access. Additional contextual information could be requested.

ED 1 General Criteria for Economic Development				
Option	Policy thrust in line with PPS and extant DAP / SAP relevant policies.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option promotes economic development in the District but recognises that there is also a need to protect people’s health, wellbeing and quality of life. It encourages good neighbourliness. The policy helps to safeguard health and well-being by encouraging development to consider aspects that help people to feel safe. This includes physical safety - such as safe access for vehicles and a requirement for no unacceptable harm to nearby residents, but also amenity impacts such as noise and other nuisance effects. If houses were in a location first, then this policy will require new economic development to accept that and align with the development that is already there.
2... strengthen society.	0	0	0	Economic development can deliver indirect benefits to communities - if development comes and is successful, people can work and areas become more prosperous. This policy is cross cutting - it enables economic activity at all scales across all settlement tiers, including in the countryside. The option requires development to adopt good design principles which will help to deter crime and antisocial behaviour.
3... provide good quality, sustainable housing.	0	0	0	The policy may influence the location of new housing development through criterion (m). This will support the housing objective and ensure that incompatible neighbouring land uses are avoided and that housing is directed to sustainable locations. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	This policy is more about ensuring that economic development is carried out in a sustainable manner, rather than creating new employment opportunities. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	The option ties in with overall plan objectives of being responsible socially, economically, and environmentally. It ensures that economic development does not lead to nuisance effects on neighbouring land uses and makes the District a more attractive place to live, work and visit. It enables best use of location to be made and ensures that new economic development is accessible, including in the transport context which will in turn make employment accessible, especially to areas of greatest deprivation. Overall these general criteria will help businesses to be more sustainable and responsible.
6... manage material assets sustainably.	0	0	0	Criterion (i) encourages development to have a high quality layout, building and design that assist the promotion of sustainability, which may include energy efficiency and reduced resource use. The requirement for consideration of boundary treatment and means of enclosure can help to ensure that there is adequate space to store bins and manage waste. The policy amplification also states that the Council will encourage that any new design adopts sustainability principles in relation to energy conservation and waste management which is also supportive of this sustainability objective.
7... protect physical resources and use sustainably.	0	0	0	This policy doesn’t directly assign land to development or have an influence on its location or scale, it is more about ensuring that economic development is carried out in a sustainable manner. The policy delivers some positive influences where development is on a greenfield site, by requiring the development to be in accordance with the policies in the Natural Environment chapters and also that site layout, building and design, associated infrastructure and landscaping are of high quality and assist the promotion of biodiversity.
8... encourage active and sustainable travel.	+	+	+	The option encourages new economic development to be integrated with active and sustainable transport. It encourages businesses to consider how people are getting to and from the business through criteria (f) (g) and (h), as well as deliveries and transport. The overall approach promotes walking and cycling, where possible. If this policy approach can help to stimulate behavioural change the effects should be enhanced over time - but certainty of success is also dependent on other factors, service providers and investment.
9... improve air quality.	+	+	+	The policy requires development to deal satisfactorily with emissions. It also sets out that there should be no unacceptable harm to nearby residents which would include emissions. These aspects ensure that there is control over air quality / emissions. Encouraging more people to travel by walking and cycling should also help to reduce emissions from transport.

10... reduce causes of and adapt to climate change.	+	+	+	Economic development is likely to generate greenhouse gas emissions from energy requirements and from transport associated with the development. The policy encourages consideration of and integration with transport of other forms than cars and may help to reduce polluting forms of transport. It indirectly encourages buildings to include design that is energy efficient though requiring development to be of high quality design that is sustainable. The option signposts to flooding policy and requires development to meet relevant flooding policy criteria. SuDS to manage runoff would be brought in through GDPOL 1 rather than this policy.
11... protect, manage and use water resources sustainably.	+	+	+	Economic development has the potential to have impacts on both water quality and quantity. Criteria (b), (c) and (e) in the policy recognise this and help to provide safeguarding against negative impacts. The requirement for economic development not to affect features of natural heritage which would include designated sites will mostly relate to aquatic sites in this District and therefore the safeguarding of water quality will be a key consideration in making planning decisions. The policy amplification also includes natural heritage of local importance. Development is also required to meet relevant flooding policy and must be capable of dealing satisfactorily with any effluent. The policy also requires development to promote biodiversity which may include aquatic biodiversity. GDPOL 1 criteria on SuDS will help to strengthen positive effect.
12... protect natural resources and enhance biodiversity.	+	+	+	The option is protective of natural resources. Policy criteria include the requirement that economic development must not affect features of the natural environment which would include designated sites. Development must also be capable of dealing satisfactorily with emissions and effluent, which should help to protect natural heritage from pollutants. The safeguarding of the natural environment will be a key consideration in making planning decisions. Policy also encourages the promotion of biodiversity.
13... maintain and enhance landscape character.	+	+	+	The option aims for integration of economic development proposals into their surroundings. There are criteria requirements for screening and boundary treatments, landscaping and the policy requirement not to adversely affect features of the historic environment will indirectly benefit landscape character. The policy also indirectly supports the objective by aiming for the majority of development to be within urbanised areas and settlements. It will be rare that rural economic development is isolated - ED5 will require it to be clustered with other development- impacts on wider countryside landscape designations are unlikely.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The option is protective of the historic environment. Policy criteria include the requirement that economic development must not affect features of the historic environment and must comply with policy in the historic environment chapter. The safeguarding of the historic environment will be a key consideration in making planning decisions. The option encourages layout, building and design, associated infrastructure and landscaping arrangements that are of high quality and integrate with their surroundings. Potential impacts on hidden or buried archaeology would be considered through the cross-reference to HE policy. Design is a key aspect of the policy which will support the objective.
<p>Summary of Policy:</p> <p>ED 1 is a 'catch all' policy designed to minimise adverse impacts from new economic development on the amenity of neighbouring properties, and particularly to residential dwellings and to natural and built heritage assets. It should be read in association with individual policies ED 2 to ED 6. This was formerly PED 9 and has also taken account IND 4 of DAP 2011 and the SAP 2011.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the draft PfG targets, the aims of the RDS and SPPS and current policy framework.</p>				

Summary and comparison of options against the Sustainability Objectives:

The option has a negligible impact on the majority of the social sustainability objectives, though a number of positive influences are noted on strengthening society and education. A minor positive impact is identified for improving health and wellbeing through the policy's main themes of protecting people's health, wellbeing and quality of life. For the economic sustainability objectives, the impacts are again negligible for most of the objectives, however a significant positive impact is delivered for the objective to enable sustainable economic growth as this policy will be the key driver for ensuring that future economic development is as sustainable as it can be. Minor positive effects are identified for all of the environmental sustainability objectives with the exception of physical resources, as this policy will not influence the location or extent of development so its effect on this objective is negligible. Effects on the objective to encourage active and sustainable travel are expected to strengthen to significant positive over the long term, as integrated transport networks and active travel opportunities become more established across the District, in conjunction with the implementation transport and green infrastructure plans. 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? There are significant positive effects identified for the objective to enable sustainable economic growth across all timescales and to encourage active and sustainable travel in the long term only.

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:

Operational policies can help to strengthen benefits in terms of waste management / recycling opportunities and energy efficiency. There is a cross over with ED 5 for locational aspects of economic development. GDPOL 1 & 2 will promote positive effects for many objectives and will help to deliver SuDS.

ED 2 Office Development, ED 3 Economic Development in Settlements, ED 4 Protection of Zoned and Established Economic Development Land and Uses				
Option	Policy thrust in line with SPPS, PPS and relevant Industry policies in DAP 2011.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The consideration of what other development is present nearby and what potential effect the new economic development will have on the people living or working nearby are key considerations of ED2 and ED3 in order to safeguard health and wellbeing. Class 'B' uses, especially B3 and B4 uses, could have the potential to have noise, odour and other nuisance impacts. Development brought under ED2 and ED3 must be compatible with adjacent and nearby land uses, including residential. Directing these development types to appropriate areas should help to reduce adverse effects. Office use types may contribute to social contact and support an evening economy. Mixed use regeneration brought under ED4 could bring substantial community benefits and have a positive effect on wellbeing in an area. This development type could include health centre hubs.
2... strengthen society.	+	+	+	The option permits economic development at various scales through the hierarchy; from urban areas to villages and small settlements. All areas get access to economic development opportunities of an appropriate scale. The policies direct development preferentially to where the greatest numbers of people / potential employees or customers are and protect suitable areas from other types of development. ED2 facilitates offices in town centres. This approach helps to enable access shared space - the city and town centres are considered to be a shared space. Promoting further development or new types of development that can help to sustain these areas will support the objective and encourage social contact. Directing economic development towards a central location or zoned area in the first instance makes development more accessible for people from a wide area if they do not have access to a private car - this approach can help to reduce inequality. Services can be established that support the zoned economic area, such as newsagents, coffee shops, etc.
3... provide good quality, sustainable housing.	0	0	0	Exceptions permitted under policy ED4 include mixed use regeneration initiatives which may include residential development. This may deliver a small number of housing units but is unlikely to deliver a perceptible impact on achieving the objective.
4... enable access to high quality education.	0	+	+	There are indirect links between economic development and the objective. New development can provide opportunities for placements and training, or apprenticeships. Growth at UU Magee and Altnagelvin campuses may give rise to innovation centres which can create opportunities for research and higher education placements ED3 enables use classes including research and development. The provision of Grade A office space can attract investors which in turn can create demand for skills and enable new provisions to be made in nearby education and skills training facilities. Enabling jobs and crossovers with training and work placements will help to encourage people to study where there are good prospects afterwards. Success / significant effects may be greatly influenced by the full implementation of the City Deal which includes plans to strengthen the university and scale up its research and innovation assets in health and life sciences; personalised medicine; cognitive analytics and artificial intelligence; robotics; advanced manufacturing; virtual and augmented reality, immersive tourism; and hybrid learning.
5... enable sustainable economic growth.	+	+	+	The option encourages competitiveness and innovation and creates the conditions for the creation of a range of jobs which are accessible to all areas across the District, including the areas of greatest deprivation. It may help to enhance the regional skills base. Facilitating a range of employment types, including offices in centres, may help to increase footfall and vitality and vibrancy - the approach can support local shops / city and town centre / evening economy. Zonings and the city and town centres / settlement centres focus helps to make the best use of location - making hubs that link in with transport objectives. The approach does not exclude villages and small settlements - it facilitates economic development that is suitably designed and most importantly of an appropriate scale to its surroundings across the District. ED4 protects land that is best suited to business and industrial uses, it means not losing the best locations for this type of development. The effects may take time to establish while the economy in the region picks up, time is needed to establish the critical mass; the impacts will be market-driven.
6... manage material assets sustainably.	+	+	+	The approach directs the majority of economic development hubs and centres to where there is already good infrastructure and it is fit for purpose, or to areas where it can be feasibly provided in the case of zoned land that is currently undeveloped. It encourages the reuse of derelict or contaminated land. There may be individual sites which may need upgraded, some sites such as Fort George have already been decontaminated ready for new development. The option also supports the proximity principle for waste provisions and will help to avoid further contaminating land. The Project Kelvin fibre optic telecommunications link serves the north west.

<p>7... protect physical resources and use sustainably.</p>	<p>0</p>	<p>0</p>	<p>-</p>	<p>The overall strategic approach of zoning areas for development and providing policy on where certain types of development are encouraged is a more efficient way to manage land use. ED4 protects zoned land which is the most viable economic land but it includes land that is currently undeveloped. Some of the larger zonings for economic development are effectively greenfield sites and economic development on these sites will result in a change of land use which will have a minor negative effect over time. ED 1 helps to mitigate these effects through the sequential approach - and setting out key site requirements which may include the retention of semi-natural areas. ED2 focuses office development into settlement centres and will not have a negative effect on physical resources and enables more efficient use of land. The option would have no effect on minerals development.</p>
<p>8... encourage active and sustainable travel.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The sequential zones and centres-based approach for all economic development increases possibility of employees and customers accessing development through active and sustainable travel. ED2 specifically directs office development to centres where there is the greatest likelihood of being accessible by active and sustainable travel - this will make it easier for people to access these sites by public transport, walking and cycling. However it is recognised that not all of the existing zonings are currently directly linked with public transport. Growth of an integrated transport network and planned strategic greenways will help to create some new linkages and the positive effects should strengthen over time.</p>
<p>9... improve air quality.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Economic development is likely to lead to emissions from the development itself and from associated transport including increased haulage and freight. The centres-based approach creates the greatest opportunity for the use of other modes of transport to the car. Impacts on air quality are mainly dependent on what types of development are brought forward. The growth strategy and City Deal aim to deliver more service-based economic development and health, science and technology and the District is less likely to be an area of growth for heavy industry. There is more likely to be specialised manufacturing rather than heavy industry. The overall impact on the objective is negligible.</p>
<p>10... reduce causes of and adapt to climate change.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Economic development can lead to greenhouse gas emissions from the development itself and from associated transport including increased haulage and freight. The centres-based approach will support reduced reliance on car. Some types of industrial / technology uses can have quite high energy requirements but the overall impact depends on the nature and scale of the development. ED 1 indirectly encourages development to have energy efficient design and GDPOL is more specific about the incorporation of measures to reduce carbon footprint.</p>
<p>11... protect, manage and use water resources sustainably.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The centres-based approach gives the best chance of having adequate drainage and waste water treatment infrastructure in place. Water supply is not a key sustainability issue in the District. It is acknowledged that some zoned areas are located close to the coast or tidally-influenced rivers. Protection of water resources will primarily be delivered through ED 1 which in turn directs to all Natural Environment and Flooding policies.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The approach directs economic development to established zoned areas and established city and town centres. There is some risk of greenfield land loss in zoned areas that are currently undeveloped. Protection of natural resources will primarily be delivered through ED 1 which in turn requires new development to accord with all of the Natural Environment policies. It is acknowledged that new economic development may occur in areas that are hydrologically linked to designated sites. Consideration of protection of natural resources or biodiversity will be a key consideration in making decisions. Consideration may also be given to protecting natural resources at the localised scale in zoned areas through KSRs at LPP.</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The centres-based approach should help to avoid new development occurring in areas of high landscape and seascape quality. The policies include criteria that are protective of landscape and seascape and encourage developers to consider how new development will be integrated. ED 2 requires development in villages and small settlements to be centrally located and in keeping with the character and setting of the settlement. ED 3 also requires compatibility in terms of the scale, nature and form of the development in the context of the nearby uses and also with the character and setting of the settlement. Economic development that is facilitated by exception only outside of zoned areas under ED 4 will still be required to be of a scale, nature and form appropriate to the surroundings and to have respect for the character of the surrounding area. In the case of proposals in the countryside, a key aspect of the linked policy ED 1 is the inclusion of satisfactory measures to assist integration into the landscape. Overall, while the policies will not specifically enhance landscape character, they will help to safeguard against any deterioration.</p>

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The centres-based approach may raise potential conflict with listed buildings and scheduled monuments and affect sense of place, if development is inappropriate. Preserving the setting of historic buildings and monuments is important for conservation but also important for other economic purposes such as tourism. There may be industrial and defence heritage in the vicinity of zoned land. However, the linked policy ED 1 is protective and reinforces the requirement for new economic development to comply with all policy under the Historic Environment. Economic development that is facilitated by exception only outside of zoned areas under ED 4 may be permitted where alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance. Overall there is a high level of confidence that policy will help to prevent negative effects on the historic environment and cultural heritage.</p>
<p>Summary of Policy:</p> <p>ED 2 - is a 'stand-alone' policy which places an emphasis on focusing office development in city and town centres or areas identified in the LDP (such as those identified in our employment tier). Any proposals outwith city and town centres and designated office area will be subject to a sequential test. B1 (a & b) offices uses were previously subsumed in PPS 4, PED 1.</p> <p>ED 3 - reflects the policy direction set out in PPS 4, PED 1 in guiding B1 c (research and development), B2 (light Industrial), B3 (general industrial) & B4 (storage and distribution) uses and focuses/ directs these uses into Derry and larger towns. It also makes provision for villages and small settlements. It has also taken into account IND 2 & 3 in the DAP 2011.</p> <p>ED 4 - Development that would result in the loss of land or buildings zoned for economic development use in the LDP to other uses will not be permitted, unless the need for an exception can be demonstrated. On unzoned land, a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted subject to the proposal meeting identified criteria. A proposal for development in the vicinity of an existing or approved economic development use must be compatible with that use and not prejudice its future operation. This policy reflects elements of both PED 7 and the SPPS.</p> <p>Policies ED2, ED3 and ED4 have been appraised as a group, as they all relate to economic development in settlements or zoned areas.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternatives have been identified. Policies are the only realistic option to meet the Economic aims of the RDS, SPPS and current policy framework.</p>				

Summary and comparison of options against the Sustainability Objectives:

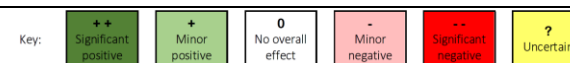
The option acts to safeguard against negative effects or conflict between neighbouring land uses and amenity / nuisance impacts affecting people living or working near sites where economic development is proposed and therefore a neutral effect is indicated for the health and wellbeing objective. A minor positive effect is identified for strengthening society as the option will enable opportunities for employment at various scales through the hierarchy and the centres-focused approach gives the greatest opportunity for employment that is accessible to all. While the option may facilitate some housing through mixed-use development, this would be by exception only and will not have any perceptible impact on the housing objective. Positive effects are identified for all of the economic sustainability objectives. Facilitating appropriate economic development throughout the District, of a type and scale appropriate to its surroundings, will help to improve the skills base and stimulate innovation and competitiveness. The centres and zones approach supports the delivery of material assets. For the objectives to enable sustainable economic growth and to manage material assets sustainably the effects are anticipated to strengthen over time to significant positive in the medium or long term. The overall approach of these policies is to direct economic development to established zoned areas or established settlement centres and several safeguards against negative effects are delivered through the linked policy ED 1. There are therefore few perceptible effects on the environmental sustainability objectives. A minor positive effect is identified for the objective to protect, manage and use water resources sustainably, as there are several safeguards to avoid impacts and improve water quality. The sequential zones and centres-based approach for all economic development increases the possibility of employees and customers accessing development through active and sustainable travel, leading to positive effects that will strengthen to significant positive over time. Uncertain effects are predicted for the climate change objective, as while positive effects on reducing greenhouse gas emissions may occur from encouraging reduced reliance on cars, the development itself and any associated freight/transport requirements may still generate greenhouse gas emissions and there is no certainty on how extensive the incorporation of energy efficiency or renewables measures will be. The effect of the policies on physical resources will accumulate to a minor negative impact over the long term, as greenfield sites zoned for economic development are built out. However, some of the additional measures including those that can be incorporated at LPP will help to retain natural features and reduce the scale of the effect. 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? There are significant positive effects identified for the objectives to enable sustainable economic growth and to manage material assets sustainably over the medium and long term timescales and to encourage active and sustainable travel from the long term onwards.

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:

Consideration should be given to protecting natural resources, water courses and historic features in zoned areas at the local scale through KSRs at LPP. The successful implementation of an Integrated Transport Plan, Strategic Park and Ride / Park and Share system and Green Infrastructure plan will deliver improvements to accessing active and sustainable transport. For large projects (where qualifying) EIA will help to identify impacts and design effective mitigation for environmental sustainability objectives. For all projects with pathways to designated sites, shadow HRA will help to identify impacts and design effective mitigation to avoid significant effects on conservation objectives. The Derry Strategic Design Policy 3 (DSDP 3) Manage the Visual Cityscape, the City Centre Building Heights and Townscape Strategy are relevant in respect of managing the visual effects of tall office buildings. CD1 and NE4 will provide additional strengthening and safeguarding against potential effects in coastal / tidally influenced areas and main rivers. Consultation with DAERA Marine Division and DHPLG where there is a potential for new development to impact on the marine area.

ED 5 Small Scale Economic Development in the Countryside, ED 6 Expansion of an Established Economic Development Use in the Countryside and Policy ED 7 Major Industrial Development in the Countryside				
Option	Policy option that reflects broad thrust (with amended wording) of SPPS, PPS 4 and PPS 21 to permit opportunities for sustainable economic development in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	ED5 could allow more people to work closer to home, if they live rurally. This may indirectly help to support family cohesion. The policies are more positive for those who want to work in the countryside, rather than those who live in the surrounding rural areas. Economic development has the potential to give rise to negative effects on neighbouring dwellings from noise / nuisance, traffic, etc. However, all policies are also subject to ED1 which is protective against amenity and traffic impacts. The scale / frequency of development is unlikely to cause a perceptible impact, the overall impact on the objective is negligible.
2... strengthen society.	+	+	+	These policies bring opportunities for rural communities to access facilities and services locally. They may help to address deprivation, or causes of deprivation in isolated communities.
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	There may be indirect influences from these policies in that they may help to maintain younger populations in rural areas, which may in turn support schools. The overall effect on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	These policies support the creation of a range of job types that are accessible, especially to the rural hinterland and areas of greatest deprivation. They support innovation and competitiveness within the local economy and may enable the local skills base to be enhanced. The policies allow best use of location to be made. However, development in the countryside may work against vitality and vibrancy of city and town centres. While policies ED5 and ED6 have a positive effect, the scale / frequency of development brought forward under these policies are unlikely to generate significant positive effects. It is recognised that if development is brought forward under ED7 it would have significant positive impacts on economic development as the development must make a significant contribution to the regional economy. The probability of a project or projects coming forward under ED7 is very low, so while the potential effect is acknowledged, it has not influenced the overall score.
6... manage material assets sustainably.	-	-	-	The policies, in combination with ED1, help to constrain development so that it does not place unacceptable strain on surrounding infrastructure and development under ED5 and ED6 must be able to be integrated with its surroundings. Development should be of a scale that is able to use existing infrastructure. However, economic development in the countryside does not abide by the proximity principle in the same way that development in settlements does. It is more difficult and expensive to maintain utilities and services to rural areas. Council may have to travel further to collect waste and depending on the activities/type of development and there could be more waste generated.
7... protect physical resources and use sustainably.	-	-	-	Most development under ED5 and ED6 will be small-scale and within the existing curtilage, so should have limited impact on land use / greenfield land. However ED6 does permit some new buildings and there may be some losses. Greenfield land loss may be able to be mitigated on a case by case basis. Development occurring under ED7 could have an impact on this objective depending on the location, nature and scale of the development. The probability of a project or projects coming forward under ED7 is very low, so while the potential effect is acknowledged, it has not influenced the overall score.
8... encourage active and sustainable travel.	-	-	-	For smaller scale businesses, these policies may help to enable families to work beside where they live and reduce the need to travel. As businesses expand and have more employees, these policies may not support the use of active and sustainable travel. Development in the countryside is disproportionately reliant on private vehicles and generally would not provide many opportunities for access by active or sustainable travel for employees or service users.

<p>9... improve air quality.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>These policies are likely to have high dependence on private vehicles. However rural areas may be more capable of dispersing emissions and is unlikely to exacerbate any air quality issues. The scale of development unlikely to create a perceptible impact. Development occurring under ED7 could have an impact on this objective depending on the location, nature and scale of the development. The probability of a project or projects coming forward under ED7 is very low, so while the potential effect is acknowledged, it has not influenced the overall score.</p>
<p>10... reduce causes of and adapt to climate change.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Economic development in the countryside does not help to support or encourage the use of other forms of transport than the car and does not help to reduce polluting forms of transport. Other policies would protect natural habitats and flood plains. The scale of development enabled under these policies is unlikely to create a perceptible impact on this objective.</p>
<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development under ED5 and ED6 is likely to be small scale and unlikely to cause significant increases in demand for fresh water, although food processing may have significant demands. Economic development may place pressure on groundwater. Economic development in the countryside will generally not have access to mains sewage however there will be requirement through ED1 to demonstrate that the development will not cause or add to a pollution problem. A small increase in curtilage may increase surface water runoff, however the scale of development unlikely to create a perceptible impact and ED1 includes the requirement for development to meet all relevant flooding policy criteria. The overall impact on the objective is negligible.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Through ED1 development must not adversely impact natural heritage, however some biodiversity loss is possible through losses of hedgerows and trees. Economic development in the countryside may have hydrological connectivity with protected rivers. Constraints are included in ED1 to minimise impacts. When considered in the context of the safeguarding aspects included in ED1, development under these policies is unlikely to cause a perceptible impact on this objective.</p>
<p>13... maintain and enhance landscape character.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Economic development has the potential to impacts on landscape character, but the policies include criteria which require appropriate integration should help to avoid significant impacts. Policies ED5 & ED6 seek to cluster new economic development with existing buildings or at the edge of settlements to reduce negative effects. Major economic development brought through ED7 could have impacts on landscape, but there would be a requirement to avoid or mitigate significant impacts. While these policies aim to prevent significant negative impacts on landscape character, there may still be minor negative effects due to the nature of the development. Integration and boundary treatments will also help to reduce the scale of the effect and perhaps reduce it over time.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Policy ED1 also includes specific direction for all economic development in the countryside to have regard to all policies relating to the historic environment. Through ED1 development must not adversely impact features of built heritage. Cross referencing with historic environment policy would also help to reduce risk of disturbance / damage to buried archaeology. Policies ED5 and ED6 support the objective by encouraging the reuse of older buildings in preference to new development.</p>

Summary of Policy:

ED 5 - In the interests of rural amenity and wider sustainability objectives, the extent of new buildings outside of settlement limits will be controlled. However, proposals for economic development in the countryside will be permitted where they do not harm the established character of the rural area and meet certain other criteria.

ED 6 - The expansion of an established economic development use in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is no major increase in the site area of the enterprise. Proposals for expansion will normally be expected to be accommodated through the reuse or extension of existing buildings on site. Where it is demonstrated that this is not possible, new buildings may be approved provided they are in proportion to the existing building(s) and will integrate as part of the overall development. A proposal for the major expansion of an existing industrial enterprise that would not meet the above policy provisions will only be permitted in exceptional circumstances.

ED 7 - In exceptional circumstances a major industrial proposal which makes a significant contribution to the regional economy will be permitted in the countryside only where it is demonstrated that the proposal due to its size or site specific requirements needs a countryside location. Developers will need to demonstrate that there is an overriding reason for such a development in the countryside in the interest of the Region as a whole and that a thorough exploration of alternatives, including urban, and edge of urban sites, has been made and these are unsuitable.

Policies ED5, ED6 and ED7 have been appraised together as a group as they share the common theme of economic development in the countryside.

Reasonable Alternatives:

No reasonable alternatives have been identified. These policies are the only realistic option to meet the Economic aims of the RDS and SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

The policies have no/a negligible effect on the majority of the social sustainability objectives, although a minor positive impact is identified for the objective to strengthen society through providing opportunities to provide rural services or facilities which may reduce deprivation. A minor positive impact is identified for the objective to enable sustainable economic growth, through facilitating job creation and economic diversification in the countryside. Some possible positive influences are also noted for the education objective but these are not enough to raise a perceptible impact. The appraisal recognises that development in the countryside may not be in the most appropriate location for the provision of material assets and a minor negative effect is identified for this objective. Minor negative impacts are also identified for the environmental sustainability objectives to protect physical resources and use sustainably, to encourage active and sustainable travel and to maintain and enhance landscape character. This reflects the consideration that the nature of dispersed development in the countryside means that it is less efficient in terms of land use and accessibility and can sometimes be larger and more difficult to integrate into natural landscape surroundings. However, in conjunction with measures in ED1, it may be possible to reduce the effects on landscape character over time. While economic development in the countryside has the potential to have negative effects on the other environmental sustainability objectives, the integration of policy ED1 with these policies works to reduce the risk of negative impacts, leading to neutral scores. The appraisal recognises that a major development brought forward under ED7 has the potential to generate significant positive impacts on sustainable economic growth and potential negative impacts on many of the environmental sustainability objectives. The probability of a project or projects coming forward under ED7 is very low, so while the potential effect is acknowledged, it has not influenced the overall score. This option is considered to be a sustainable option.

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects: Monitoring number of approved developments will help to identify at 5 year review whether numbers coming forward are sufficient to cause nuisance impact, landscape deterioration. Environmental Impact Assessment and shadow Habitats Regulations Assessment, where required, for Major Industrial Development.</p>	

RP 1 Town Centre First, RP 2 Derry Primary Retail Core (PRC) and City Centre, RP 3 Strabane Primary Retail Core (PRC) and Town Centre, RP 4 Other Town and District Centres, RP 5 Local Centres, RP 6 Village and Small Settlements, RP 8 Alternative Use of Shops in Primary Retail Cores and Other Centres, RP 10 Other Main Town Centre Uses				
Option	Policy Thrust of SPPS with strengthened wording on sequential preference of order consideration.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policies would help to facilitate meeting places across different settlement tiers. Social meeting places are being facilitated across different tiers and would help to avoid isolation of people. The tier approach should help reduce traffic in the main centres as people can access what they need nearer to home. Improve access.
2... strengthen society.	+	+	+	Policy promotes positive social interaction and facilitates shared meeting places in urban and rural areas. The approach of the policies should help to reduce inequalities by providing access across tiers. Policy also refers to complementary uses of vacant units for cultural uses.
3... provide good quality, sustainable housing.	0	0	0	Policy refers to complementary uses of vacant retail units - higher levels as housing. Some of the policies refer directly to city centre living on the upper tiers but overall the option would have a negligible 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.	+	+	+	Policies make the best use of location and help to provide a range of job types across all tiers. The approach of the policies would help to make a more attractive location for investors, visitors and residents by the policies directing retail to the best location for its type and scale. Policies able to help protect vibrancy and vitality by helping to create a critical mass and hub for business. In addition, the policies would help to encourage active travel, which would also help with local footfall - vibrancy and vitality.
6... manage material assets sustainably.	+	+	+	Policies help to make best use of existing infrastructure as opposed to distributing need into areas that may not be fit-for-purpose. Policies direct retail to the most appropriate location. Derelict land could be developed.
7... protect physical resources and use sustainably.	0	0	0	Policies would help to direct retail into the existing centres and an increase in curtilage could be likely. Parking may also be an issue but overall likely to be a negligible effect.
8... encourage active and sustainable travel.	+	+	+	Policies would help to encourage and facilitate active and sustainable travel options through the town centre first approach and then the approach to tiers with a focus on centres. Policies able to direct people to where active and sustainable travel routes are most likely to be located.
9... improve air quality.	0	0	0	Policies would help to encourage other modes of transport to the car, which would help to maintain local air quality. The policies however may bring more people to the same locations but other policies would also be aiming to reduce access to centres by car.
10... reduce causes of and adapt to climate change.	0	0	0	Policies promote town centre approach for retail but some centres are liable to flooding. Active and sustainable travel is encouraged by the policies but overall the option would have a negligible effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	Policies are directing development toward the centres and some of these are liable to flooding. There could be a risk of local water pollution during flooding events and risks to aquatic ecology however, existing infrastructure would be there for the retail purpose and there could be potential for application of SuDS for new development.

12... protect natural resources and enhance biodiversity.	0	0	0	Policies would help to avoid development of greenfield sites across the wider countryside by directing development toward existing centres with also the potential for development of brownfield sites but overall the option would have a negligible effect on this objective.
13... maintain and enhance landscape character.	0	0	0	Policies would help to ensure adequate consideration of local setting and they would also help to avoid any intrusion of landscape character by directing retail to centres but overall the option would have a negligible effect on this objective
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies would help to safeguard historic character by requiring the historic character and conservation setting to be appropriately considered. The policies would help to protect the local distinctiveness of the areas by retaining and protecting local historic/cultural features. Any proposals would enable study for artefacts. Compatibility with the local character would be expected from any proposal. Safeguarding the historic character and setting of the centres is within the policy, which could help with the reuse of vacant buildings and features that are historic assets and potentially help to enhance the resource within the Council.

Summary of Policy:

RP 1 - This is a new up-front policy, which makes clear the order of preference which proposals for retail and other main town centre uses will be considered. This is in accordance with the SPPS. DAP 2011 and SAP 2001 were silent on this issue, other than referring to compliance with PPS 5, which was superseded by SPPS.

RP 2 - This policy accords with the SPPS and also takes account of previous role of similar area in the DAP 2011. It will also introduce a number of policy considerations in relation to quality and purpose of new developments. The policy also recognises local circumstances, in that development opportunities may be challenging to deliver in the Historic Core of the City Centre, especially to meet the requirements of larger stores, and may be more suited to edge of town/District centre sites. The extent of the boundaries will be decided at LPP stage.

RP 3 - As with Derry, there is a recognition that within its catchment area, Strabane Primary Retail Core will be at the top of its sequential order of preference. Like the DAP 2011, the SAP 2001 had a Primary Retail Frontage identified. A similar policy to RP2 is proposed, with one key difference being that the primary of Derry City Centre is protected via a test to demonstrate that there will be no significant adverse impact on the viability and vitality of the Derry City Centre. The extent of the boundaries will be decided at LPP stage.

RP 4 - In other Town Centres, and in District Centres, there will be a presumption in favour of retailing and other town centre uses, provided the sequential test has been applied and there is no significant adverse effects on the PRC, the scale and type of proposal is compatible and the proposal reinforces the vitality of the centre. This is line with 'town centre first' approach of the SPPS. The policy also recognises local circumstance, in that development opportunities may be challenging to deliver in the other town and District centres, especially to meet the requirements of larger stores, and may be more suited to edge of town/District centre sites. This policy will supersede Com 2 in the DAP 2011. The extent of the boundaries will be decided at LPP stage

RP 5 - Retail development of an appropriate scale and type will be supported by this policy in accordance with the Retail Hierarchy and sequential order of preference. There are a number of considerations to be applied relating scale, type, appearance and access by various modes of transport. The extent of the boundaries will be decided at LPP stage.

RP 6 - Retail development of an appropriate scale and type will be supported by this policy in accordance with the Retail Hierarchy and sequential order of preference. Similar criteria as RP5, will be applied, with an additional requirement to locate new facilities within central locations.

RP 8 - Planning permission will be granted for change of use from retail to non-retail within the PRCs of Derry and Strabane provided that the criteria identified in the policy are met.

RP 10 - This policy clarifies the intention to direct other town centre uses, besides retail, to the order of preference in the retail hierarchy. There has been evidence of such uses appearing in out-of-centre locations and this policy provides clarity in terms of the overall strategy of promoting a 'town centre' first approach.

Policies RP 1 - RP 6, RP8 and RP 10 have been appraised as a group, as they all relate to retail or other main town centre uses in settlements.

Reasonable Alternatives:

No reasonable alternatives have been identified. The policies are consistent with the RDS and the SPPS.

Summary and comparison of options against the Sustainability Objectives:

The policies are predicted to deliver negligible or no effects against most of the sustainability objectives but positive outcomes are also predicted for several of the social, economic and environmental objectives. Minor positive outcomes are predicted for the social objective to improve health and wellbeing based upon the policies helping to provide meeting places for positive social interaction across different settlement tiers, which should help to reduce social isolation but at the same time improve people's access to local facilities and services. Significant positive outcomes are predicted for delivery of the social sustainability objective to strengthen society for similar reasons. The approach of the policies across tiers would also help to reduce any inequalities there may be across settlements. The policy also refers to the complementary use of vacant units for cultural uses. Significant positive effects are also predicted for delivery of the economic objective to enable sustainable economic growth. These positive outcomes are predicted based upon the policies making the best use of location and helping to provide a range of job types across all tiers and in urban and rural areas. The overall approach of the policies would help to make a more attractive location for investors, visitors and residents by facilitating the most appropriate locations for retail based on their type and scale. This should help to maintain and enhance local vibrancy and vitality as well as help to create hubs for business. In addition, the policies would help to encourage active travel, which could also help maintain local footfall. Minor positive effects are predicted for another of the economic objectives, to manage material assets sustainably based upon the policies encouraging best use of existing infrastructure i.e. appropriate locations, and avoiding development into areas that may not be fit-for-purpose. In addition, derelict land may be developed. Positive outcomes are also predicted for delivery of the environmental objective to encourage active and sustainable travel based upon the town centre first approach of the policies and then other centres, where active and sustainable travel routes and hubs are most likely to be located. The policies should enable efficient access to local facilities and services by encouraging appropriate facilities and services and directing people to these locations where active and sustainable travel routes are also most likely to be located. In the long term, there are likely to be significant positive outcomes for delivery of this objective. Significant positive outcomes are also predicted against the historic environment and cultural heritage objective. Positive effects are based upon the policies requiring the appropriate consideration and conservation of the historic character and setting, with any new proposals expected to be compatible. The policies could help to protect local distinctiveness by retaining and protecting local historic/cultural features/assets, for example through the reuse of vacant buildings and features. This approach could help to enhance the historic and cultural environment resource within the Council area with potential. .

The most sustainable option: RP 1 Town Centre First, RP 2 Derry Primary Retail Core (PRC) and City Centre, RP 3 Strabane Primary Retail Core (PRC) and Town Centre, RP 4 Other Town and District Centres, RP 5 Local Centres, RP 6 Village and Small Settlements, RP 8 Alternative Use of Shops in Primary Retail Cores and Other Centres, RP 10 Other Main Town Centre Uses are the only options; the appraisal has considered these to be sustainable options.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified for the social sustainability objective to strengthen society, the economic objective to enable sustainable economic growth, and the environmental objectives to encourage active and sustainable travel; and to protect, conserve and enhance the historic environment.

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: Local Policies Plan stage town centre designations. Town centre health checks. Cross over with design principles for climate change. Cross over with other policies.

RP 7 Retail Development in the Countryside				
Option	Countryside retail policy thrust in line with SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The policy would facilitate people to start up a business that would then enable them to work from home or to remain in the local area but overall the option would have a negligible effect on this objective.
2... strengthen society.	+	+	+	The policy would help to provide appropriate retail and therefore access to services and facilities that local rural people are likely to benefit from, as it would be a shared space - contact - a location to meet and socially interact. Likely to be closer than nearest towns or cities - less travel for goods/facilities.
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.	+	+	+	Policy able to facilitate best use of location and help to make a local area more attractive to residents, visitors and investors. Potentially there may only be a few applications submitted each year and these are likely to be seasonal but for the individuals involved they would be very important.
6... manage material assets sustainably.	0	0	0	Policy may require more infrastructure but only essential and appropriate retail uses would be feasible so negligible effect on the objective.
7... protect physical resources and use sustainably.	0	0	0	Policy could encourage increased curtilage and land take, although extensions may be only affect already developed sites. The number of applications likely to be submitted would be of a quantity that is unlikely to affect delivery of the objective.
8... encourage active and sustainable travel.	0	0	0	Policy would facilitate retail in the countryside that is likely to need a shorter journey and people could opt to walk or cycle but the number of applications likely to be submitted would be of a quantity that is unlikely to affect delivery of the objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The policy would help to manage low impact retail uses in the countryside and with the likely low number of applications, the option would have a The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The policy would help to direct retail to the most appropriate location where adequate water/sewage facilities should be located. Any proposal would be expected to comply with GDPOL 1 and not create or contribute to a water pollution problem. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy would promote use of existing footprints and the approach would help to reduce the number of likely applications that could come forward. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	0	0	0	Policy would promote reuse of existing buildings and existing footprints. The number of applications coming forward would likely to be low. Possible impacts of petrol stations could be minimised through the likely low number of applications and the potential to integrate them to the existing transport corridors. The overall impact on the objective is negligible.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Policy would enable reuse of existing buildings and help to retain local vernacular character. The policy would also help to retain local townscape but likely to be a negligible effect on delivery of the objective.</p>
<p>Summary of Policy: Retailing will be directed towards the centres in the retail hierarchy, in accordance with the SPPS. As an exception small specialised forms of retail will be allowed in the countryside. This policy sets of the parameters of this and is consistent with SPPS. It will also consider when filling stations will be allowed in the Countryside.</p>				
<p>Reasonable Alternatives: No reasonable alternatives have been identified. The policies are consistent with the RDS and the SPPS.</p>				
<p>Summary and comparison of options against the Sustainability Objectives: The policy has a narrow scope with negligible or no effects predicted across the majority of the social, economic and environmental sustainability objectives. Minor positive outcomes are predicted for delivery of the social sustainability objective to strengthen society based upon the policy enabling provision of appropriate retail development to rural communities, where social interaction and use of shared space can be provided. This approach could bring positive benefits to rurally located people by reducing their need to travel for services/facilities as well as enabling social contact. Minor positive outcomes are also predicted for delivery of the economic sustainability objective to enable sustainable economic growth based upon the policy facilitating best use of location and helping to make a local area more attractive to residents, visitors and investors. It is noted that there may only be a few applications submitted each year and these may be seasonal but for the individuals and/or families involved, they are likely to be very important.</p>				
<p>The most sustainable option: RP7 Retail Development in the Countryside is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>				

RP 9 Out of Centre Development				
Option	Policy Option that facilitates certain justifiable retail proposals in out of centre locations.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Development brought about under this policy may include facilities for fitness and leisure and social meeting places. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	Out-of-centre sites can provide meeting places and areas for social interaction. They can be shared spaces. However they may decrease use of town centre shared space and may not be as accessible to people without cars. The option would have no overall effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective (other than the policy allows that retail and other main town centre use development can be provided for in areas of housing, where a deficiency/need has been identified).
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	This policy helps to support the creation of a range of job types that are accessible, especially to areas of greatest deprivation. However out-of-centre development may not help to enhance vitality and vibrancy of city and town centres, may disperse jobs and may not make best use of location. The policy aims to reduce the risk of negative effects by directing development to the City and town centre first and to respect the hierarchy. The inclusion of retail impact assessment in the policy also helps / places a requirement to demonstrate qualitative or quantitative deficiency.
6... manage material assets sustainably.	-	-	-	Development brought under this policy is more likely to occur in brownfield sites, but there is potential for development of greenfield land. The overall approach of out-of-centre development may be less efficient in term of material assets and may require infrastructure upgrades.
7... protect physical resources and use sustainably.	-	-	-	Development brought under this policy is more likely to occur in brownfield sites, but there is potential for development of greenfield land. It may result in the conversion of greenfield to developed land, however the policy aims to control new development and minimise impacts.
8... encourage active and sustainable travel.	?	?	?	Out-of-centre development tends to perpetuate reliance on private cars, however the policy includes criteria to encourage developers to think about linkages to a choice of transport modes and about reducing the length and overall number of shopping trips made by car. The policy aims to reduce the overall reliance on cars for new out-of-centre development. The impact is uncertain as it is dependent the nature and location of any proposals coming forward and on the rate of behavioural change.
9... improve air quality.	0	0	0	The main effect on air quality will be from transport. New out-of-centre development is more likely to maintain or increase transport emissions; it may shift emissions from one area to another. This may result in a slight negative effect but is unlikely to occur on a scale that would have a perceptible impact on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Development may lead to greenhouse emissions from transport and from the development itself. Development in vulnerable areas would be constrained by other policy on flood risk management. Development brought under this policy is unlikely to occur on a scale that would have a perceptible impact on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	Development would be constrained by other policy on flood risk management. Development of this type can result in creased runoff through impermeable surfaces such as large roofs and car parking. GDPOL2 will require measures such as SuDS to be included to reduce runoff to greenfield rates. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Out-of-centre development may result in some losses of greenfield land, this is likely to be low quality and negative impacts would be avoided through the application of other policy. Development brought under this policy is unlikely to occur on a scale that would have a perceptible impact on this objective. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	0	0	0	Out-of-centre development is mostly likely to occur in built up areas that are already urbanised or housing or adjacent to key transport links. Can soften through landscape conditions and design. Development brought under this policy is unlikely to occur on a scale that would have a perceptible impact on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Historic Environment policies will be applied to all development and would be seeking to protect the historic environment against negative impacts. This would include archaeological surveying and testing where a risk is identified on a greenfield site. The overall impact on the objective is negligible.
<p>Summary of Policy:</p> <p>The LDP will adopt a town centre first approach in respect of retail and as such, only proposals that meet the requirements set out in this policy and that comply with other relevant policy relating to designation / existing land use of the site will be allowed outside the retail hierarchy set out in the LDP.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. A Retail hierarchy supported by underpinning policy is the only realistic option to meet the Retail / Town Centre aims of the RDS and SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Although some positive and negative influences are identified, the policy has negligible or no effect on the social sustainability objectives, and also on education. A minor positive impact is identified for the objective to enable sustainable economic growth but out-of-centre development may be less efficient for the provision of material assets and physical resources and a minor negative effect is identified for these objectives. The effect on encouraging active and sustainable travel is uncertain as it is dependent on the nature and location of proposals brought forward under this policy. While a number of influences are noted on the other environmental sustainability objectives, the scale of development likely to be brought forward under this policy is unlikely to generate a perceptible impact on these objectives. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects:</p> <p>No additional measures have been identified.</p>				

TAM 1 Creating an Accessible Environment				
Option	Take forward the policy direction as set out in PPS 3 & SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Ensures that all members of the community can have access to buildings from where they come from to where they arrive at. Will strongly benefit people with disabilities or who are less mobile. It may also help families with young children.
2... strengthen society.	+	+	+	The policy promotes inclusion of all groups and will help to reduce factors that cause inequalities. It will help to improve accessibility to shared space.
3... provide good quality, sustainable housing.	0	0	0	The policy itself does not deliver housing, but it may potentially enhance accessibility of housing for all and may enable homes to become lifetime homes. The overall impact on the objective is negligible.
4... enable access to high quality education.	+	+	+	The policy includes buildings for schools and education purposes. It may make it easier for people with a disability to engage in education.
5... enable sustainable economic growth.	+	+	+	Improves opportunities to access employment for people with disabilities or mobility impairments.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8... encourage active and sustainable travel.	+	+	+	The purpose of this policy is to encourage pedestrian movement and active travel. It will help to improve ease of access to walking and cycling pathways and public transport, including taxis. It makes our buildings and transport systems more accessible for all.
9... improve air quality.	+	+	+	There is an indirect relationship with this objective through encouraging active and sustainable travel. Promoting pedestrian movement and seamless transitions to public transport will help to encourage people to reduce their reliance on car and reduce emissions from transport.
10... reduce causes of and adapt to climate change.	0	0	0	The policy seeks to reduce polluting forms of transport and to encourage the use of other forms of transport than the car - cycling/walking. However there are several other factors that will also influence the behavioural change needed to generate a perceptible impact on this objective and the overall effect on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective.

13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	There is an indirect link with this objective through public realm schemes and making shared areas more accessible. This may help to enhance access to the historic environment and enable learning and education. However, alterations and extensions may potentially conflict with older buildings and may have to be considered carefully. The policy amplification recognises that enabling access to older buildings including listed and historic buildings may present a challenge. The overall impact on the objective is negligible.
<p>Summary of Policy:</p> <p>The Council aims to promote inclusive and sustainable transport methods throughout the District. Policy TAM 1 will 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.</p> <p>The Council is committed to improving opportunities for the mobility of those who are socially excluded and in greatest need. The changing state of our built environment - whether by new development, redevelopment or the upgrading and refurbishment of existing buildings - provides an opportunity to secure a more accessible environment for everyone. In assessing development proposals the Council will therefore seek to facilitate improved accessibility for all people, and in particular will require that the specific needs of people with disabilities and others whose mobility is impaired be addressed.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy has a significant positive effect on the social sustainability objectives to improve health and well-being and to strengthen society through its aims to promote inclusion for all. While some positive influences are noted for the provision of good quality, sustainable housing, the effects are not thought to be strong enough to have a perceptible impact. Minor positive effects are also identified for the economic sustainability objectives to enable access to high quality education and to enable sustainable economic growth through the provision of accessible buildings and public areas. No effect is identified for managing material assets. The impacts on the environmental sustainability objectives are limited as this policy relates primarily to design, will occur mostly in built up areas and development would occur regardless of the policy. However, a significant positive impact is identified for encouraging active and sustainable travel through the policy's aim to establish seamless links to public transport and it is hoped that this will have an associated minor positive impact on the objective to improve air quality. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>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.</p>				
<p>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.</p>				

Measures to reduce negative effects and promote positive effects:

This policy has a strong inter relationship with HOU 8 Quality in New Residential Developments and both policies will be strengthened by the Placemaking strategy.

TAM 2 Access to Public Roads and TAM 3 Access to Protected Routes				
Option	Take forward the policy direction as set out in PPS 3 & SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Ensuring that access on to roads is suitable and safe reduces driver stress. Ensuring that new development does not interrupt the flow of traffic or contribute significantly to congestion will also reduce driver stress and improve health and wellbeing. These policies seek to reduce the risk of traffic accidents and may help to reduce pollution. They can help to avoid increasing response times for emergency services.
2... strengthen society.	0	0	0	These policies work towards keeping the strategic roads network clear and maintaining free-flowing traffic. TAM3 may indirectly help to give rural communities appropriate access to facilities and services. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The policies may influence the layout of housing through requirements for access to the road system, but will not impact its delivery. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	These policies help to maintain traffic flows for the efficient movement of people and goods. The overall approach makes the best use of location and helps make the District a more attractive place to work and invest.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	These policies may indirectly result in a requirement for new minor roads / lanes to be constructed to access the protected routes. As a consequence there may be a slight increase in land consumption. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	These policies help create the best opportunities for fast, efficient bus services along protected routes. They may also help with safety and continuity of cycle paths through avoiding new accesses that cross cycle paths.
9... improve air quality.	?	?	?	Policies aim to maintain flow of traffic, reducing congestion and idling. They seek to avoid exacerbating traffic problems. However, the policies could also have the indirect effect of bringing more cars to the pinch points. They may indirectly sustain or increase reliance on the car as the preferred mode of transport.
10... reduce causes of and adapt to climate change.	0	0	0	The policies may indirectly sustain or increase reliance on the car as the preferred mode of transport. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	There may be an indirect link in terms of polluted runoff from vehicles. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	The policies may indirectly result in a requirement for new or additional minor roads / lanes to be constructed to access protected routes. This may result in some displacement of biodiversity. Driveways and accesses can interrupt hedgerows / wildlife corridors. The policy amplification requires that hedgerows will be reinstated using native species where they have been removed for visibility splays, which will help to mitigate loss. The scale of the effect is unlikely to be perceptible.

13... maintain and enhance landscape character.	0	0	0	The policies are restrictive and will help to minimise visual intrusion plus the requirement for planting will help to mitigate effects. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The policies may help to reduce loss of hedgerows / stone walls, these would also be protected by other policies. The overall impact on the objective is negligible.
<p>Summary of Policy:</p> <p>TAM 2 is essentially a replication of AMP 2. Policy TAM 2 aims to promote new developments and access ways to enable development but also to protect existing road infrastructure and access routes. New developments should not compromise existing accesses and traffic management plans.</p> <p>In assessing development proposals the Council will therefore seek to ensure that access arrangements for development proposals are safe and will not unduly interfere with the movement of traffic. In addition the Council considers it essential to restrict access to Protected Routes in order to facilitate the efficient and safe movement of traffic over long distances (see Policy TAM 3 Access to Protected Routes). Brief extra wording has been put into TAM 2 J&A to reference visibility splay and importance of replanting for landscape / biodiversity.</p> <p>TAM 3 is essentially a replication of AMP 3. 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 with the Republic of Ireland.</p> <p>Similar to Policy TAM 2, the Council aims to protect existing roads infrastructure and not adversely affect the flow of traffic and existing traffic plans.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>This policy has a significant positive effect on the objective to improve health and well-being through providing safety benefits in terms of accessing the roads network and seeking to preserve the flow of traffic, avoiding congestion. While some positive influences have been noted for the other social sustainability objectives, there are no other perceptible impacts. The policy also has a limited impact on the economic sustainability objectives; a minor positive effect is identified for enabling sustainable economic growth but there are no other effects. The impacts on the environmental sustainability objectives are also mainly negligible, though some positive and some negative influences are noted. A minor positive impact is identified for encouraging active and sustainable travel, however there are a mixture of effects identified for the objective to improve air quality and the overall impact is uncertain. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to improve health and well-being.</p>				

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:

These policies will work in tandem with other schemes, such as park and rides, public transport networks to move people and goods in the most efficient manner. Rural Supplementary Planning Guidance - DCAN 15. Retail policy will prevent filling stations from taking business away from villages.

TAM 4 Protection for New Transport Schemes and TAM 5 Disused Transport Routes				
Option	Take forward the policy direction as set out in PPS 3 & SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	TAM 4 includes active travel schemes as well as road schemes, both policies may provide opportunities for and help to encourage healthy lifestyles and physical activity. Road schemes may incorporate cycle ways, new road schemes may also help to improve traffic flows and reduce congestion, improving health. The policies may help to direct traffic away from the city centre. However, while the policies create the conditions to deliver new transport schemes and bring disused routes back into service, there is no certainty that schemes will be delivered (they will be dependent on investment and service providers) leading to a minor score.
2... strengthen society.	+	+	+	Policies facilitate the creation of new walking and cycling transport routes that are shared space. They help to promote positive social interaction. Ring roads could help to make some villages less congested. The strength of the effect will depend on rate of implementation and service providers.
3... provide good quality, sustainable housing.	0	0	0	Policies will not affect the delivery of housing. However they may make residential developments better quality where they incorporate direct access to greenways or active travel routes.
4... enable access to high quality education.	0	0	0	Policies may help to offer more choice (of travel options) for accessing education / may make education facilities more accessible to a wider hinterland.
5... enable sustainable economic growth.	+	+	+	Delivery of schemes may contribute to making the District a more attractive place to live, work, visit and invest.
6... manage material assets sustainably.	+	+	+	May assist with implementation of upgrades to utilities where new infrastructure can be routed along new roads. Disused transport routes can be a material asset. Facilitating the reuse of disused transport routes may aid in delivering reinstatement of contaminated land.
7... protect physical resources and use sustainably.	?	?	?	Protecting identified schemes provides more certainty on the eventual delivery of a new transport route. However major road schemes, ring roads, etc. will often be routed across greenfield and while TAM 4 will temporarily safeguard this from development it ultimately may result in the conversion of the greenfield land to road/developed land. TAM4 and TAM5 both reduce the risk of having to go on to new greenfield sites to re-route around development. The reuse of disused transport routes will encourage reuse of formerly developed land rather than new greenfield.
8... encourage active and sustainable travel.	+	+	+	New road schemes would integrate with active travel and sustainable travel. TAM5 is likely to enable linkages for walking and cycling between housing areas and employment areas. However, the removal / repurposing of former railways for greenways may reduce the opportunity for these railways ever being reinstated.
9... improve air quality.	+	+	+	Delivery of major road schemes may help to reduce congestion and generate improvements in air quality. Air quality effects from new roads schemes may also be reduced by the establishment of new planting and landscaping to provide buffer zones. Developing new walking and cycling routes can also encourage reduced reliance on car.
10... reduce causes of and adapt to climate change.	0	+	+	TAM4 may encourage car use but may also deliver opportunities for walking and cycling as well as public transport. TAM5 may help to encourage walking or cycling in preference to the car. Both policies may help to reduce the use of polluting forms of transport. The effects may enhance over time as more schemes are delivered.
11... protect, manage and use water resources sustainably.	0	0	0	While TAM4 creates the conditions for new transport development, it would not itself create development. Any transport schemes brought forward to construction would be subject to other studies at project level. Disused transport routes identified through TAM5 may be associated with rivers and canals. Development occurring under this policy may enable people to enjoy water features, should not have any effect on flooding / flood risk.

<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>?</p>	<p>?</p>	<p>While TAM4 would not in itself create or lead to development, it may indirectly lead to biodiversity loss and severance of wildlife corridors, particularly in respect of new roads schemes. The policy would protect the land from other types of development until the transport scheme is progressed. It is difficult to predict the effects until the possible routes for new transport schemes are identified at LPP. Impacts would depend on what is on the route and when and how a new road scheme is constructed and the efficacy of any mitigation measures. Most schemes would be subject to EIA. TAM5 may also lead to some loss of natural resources, especially along riversides. The overall effect would be dependent on project-level assessment and design and efficacy of any mitigation. TAM 4 and TAM 5 could protect blue-green infrastructure</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>?</p>	<p>?</p>	<p>A new transport scheme has the potential for visual impacts and effects on landscape character, including from lighting which is discussed in the J&A. It is unlikely that development would occur under TAM4 in the short term but the possibility exists under TAM5. Impacts would depend on what is on the route, when and how a new transport scheme is constructed and the efficacy of any mitigation measures. It is expected that high quality design principles will be adopted for projects brought forward.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>?</p>	<p>?</p>	<p>These policies will protect land from development in the short term, but new schemes may potentially adversely affect setting of sites and buried archaeology. Protecting the areas from any development lends a greater certainty that there will be eventual development. Disused transport routes may include industrial heritage features which may not have statutory protection. Policy on the historic environment will help to safeguard against negative effects.</p>
<p>Summary of Policy:</p> <p>TAM 4 is essentially a replication of AMP 4. In line with policy TAM 5 the council will promote and enable development of existing identified key transport strategies and corridors so as not to adversely affect their implementation potential.</p> <p>TAM 5 is essentially a replication of AMP 5. Policy TAM 5 expands on policy TAM 4 protecting the reuse of an existing transport route so as not to prejudice the development potential of the established route.</p> <p>The LDP will identify those disused transport routes, together with any associated facilities, at the LPP stage where proposals exist for their re-use and disused routes of District importance which offer potential in the longer term for future transport use.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>These policies have a minor positive impact on the social sustainability objectives to improve health and well-being and to strengthen society, by creating the conditions for transport routes (including walking and cycling routes) to be delivered which may also link communities. Positive influences are also noted for the housing objective, however these are not considered to be strong enough to raise an impact. Minor positive Impacts are also identified for the economic sustainability objectives to enable sustainable economic growth and to manage material assets sustainably. Positive influences are again noted for the education objective, however these are also not considered to be strong enough to raise an impact. The policies have a significant positive impact on the objective to encourage active and sustainable travel which leads to indirect minor positive effects on improving air quality and reducing causes of climate change, through encouraging reduced reliance on the car. For the latter objective, the effects may not be seen until the medium term. No effects are identified on water resources. Short term impacts on the remaining environmental sustainability objectives 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 are negligible. However, in the medium to long term the effect becomes uncertain. While the policies protect land from development in the short term, as schemes become funded and infrastructure is developed there may be effects. However, it is probable that negative effects will be able to be successfully mitigated or offset. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to encourage active and sustainable travel.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>EIA for qualifying projects will help to identify impacts and will propose mitigation, where it is required. TAM 7 will provide the policy mechanism to ensure that new development will be linked to walking and cycling routes. The placemaking and design principles will also support and complement these policies. There is a crossover between this policy and OS3 Green and Blue Infrastructure.</p>	

TAM 6 Transport Assessment				
Option	Option requiring Transport Assessment in line with AMP 6 PPS 3 and GP 3 PPS 13.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Transport assessment will help to identify where increased risk of accidents may occur in conjunction with development and mitigate risk through a travel plan. It helps to deliver linkages with active and sustainable travel routes and may indirectly create more opportunities for walking and cycling. Transport assessment may indirectly help to reduce traffic noise which can provide mental health and wellbeing benefits.
2... strengthen society.	0	0	0	Transport assessment may help to facilitate connectivity within and between settlements and encourage social interaction. It may help to enhance accessibility to shared space and can help to reduce the factors causing inequality
3... provide good quality, sustainable housing.	0	0	0	Transport assessment may enhance the environment of a housing area. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	An indirect link is recognised through opportunities for transport assessment to identify and facilitate requirements for access between housing and education facilities. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	This policy helps make the District a more attractive place to live, work, visit and invest and makes the best use of location. It allows development to be considered in the context of transport.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	There is a possible link if a transport assessment is required for new development associated with mineral extraction. This may help with more sustainable operation of the minerals industry. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	Transport assessment helps to identify any potential impacts and creates the conditions to maximise opportunities for active and sustainable travel. The policy may contribute to encouraging the modal shift to other modes of transport to the car.
9... improve air quality.	0	0	0	Transport assessment helps to identify issues. Some assessments may help to reduce reliance on the car, in association with a travel plan. However the policy is unlikely to improve air quality perceptibly. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	There is a slight link through a transport assessment examining options to reduce reliance on the car. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	There may be an indirect influence if an outcome of a transport assessment was a recommendation to include green infrastructure as part of an overall Travel Plan. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option would have no effect on this objective.
<p>Summary of Policy:</p> <p>TAM 6 is essentially a replication of AMP 6. Policy TAM 6 allows the opportunity to consider proposals in terms of their impact on existing transport movements and infrastructure within the context of wider government policy aimed at achieving more sustainable travel patterns through a change in transport behaviour. This can best be achieved through the process of a Transport Assessment (TA).</p> <p>TAM 6 will allow for a more in depth consideration on the impacts of developments and therefore will aim to enable the developments full potential.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>This policy has a narrow scope and consequently has a limited impact on the majority of the sustainability objectives. Through the policy’s indirect ability to encourage more sustainable travel patterns, minor positive impacts are identified for the objectives to improve health and well-being, to enable sustainable economic growth and to encourage active and sustainable travel. No other perceptible impacts are identified. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects:</p> <p>Developer contributions to enhance access to active and sustainable travel routes - could help to enable provision for a new bus stop. Working with and linking with other Transport Plans, e.g. NW Transport Plan, Green Infrastructure Plan, Car Parking Strategy and other relevant Transport Plans and policies.</p>				

TAM 7 Walking & Cycle Provision				
Option	Option in line with Policy direction of PPS 3, PPS 13 and SPPS			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Provides opportunities for walking and cycling, especially for commuting. May help to initiate step-change towards active travel as a preferred mode.
2... strengthen society.	+	+	+	Encouraging walking / cycling helps to promote positive social interaction. This policy can help to reduce inequalities for deprived communities which may not have access to car.
3... provide good quality, sustainable housing.	+	+	+	The policy encourages housing to be more sustainable. The requirement for safe, secure cycle parking to be included in new development helps to futureproof for less reliance on car.
4... enable access to high quality education.	0	0	0	There is a slight relationship through the policy encouraging linkages with and cycle parking at educational institutions. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	This policy doesn't deliver jobs but it enables greater accessibility to jobs and can make the District a more attractive place to work and invest. It may help to sustain and encourage vitality and vibrancy of city and town centres. Over time as the Green Infrastructure and Transport Plans are implemented the effect will be strengthened.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	Changes arising from this policy are confined to inside the curtilage of the development, The overall impact on this objective is negligible.
8... encourage active and sustainable travel.	+	+	+	This policy aims to encourage people to walk and cycle more and take them off the roads. This should help to reduce congestion and will make public transport more efficient. It benefits those without access to a vehicle and aims to deliver some of the measures that will encourage a modal shift to active travel and sustainable travel. It can indirectly help to improve access to and efficiency of public transport.
9... improve air quality.	0	+	+	This policy encourages and enables use of other modes of transport than the car. It can indirectly contribute towards reducing transport emissions and may help to improve air quality, especially over time, if it successfully encourages behavioural change and modal shift.
10... reduce causes of and adapt to climate change.	+	+	+	This policy encourages and enables the use of other forms of transport than the car, especially cycling/walking. It can indirectly help to reduce polluting forms of transport.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	In most cases this policy will not affect the objective. However it may enable some new linkages between greenways / green infrastructure to be delivered.

13... maintain and enhance landscape character.	0	0	0	This policy would have no direct impact on the objective but there may be a requirement for some larger schemes to include landscaping in the provision of walking and cycling links. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	This policy would have no direct impact on the objective but there may in some cases be walking and cycling links made with heritage assets / routes. The overall impact on the objective is negligible.
<p>Summary of Policy:</p> <p>TAM 7 is essentially a replication of AMP 8. It will promote the use of sustainable transport methods for pedestrians and cyclists. TAM 7 will promote active travel methods and the Council's green infrastructure plan. TAM 7 will also contribute to the Council's target of reduced carbon emissions and improving health and wellbeing.</p> <p>Walking and cycling are popular modes of travel for an increasing number of people. Like walking it is healthy, pollution free and makes relatively small demands on land. Insert Within Northern Ireland 45% of all journeys presently made are less than two miles in length and cycling has the potential to replace the car for a great variety of these short journeys and to form part of a longer journey when linked to onward travel by public transport. To help promote cycle use the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of development providing jobs, shopping, leisure and services. It should also be available in our city, town and District centres, at educational institutions and public transport interchanges, including Park and Ride and Park and Share sites. Proposals will be assessed against the Council's published / adopted parking standards.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy has a positive impact on all of the social sustainability objectives through creating linkages and encouraging active travel. In the case of the objectives to improve health and well-being and to strengthen society, as other plans are implemented the positive effects will strengthen over time to become significant positive in the long term. This strengthening effect is also seen for the objective to enable sustainable economic growth, whereby jobs will become more accessible and the District will become a more attractive place to live, work and invest in. The policy has a significant positive impact on the objective to encourage active and sustainable travel which leads to indirect minor positive effects on improving air quality and reducing causes of climate change, through encouraging reduced reliance on the car. For the air quality objective, the effects may not be seen until the medium term. Negligible or no effect is identified for the remaining environmental sustainability objectives. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to encourage active and sustainable travel across all timescales. Significant positive effects are also identified for the objectives to improve health and well-being and to enable sustainable economic growth in the long term timescale.</p>				

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:

No additional measures have been identified.

TAM 8 Provision of Public and Private Car Parks, TAM 9 Car Parking and Servicing, TAM 10, Design of Car Parking and TAM 11, Temporary Car Parks.				
Option	Associated car parking policy in line with policy thrust of PPS 3 & 13 and SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	+	+	Strategically constraining the distribution and location of car parking will benefit the District over the life of the plan (especially through TAM8 and areas of parking restraint). These policies will encourage commuters in particular to consider active and sustainable travel as the preferred mode of transport which will deliver benefits on physical and mental health.
2... strengthen society.	0	+	+	Constraining parking in the city centre may help to increase its accessibility to pedestrians and cyclists. Park and ride, park and share, park and stride facilities can be sociable. TAM 10 promotes good design and active frontage to deter antisocial behaviour and enhance sense of safety. Time restrictions on temporary car parks will help to encourage redevelopment of derelict sites.
3... provide good quality, sustainable housing.	0	0	0	These policies will not affect the delivery of housing. Indirectly, they may help to deliver smaller-unit size housing that meets locally identified needs.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	+	+	Encouraging shared transport, walking and cycling and reducing reliance on the car can help to make the District a more attractive place to live in and visit. However, too much restriction on parking may lead to the towns / city being perceived as less attractive to work or do business in and it will be important to achieve a good balance. The policies are more aimed at discouraging regular commuters from bringing cars into the centres rather than shoppers / visitors. The policies should lead to enhanced vitality and vibrancy over time. Policy on temporary car parks TAM 11 can help to fulfil a need for a specific function / event.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	-	-	-	These policies may push new car parks to edge of settlement / greenfield sites. They may result in considerable conversion of greenfield land to developed land.
8... encourage active and sustainable travel.	0	+	+	Strategically constraining the distribution and location and duration of car parking may help to encourage a modal shift to more sustainable modes of transport in the medium and long term.
9... improve air quality.	0	+	+	New car parks at edge of settlement that link with strategic routes and shared transport may create new focal points for cars and shift emissions to new areas. However, over time these may also lead to fewer cars and less congestion in city and town centres which will deliver improvements to air quality.
10... reduce causes of and adapt to climate change.	0	0	0	The provision of car parking will sustain car use, although it may encourage the use of sustainable travel alternatives for parts of journeys (i.e. edge of settlement to centre). The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Car parks can contribute to surface water runoff which may increase flood risk. Runoff may also have a higher risk of containing pollutants such as oils and metals. These potential effects should be neutralised through the application of General Development Policy (GDPOL 1) on SuDS and drainage and flood risk assessment.
12... protect natural resources and enhance biodiversity.	-	-	-	Policies may push new car parks to edge of settlement / greenfield sites. This may result in biodiversity loss. The scale of the effect could be reduced over time as offsetting measures, such as landscaping, mature.

<p>13... maintain and enhance landscape character.</p>	<p>-</p>	<p>-</p>	<p>0</p>	<p>TAM 8 and TAM 10 include a requirement to respect townscape and landscape character and for development to not affect visual amenity. A high standard of design layout and landscaping is required. These policies could have a negative impact on landscape character, particularly where there is new parking development at the edge of a settlement but the policies aim to minimise adverse effects as much as possible. It is also noted that parking areas may be lit at night and contribute to light pollution. Over time with high quality design and landscaping, as it matures, the effects could reduce to negligible.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>TAM 10 includes the requirement to respect townscape character. The development of greenfield land for new parking areas has the potential for disturbing or destroying unrecorded archaeology. However, in conjunction with HE policy it may also enable features to be recorded and assessed. TAM 9 enables flexibility which could encourage reuse of historic assets. The overall impact on the objective is negligible.</p>

Summary of Policy:

TAM 8 is essentially a replication of AMP 10. Car parking is considered to be a key transport policy lever and can, when appropriately managed, act as a stimulant to economic development whilst having environmental and safety benefits in locations such as our city and town centres. In line with the SPPS, the Council will require to be satisfied that there is a need for the development by reference to the North West Transport Study and the Council’s Parking Strategy overall parking strategy following a robust analysis by the applicant. Other relevant Planning considerations when determining such proposals will include traffic and environmental impacts and the proposal compatibility with adjoining land uses.

The inclusion of park and rides will reduce the number of private cars on the road and therefore will reduce carbon emissions and the number of cars on the road which will cut down traffic and travel times.

TAM 9 is essentially a replication of AMP 7. The availability of car parking is a major influence on the means of transport people choose for their journeys, even for those locations well served by public transport. This combined with increasing car ownership levels is contributing to a growth in traffic congestion in the centres of Derry and Strabane.

To tackle growing congestion problems and help reduce reliance on the private car the Council considers that in certain instances it will no longer be appropriate or desirable for developers to fully meet demand for car parking generated by their developments. Beyond these areas of parking restraint there may also be situations where a reduction in car parking provision in association with new development will be acceptable.

TAM 10 is essentially a replication of AMP 9. TAM 10 requires a high level of design, layout and landscaping of car parks in order to maximise the potential and amount of cars it can hold while at the same time limiting the adverse effects that it can potentially have on the existing area. High levels of design will promote safety and not impact the existing road infrastructure. The design, layout and landscaping of rural car parks should seek to retain the open nature and visual amenity of the countryside. In addition matters such as floodlighting, will require careful design in order to minimise their impact on visual amenity and biodiversity including bats.

TAM 11 is essentially a replication of AMP 11. TAM 11 aims to control the amount of parking that needs to be provided on a temporary basis while not compromising safety or the existing road infrastructure.

Reasonable Alternatives:

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

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Many of the predicted effects of these policies will develop over time, as they are linked to wider changes in transport and green infrastructure which may take several years to develop. A minor positive impact is identified for the social sustainability objectives to improve health and well-being and to strengthen society from the medium term onwards. While some positive influences are noted for the provision of good quality, sustainable housing, the effects are not thought to be strong enough to have a perceptible impact. Encouraging shared transport, walking and cycling and reducing reliance on the car can help to make the District a more attractive place to live in and visit and consequently a minor positive effect from the medium term onwards is also identified for the objective to enable sustainable economic growth. There are no effects on the other economic sustainability objectives. It is recognised that these policies may cumulatively lead to the development of greenfield land at edge-of-settlement for new parking facilities and consequently a minor negative effect is identified for the environmental sustainability objectives to protect physical resources, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. There may be measures by which the scale of these negative effects can be reduced and over time the effects on landscape may be reduced as screening and landscaping vegetation matures. From the medium term onwards, a minor positive effect is identified for the objectives to encourage active and sustainable travel and to improve air quality. The impacts on the remaining environmental sustainability objectives are negligible. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>Measures included in GDPOL 1 & 2, in particular the consideration of SuDS in new development and design and landscaping that complements and / or enhances the surrounding areas. FLD policies on managing surface water and drainage assessment will help to reduce the risk of effects on water resources.</p>	

TAM 12 Transport Facilities				
Option	Option delivering regional policy thrust for strategic transportation facilities.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	-	-	-	Activities at the port have the potential to lead to nuisance impacts for adjacent communities such as noise, dust, smell, pollution and traffic. Intensification of airport activity may also lead to noise and other nuisance. Any effects are likely to be localised and activities will be subject to operational controls and regulation which will help to mitigate against negative impacts. Policy will protect against unacceptable loss of safety or amenity, however some minor adverse impacts may be experienced in localised areas.
2... strengthen society.	0	0	0	Having good ports and airport facilities can help to strengthen society. The option would have no effect on this objective.
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.	+	+	+	This policy enables opportunities for diversification in the port and airport. It makes best use of location and may help to enable economic benefits of sustainable tourism to be maximised. Positive effects could be significant over time, but effects are also dependent to an extent on what projects come forward for expansion. The port and airport are key aspects of delivering wider benefits of the City Deal. There are also strong links to the wider tourism promotion of the Wild Atlantic Way and Causeway Coast.
6... manage material assets sustainably.	+	+	+	Existing port activities are linked with waste management, transport and fuel import industries. There is a combined heat and power station located near the port and the port is also currently used to import wind turbine parts. Facilitating expansion could help to level out energy costs and may help to make recycling more effective. Redevelopment of brownfield sites may serve to reduce amount of contaminated / derelict land.
7... protect physical resources and use sustainably.	0	0	0	This policy may result in the development of greenfield land, as many areas zoned for industrial use around the port / airport are currently undeveloped. Port expansion may help to facilitate importing or exporting of minerals. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	?	?	?	The appraisal recognises that both port and airport are located next to the railway, however rail freight is not currently used and is not anticipated to be brought into use in the foreseeable future. Port expansion activities may help goods to be imported in locally to the northwest rather than to Belfast, Larne or Warrenpoint, reducing road transport on a wider scale. The port and airport currently have limited public transport access. The effect on this objective is uncertain as it depends on the nature of development brought forward.
9... improve air quality.	?	?	?	Development which leads to excessive traffic or pollution will not be permitted under this policy. Improvements to the port and airport may lead to more flights and more vessels. The effect on this objective is uncertain as it depends on the nature of development brought forward.
10... reduce causes of and adapt to climate change.	?	?	?	The policy may facilitate further dependence on fossil fuels, but sea transport may be more efficient than road. The airport may be vulnerable to flood risk, especially in conjunction with sea level rise. The policy may enable development which helps to improve resilience to climate change.
11... protect, manage and use water resources sustainably.	-	-	-	The airport and port areas may be vulnerable to flood risk. New development may require flood defences and there may be potential conflict with FLD policies. Development and intensification of activities in the port and airport may pose a risk of pollutants entering watercourses and marine area.

<p>12... protect natural resources and enhance biodiversity.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Development associated with the port or airport may result in loss of some semi-natural land and may impact biodiversity. The airport is immediately adjacent to an International / European / national site and the port is a short distance away from International / European / national sites. There is the possibility of effects on these sites and others through disturbance / intensification of use depending on what comes forward. Any proposals for development would likely require a HRA.</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The port area is already developed with industrial-type units. New port development should not adversely affect seascape in this area and would not substantially change the character of the area. The airport also has existing industrial - type development. Due to operational and safety restrictions it would be difficult to incorporate any mitigation around the airport.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>There is industrial and defence heritage present around the port and airport and other heritage features are present nearby. Development may provide an opportunity to access, interpret and understand the historic environment. The policy is protective against unacceptable impacts on features of archaeological or historic interest.</p>
<p>Summary of Policy:</p> <p>Transport Facilities - this is a replication of PSU 3 from the PSRNI specific to Ports and Airport. Its primary purpose is to provide policy guidance for those proposals necessary for the improvement of strategic transportation facilities such as the District’s Port and Airport. Permission will normally be granted for development considered necessary to maintain current operational requirements or for appropriate improvements to or expansion of existing facilities. Such proposals may assist with climate change adaptation in that, through their development, they could facilitate a reduction in roads-based transport.</p>				
<p>Reasonable Alternatives:</p> <p>Due to the technical nature of the PPS and Health and Safety implications, there are not considered to be any realistic alternatives.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy recognises that commercial activities at ports and airports have the potential to conflict with nearby residential areas. The policy is protective and will seek to avoid any unacceptable impacts, however there may still be some minor negative effects occurring at a localised scale. It should be possible to manage the scale of any effects through measures such as monitoring and regulation. No other perceptible effects are identified for the social sustainability objectives. The policy will have a significant positive effect on the objective to enable sustainable economic growth and a minor positive effect on the objective to manage material assets sustainably through relationships with the energy industry. Impacts on many of the environmental sustainability objectives are difficult to predict as they would be dependent on the nature and location of any development brought forward. However, the appraisal has acknowledged that the low-lying coastal locations of the port and airport make them vulnerable to flood risk and climate change and these aspects will require additional consideration at the project level. While some potential influences on physical resources, landscape / seascape character and the historic environment are noted, the effects are considered to be negligible. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.</p>				

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:

Regulation and monitoring of noise and other nuisance impacts by Environmental Health. Habitats Regulation Assessment will ensure that new development does not, on its own or in combination with other development, have a significant effect on the conservation objectives of European and International sites. Historic Environment policies will help to safeguard against negative effects on historic assets. FLD policies and CD1 will ensure that development does not pose a risk on water resources or the marine area. Consultation with DAERA Marine Division and DHPLG where there is a potential for new development to impact on the marine area.

TOU 1 Safeguarding of Tourism Assets				
Option	Policy in line with PPS policy direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Indirect effects are identified through the financial benefits of having an active tourism industry which enhances prosperity. The protection of assets may indirectly deliver protection to areas of open space and may safeguard or enhance areas for walking, hiking or cycling. Having protected historic, natural heritage and cultural assets that people will want to come and visit encourages social pride in the District. The overall approach helps to support the District's aim to be perceived as a family destination, which will encourage social and intergenerational contact.
2... strengthen society.	+	+	+	The approach assets may indirectly deliver protection to areas of open space and indirectly helps to support rural communities. It protects assets which may provide social benefits, enhances sense of identity, encourages positive social interaction and can raise pride in an area.
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	Protecting an asset that is has educational value through interpretation or enrichment may have a positive influences, but this is not the primary purpose of the policy and the overall effect is negligible.
5... enable sustainable economic growth.	+	+	+	The Council area occupies a strategic position between the major tourism focus areas of the Causeway Coastal Route and the Wild Atlantic Way. This option will help the Council to capitalise on this advantage. It helps to strengthen and diversify the tourism opportunity. The option helps to make the District a more attractive place by preventing development that would detract from the location and may indirectly help to increase the number of people coming to the District. Positive economic spin-offs from this approach are also likely, as local economic ventures should be more feasible to create and be sustained from the preservation of the tourism assets.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	The option should help to deliver protection to some geological features of interest in the District and their settings. It should also help to retain areas of semi-natural land including the coastline, either as an integral part of the local land surrounding the asset or where they are the asset itself. This approach is likely to help avoid loss of semi-natural land, as inappropriate development would not be permitted.
8... encourage active and sustainable travel.	0	0	0	There is an indirect relationship - for certain sites / assets the option would discourage inappropriate development in remote locations that are difficult to access by public transport. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Preserves semi-natural areas which may help in the dispersal of pollutants. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	+	+	+	Prevents inappropriate development in semi-natural areas which may also have a purpose in providing resilience against the predicted effects of climate change, such as woodland, peatland, wetland, etc.
11... protect, manage and use water resources sustainably.	0	0	0	The option would protect natural assets which may include some wetland sites, river valleys and coastline, but these areas would also be separately protected by other policies. The overall approach should further help to discourage inappropriate development and will indirectly protect water quality and aquatic ecosystems. The overall impact on the objective is negligible.

<p>12... protect natural resources and enhance biodiversity.</p>	+	+	+	<p>The option aims to protect tourism assets and their settings, which may help to maintain areas of semi-natural land with a local biodiversity value from the species and habitats within it. Protecting built heritage assets may also deliver benefits to species of conservation concern such as bats. Derry city is a concentrated urban environment surrounded by natural assets. A key asset is the Sperrin AONB. Under this policy, the protection of any asset associated to the natural environment would be able to further protect green and blue infrastructure and link to ecosystem services whether located in urban or rural areas.</p>
<p>13... maintain and enhance landscape character.</p>	+	+	+	<p>A key asset is the Sperrin AONB which would receive an additional layer of protection through this option. The option would also encourage the preservation of seascape in our undeveloped coastal area. The option will contribute to protecting the setting of smaller settlements and villages as well as the main towns / attractions.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	+	+	+	<p>In the District there are significant archaeological remains visible above the ground and also embedded in our landscape which the option will help to safeguard. The Council’s tourism assets include festivals and cultural events which provide cultural enrichment. There are many links between the historic environment and the ‘Tourism Settlements’ that have been identified in the District.</p>
<p>Summary of Policy:</p> <p>This policy provides for the safeguarding of all tourism assets, including those which are also subject to protection under built and natural heritage legislation. Planning permission will not be granted for development that would in itself, or in combination with existing and approved development in the locality have an adverse impact on a tourism asset such as to significantly compromise its tourism value. This policy has been updated from policy TSM 8 of PPS16. The definition for Tourism Asset, in para 7.39 of the Justification & Amplification section (J&A) and in Appendix 1 Glossary of Terms of PPS16 has been removed. The definition of tourism asset as defined from PPS16 has been added into the J&A, which has been shortened and updated.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The protection of tourism assets will deliver a positive impact on many of the sustainability objectives. Minor positive effects are identified for the social sustainability objectives to improve health and well-being and to strengthen society through the option’s relationships with open space, physical activities in our natural landscapes and sense of identity and community pride through raising the profile of specific settlements and areas. For the economic sustainability objectives, some positive influences are noted for the education objective through opportunities for assets to benefit interpretation and enrichment. The main effects will be on the objective to enable sustainable economic growth, where significant positive effects are identified as a consequence of enabling the tourism industry to capitalise on its location, strengthen and diversify. Positive effects or influences are noted for all of the environmental sustainability objectives though effects on encouraging active and sustainable travel, air quality and water resources are unlikely to be perceptible. The tourism assets identified through this option will either be natural areas / landscapes or heritage assets, and in addition to protecting sites from inappropriate development this option will also help to highlight and encourage the appreciation of these assets which may indirectly encourage investment in improvement / enhancement measures. The option will deliver a significant positive effect on 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 and is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives 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.

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:

Other tourism, natural environment and historic environment policies will work together with this policy to support positive effects. The Green Infrastructure Plan (which also incorporates actions for climate change adaptation and mitigation) may also help to enhance effects. Landscape Character Assessment may help to inform the boundaries for defining an asset and the definition of boundaries of SAC, AHLIs and LLPAs at LPP may also help to draw attention to assets and provide a more specific focus on their character.

TOU 2 Tourism Development in Settlements				
Option	Policy thrust in line with PPS 16 direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option may indirectly encourage the delivery of investment in shared space or for recreation assets such as walking / hiking paths and cycle routes that can benefit local communities as well as visitors. By focusing the tourism offer into settlements, this option will encourage visitors to spend time in towns, villages and small settlements across the District, contributing to social contact and prosperity.
2... strengthen society.	+	+	+	The option will support and encourage the retention of shared space and accessibility to shared space in settlements, promoting social interaction. It creates the conditions for settlements to become successful as a tourism asset which may encourage and strengthen sense of identity or sense of place. Directing tourism towards settlements may help to provide more opportunities for communities to access grants and funding. Concentrating tourism in settlements promotes inclusion and benefits their surrounding communities. ,
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.	+	+	+	The option seeks to focus the greatest proportion of growth / development into the most suitable areas that are adjacent to the assets which provide the attraction. It aims to maximise the benefit for the population of the settlements. This approach makes best use of location and can also help to contribute to an evening / night time economy, supports vitality and vibrancy of town centres and may generate other spin-offs. By creating the conditions for attractions, festivals and events to operate throughout the year, this option can help to sustain the tourism industry through all seasons.
6... manage material assets sustainably.	+	+	+	Directing the greatest proportion of new tourism development towards the settlements means that there is less likely to be a need to provide new infrastructure; it uses what's already there in terms of transport, utilities and energy infrastructure. The approach seeks to avoid the need for new above-ground infrastructure in rural areas.
7... protect physical resources and use sustainably.	+	+	+	The focus on settlements first helps to maintain efficient use of land and directs growth to already-developed areas without taking up greenfield land.
8... encourage active and sustainable travel.	+	+	+	The focus on settlements first helps to enable opportunities for using sustainable modes of travel (for both visitors and workers) and benefits those without access to car. In Derry and Strabane it is encouraged that such development is centrally located in order to maximise opportunities for accessibility using a range of transport options. If investment and strategic projects are delivered on, and an integrated green and blue infrastructure and sustainable transport network becomes established in the District, this will help to strengthen the impact over the longer term.
9... improve air quality.	0	0	0	The policy approach to focus on settlements should help facilitate and encourage public transport as a travel option for tourists and employees. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	The policy approach to focus on settlements should help facilitate and encourage public transport as a realistic travel option for tourists and employees. The link with GDPOL 1 helps to encourage measures such as SuDS and low carbon buildings. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The policy can indirectly support the avoidance of inappropriate development around floodplains and waterbodies. The focus is on settlements where there is more likely to be adequate infrastructure in place. However it is noted that some of the settlement centres may be vulnerable to flood risk. The link with GDPOL 1 helps to encourage measures such as SuDS which are compatible with managing and improving water resources.

<p>12... protect natural resources and enhance biodiversity.</p>	+	+	+	<p>The policy approach of focusing the tourism development preferentially into settlements helps to avoid impacting areas of biodiversity value outside of settlement development limits and may help to protect the designated sites.</p>
<p>13... maintain and enhance landscape character.</p>	+	+	+	<p>The policy approach of focusing the tourism development preferentially into settlements rather than enabling dispersed development helps to avoid impacting areas of high landscape value. The approach helps to retain the intrinsic value of what is attractive about a site. There is a strong crossover with TOU1.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	+	+	+	<p>The policy approach of focusing the tourism development preferentially into settlements rather than enabling dispersed development helps to support the objective by safeguarding the intrinsic value of rural historic assets but it is acknowledged that many heritage assets are located within settlements. Tourism development throughout the District would be required to respect the context of its surroundings in terms of size, scale and design and through other policy not to affect the setting of a historic asset. Tourism can maximise use of historic assets to their best potential, which should help to preserve and conserve them through access and use. However it is also noted that an increase in visitor numbers need to be balanced against the capacity of an asset to accommodate them without having a detrimental effect.</p>

Summary of Policy:

There will be a general presumption in favour of tourism development within settlements, subject to meeting normal planning criteria, but particularly to focus our tourism on the ten identified tourism hubs, gateways and attractive historic villages. This policy was originally TSM 1 in PPS16. New text has been added which specifically mentions preference for tourism development being directed to Derry City and Strabane so that it’s accessible and maximises existing infrastructure.

All tourism developments should be located in one of the ten tourism settlements identified in paragraph 12.5 of the draft Plan Strategy; developments in any other settlements need to demonstrate a location-specific case as to why they cannot be located in the identified settlements. Within Derry City and Strabane, they should be centrally located to be accessible and to maximise the use of existing infrastructure. It is important that the all proposals for tourism development in settlements are quality developments and demonstrate how they make a positive and sustainable contribution to the tourism offer and visitor experience.

The J&A has been shortened from the original PPS16 with more District specific text which recognises Derry City and Strabane’s strong tourism offer and the substantial benefits derived from them.

Reasonable Alternatives:

Strategic options for Tourism were appraised in the SA Interim Report under Key Issue 7H, and the Option to “*identify flagship tourism sites / areas along with opportunities for sustainable attractions and associated accommodation with a focus on improved accessibility, placemaking and legibility of tourism offer*” was found to be the most sustainable Option. No reasonable alternative has been identified for the draft Plan Strategy. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

The option has a minor positive effect on the majority of the social sustainability objectives through encouraging visitors to spend time in towns, villages and small settlements across the District, contributing to social contact and prosperity. This policy approach makes best use of location and seeks to maximise the benefits of sustainable economic growth for the population of the settlements. It may contribute to vitality and vibrancy in city and town centres and stimulate an evening economy and other spin-off economic activity, leading to significant positive impacts being identified. The policy approach also supports the sustainable use of material assets by directing development to areas where infrastructure is already present. This results in a minor positive impact for this objective. Focusing the tourism development preferentially into settlements delivers minor positive effects on almost all of the environmental sustainability objectives with the exception of air quality, climate change and water resources, where the effects are negligible. If, as is hoped, investment and strategic projects are delivered on, and an integrated green and blue infrastructure and sustainable transport network becomes established in the District, the impact on encouraging active and sustainable travel will strengthen to significant positive over the long term. 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? There are significant positive effects identified for the objective to enable sustainable economic growth over all timescales and to encourage active and sustainable travel over the long term timescale only.

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:

Other tourism policies will help to strengthen effects. Larger schemes will be subject to the requirements of dPS Appendix 2 including the preparation of a 'Tourism Benefit Statement' which will help to maximise opportunities for delivering positive effects. Policies on Signage and Advertisement and safeguarding of Conservation Areas will help to protect character. Village Cluster plans under the Community Plan may complement tourism projects.

TOU 3 Tourist Amenities in the Countryside and TOU 4 Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside, TOU 6 Self-Catering Accommodation in the Countryside and TOU 7 New and Extended Holiday Parks.				
Option	Policy thrust for tourism development outside settlements in line with SPPS & PPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	+	+	Indirect benefits to this objective are possible through TOU3, as tourism amenity development may include facilities for leisure, recreation or active travel that can be used by the resident community as well as visitors. The option may help to spread prosperity from tourism to rural areas which can have indirect benefits on well-being. The effects should strengthen over time as development becomes established.
2... strengthen society.	0	+	+	The option may help to deliver new amenities, shared spaces and facilities for social interaction which are inclusive to all groups. Tourism development outside of settlements can help to bring families and communities together. The effects should strengthen over time as development becomes established. The overall impact on the objective is negligible.
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	There is an indirect link identified where a new tourism amenity may provide an opportunity for interpretation or enrichment. However, the overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	Tourism development outside of settlements will be carefully managed to ensure that it doesn't detract from the assets. Tourism may provide opportunities for employment in rural areas, which is most likely to be seasonal but may possibly be spread throughout the year. Greater gains are likely for development in settlements, which is the preferred approach and is facilitated through other policies. The impact from this policy is considered minor but will strengthen over time if, as is hoped, the opportunities and actions identified in the Derry City and Strabane District Tourism Strategy 2018-25 are delivered on in conjunction with wider strategies and plans in neighbouring Districts and regions.
6... manage material assets sustainably.	0	0	0	The option allows some dispersed rural development, where appropriate, but the policies contain safeguards and require development to be mostly clustered with existing development which is mainly for landscape reasons but also supports the delivery of material assets. Infrastructure should not be placed under pressure by new development. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	?	?	?	Development in the countryside will result in some consumption of land, though the policies encourage the reuse or extension of existing buildings over building new ones and where possible clustering new development with existing development. Larger developments would be considered under TOU 5. The policies aim to consolidate land use and retain more efficient use of land, which supports this objective but the overall impact on the objective will depend on the quantum and scale of development brought forward under these policies. The scale of any potential negative impacts may be reduced through the application of other policies.
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, but some development could be located accessible to walking and cycling routes. Rural parts of the District are quite extensive. However, policy criteria encouraging clustering with existing development may help to reduce the scale of the effect and may mean that clusters have a better chance of being served by transport providers. The overall effect would be dependent on a range of other factors in terms of the provision of Green Infrastructure / Greenways and other sustainable transport Plans.
9... improve air quality.	0	0	0	New development is likely to rely mainly on car travel, but it is not likely to occur on a scale that would produce an impact. The option would generally involve low-impact/ low emissions development. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Greenhouse gas emissions from transport or development associated with tourism in the countryside are unknown, but are considered to be unlikely to occur on a scale that would have a perceptible effect. Other policy will help to protect against development in habitats / areas that provide adaptation / resilience to the effects of climate change. The overall impact on the objective is negligible.

<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development outside settlement limits may be less accessible to drainage / water / waste water infrastructure. GDPOL 1 relating to development relying on non mains wastewater infrastructure will help to protect against negative effects. However the regulation and monitoring of non-mains treatment is outside the scope of the LDP. Development under TOU 7 will be required to avail of mains water supply and sewerage services where available. Other policy to protect the main river corridors and undeveloped coastal areas may also help to protect against negative effects. A neutral effect is predicted.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>There is a higher probability that tourism development outside of settlements may be located in areas that are semi-natural. The policies under this option aim to balance the protection of the natural environment while also providing appropriate opportunities for tourism gain. The overall approach seeks to protect what’s already there, where possible. Encouraging clustering with other existing development may help to reduce the risk of impacts. TOU 7 includes the requirement to identify, retain and integrate trees and other natural habitats in a suitable manner within the development, and designated sites for nature conservation would be protected by other policy. Development that triggers the preparation of a Tourism Benefit Statement / Sustainable Benefit Statement will require the incorporation of biodiversity enhancement measures. However, this type of development may still result in localised, incremental losses over time. The effects would be dependent on the nature and scale of what is proposed.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The policies encourage grouping of buildings with existing development, the reuse of existing buildings and place a particular emphasis on the requirement for development to integrate with its surroundings to reduce visual impacts. All policies include the requirement for the new development not to detract from the character of its surroundings. These policy requirements will be supported by the requirements of CY 1-4.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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 in the case of TOU 3 & TOU 4. TOU 7 includes the requirement to identify and retain and integrate where appropriate any archaeological and built heritage features in a suitable manner within the development. TOU 6 supports the sensitive conversion or restoration of older buildings and other policies also place a requirement to use existing buildings, where possible. Decisions on tourism development will be made with regard to the rural character, landscape and natural / built heritage of the site.</p>

Summary of Policy:

TOU3 - This policy provides for tourist amenities in the countryside where the tourism activity and associated facilities require a rural location in terms of their functional or site / area specific requirements. This policy was originally TSM2 in PPS16 and has stayed the same with the J&A shortened and updated. Reference to Appendix 3 of PPS16 highlights relevant considerations required for a Tourism Benefit Statement and a Sustainability Statement. This will be carried over into the LDP appendix where details will be provided regarding what is required in these statements. The J&A has been updated. The Rural Development Programme has been referenced to ensure that applicants understand that any funding applications consider that planning permission may also be required.

TOU4 - Planning permission will be granted for Hotels, Guest Houses, B&Bs and Tourist Hostels in the Countryside subject to criteria relevant to the development’s circumstances being met. Reference has been made to policy TOU 2, Tourism Developments in Settlements which would apply to any type of tourism accommodation of this kind in the settlements. The original PPS16 J&A has been shortened and updated with reference to a suitably accredited and / or experienced conservation background. New lines have been added that states that the Council’s Tourism Department is to be consulted with regard to such applications and NITB will also be consulted for developments of a significant scale. Another new paragraph has been provided regarding short term let accommodation. Whilst it is recognised that these can be permitted development, any that are not will be considered under TOU2 and TOU4 depending if within or outside a settlement.

TOU 6 - This policy provides for sustainable economic benefits and opportunities for self-catering tourist accommodation in the countryside particularly in areas where tourist amenities and accommodation have become established. The policy will also provide sustainable environmental benefit through focussing self-catering development in existing nodes of tourism activity, thereby avoiding random development throughout the countryside and safeguarding the value of tourism assets.

TOU 7 - Planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development. Policy TSM 6 of PPS16 is the same wording as the new policy, with reference to Appendix 4 removed referring to layout and landscaping plans. New wording in policy includes static caravan holiday homes and holiday chalets, touring caravans, motor homes, camping sites and glamping. The applicant will need to demonstrate how that all of the above accommodation proposed are close to an existing or approved tourist amenity that is / will be a significant visitor attraction in its own right or linked to a Farm Diversification scheme. The applicant will need to provide evidence of how the proposal will be funded and operated through a Tourist Benefit Statement and a Sustainability Statement. New J&A has been added including a definition of glamping. Glamping is defined as a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping. The J&A also makes reference to Policy TOU 6, Self-Catering in the Countryside for proposals that are for self-catering units including substantial cabins of various types e.g. wooden huts, chalets etc. where there are connections to services and facilities within the units.

Policies TOU3, TOU4, TOU6 and TOU7 have been appraised as a group, as they all relate to tourism development outside settlements.

Reasonable Alternatives:

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

These policies will deliver a minor positive effect on the majority of the social sustainability objectives from the medium term through facilitating development of amenities, shared spaces and facilities for social interaction which could be used by the resident community as well as visitors and which may be inclusive to a range of groups. Minor positive effects are also identified for the objective to enable sustainable economic growth through the provision of opportunities for employment in rural areas. This should strengthen to significant positive over the long term, if the opportunities and actions identified in the Derry City and Strabane District Tourism Strategy 2018-25 are delivered on, as is hoped. The overall policy approach for tourism development in the countryside generally supports the environmental sustainability objectives, although the effect on encouraging active and sustainable travel is minor negative in the short term, and uncertain in the medium longer term as there may be new infrastructure and services that become available. Uncertain effects are also identified on physical resources and natural resources as the appraisal recognises that although clustering of development, efficient land use and reuse of buildings is encouraged, there may still be incremental losses of habitats and species, depending on the location, nature and scale of future development. However, the policies place particular emphasis on the protection of surroundings, setting and local character and consequently minor positive effects are identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment. 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? There are significant positive effects identified for the objective to enable sustainable economic growth in the long term timescale.

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:

Derry City and Strabane District's Tourism Strategy 2018-2025, the requirement for a Tourism Benefit Statement / Sustainable Benefit Statement and wider tourism strategies and plans for the region and neighbouring Districts may help to enhance the positive effects for the social and economic sustainability objectives. Natural Environment, Landscape and Historic Environment Policies, the Place-Making & Design Vision / Policy For Countryside and Sustainable Benefit Statements will also help to maximise positive effects on the environmental sustainability objectives. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys

TOU 5 Major Tourism Development in the Countryside - Exceptional Circumstances				
Option	Policy thrust replicating PPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policy includes the requirement that a major tourism development must not have adverse impacts on residential amenity, traffic generation etc. which will help to safeguard against negative impacts on health and well-being. If the major development provided delivers facilities for recreation / outdoor activity that are also accessible to the local community, it may have positive effects on physical health. There may be indirect positive impacts on wellbeing from prosperity delivered through a major development employment.
2... strengthen society.	+	+	+	There could be community facilities or shared space associated with the major development. It could potentially deliver new shared space. It should, by its nature bring jobs to a rural area which could help to support the community and could make a rural area become a new destination. There is a requirement through the policy criteria to deliver community benefit for any a project coming forward through this policy. Development brought under this policy should, by its nature, deliver a net benefit to the local community.
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	There is an indirect link if a new tourism development provides an opportunity for interpretation or enrichment. However, the overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	Development brought under this policy should, by its nature, deliver an exceptional benefit to the tourism industry. It should, by definition, provide jobs in rural communities. There is also a policy requirement through Appendix 2 Sustainable Benefit Statement for a significant utilisation of local goods and services, including trades and crafts and for farm or broader rural diversification. Although the potential frequency/likelihood of this type of project coming forward over the life of the plan is very limited, if a successful project is brought forward it will deliver a significant positive effect on this objective.
6... manage material assets sustainably.	0	0	0	The requirement to adhere to other rural development policy means that new development should not adversely affect any existing infrastructure. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	?	?	?	Impact will depend on the nature, scale and location of any development brought forward. A major development which occupies a considerable footprint may result in greenfield land loss, or losses of semi-natural habitat. However, the requirements of Appendix 2 Tourism Benefit Statements may help to reduce the scale of any negative effects.
8... encourage active and sustainable travel.	0	0	0	Development outside of settlement limits 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 walking and cycling routes. The policy may be strengthened by encouraging developers to identify linkages to active and sustainable transport to be made where they are available. A new major development would have limited influence over the objective, connectivity would only be to/from the asset. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Development could result in emissions from the development itself and from any associated transport requirements. The effect is difficult to predict as it depends on the nature, location and scale of the proposal. It is unlikely to have perceptible effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	All proposals must meet the General Development Principles & Policies in terms of Sustainable Development. GDP2 relates to mitigation against the effects of climate change, adaptation to its impacts, and ensuring resilience and includes a number of measures that developers should consider incorporating in a major tourism development. It also cross refers to Policy GDPOL 1 in respect of energy efficiency, renewables generation / micro generation, green infrastructure and Sustainable Drainage Systems (SuDS and low or zero carbon technologies). A neutral effect is predicted.

11... protect, manage and use water resources sustainably.	0	0	0	Development outside of settlement limits will not have access to mains drainage and wastewater treatment. General policy GDPOL 1 covers adequate treatment of effluent and sufficient water supply and the use of SuDS (also encouraged through GDP 2). The application of GDP 6 on ecosystems services may also help to encourage net gains to be made. A neutral effect is predicted.
12... protect natural resources and enhance biodiversity.	0	0	0	Effects will depend to an extent on the nature, scale and location of any development brought forward. 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 semi-natural habitat. However, the requirements of Appendix 2 Tourism Benefit Statements for development to include measures that will enhance biodiversity, for example through the creation or improvement of wetland or woodland habitat should help to avoid any perceptible negative effects. A neutral effect is predicted.
13... maintain and enhance landscape character.	0	0	0	Effects will depend to an extent on the nature, scale and location of any development brought forward. 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. Protection and enhancement will also be delivered through GDPOL 2 which includes a number of requirements to support the integration and enhancement of development in the landscape. This will have to be clearly demonstrated through the Tourism Benefit Statement. A neutral effect is predicted.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Effects will depend to an extent on the nature, scale and location of any development brought forward. 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. Developer consideration of impacts will have to be clearly demonstrated through the Tourism Benefit Statement. A major tourism development could potentially deliver positive impacts in the case of heritage-led development around a historic environment asset.

Summary of Policy:

This policy makes provision for major tourism development projects (including accommodation and amenities) in the countryside in exceptional circumstances for proposals that offer exceptional benefit to the tourism industry in the District. Policy TSM4 of PPS16 has been carried over with no amendments new words added to say that demonstration of exceptional benefit to the tourism industry *in the District or Region*. The J& A has been shortened and updated.

Reasonable Alternatives:

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

TOU 5 has a minor positive effect on the majority of the social sustainability objectives. The policy includes safeguards against development which may lead to amenity, safety or nuisance impacts on people living or working near to a proposal, and a major development may provide opportunities for recreation / outdoor activity that are also accessible to the local community. Development brought under this policy should, by definition, deliver an exceptional benefit to the tourism industry and therefore a significant positive impact is identified for the objective to enable sustainable economic growth. The appraisal recognises that a major tourism development in the countryside could potential have adverse effects on the environmental sustainability objectives. However, the requirement for proposals to meet all General Development Principles and Policies and to be accompanied by a Tourism Benefit Statement and a Sustainable Benefit Statement provides sufficient confidence that negative effects can be avoided for the majority of the objectives leading to neutral or negligible scores. An uncertain effect is identified for physical resources as impact is very much dependent on the nature and scale of any development brought forward. A minor positive effect is identified for protecting, conserving and enhancing the historic environment as the policy amplification explains that the impact of proposals on rural character, landscape and natural / built heritage will be an important consideration and a major tourism development could potentially deliver positive impacts in the case of heritage-led development around a historic environment asset. This option is considered to be a sustainable option.

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The application of general development principles GDP 3 and GDP 5 will help to enhance positive effects on health and well-being and active and sustainable travel. GDP 2 and GDP 6 will also help to enhance the positive effects of the environmental sustainability objectives. For qualifying projects, an EIA will help to identify impacts and design effective mitigation to reduce the risk of negative effects on the environmental sustainability objectives. Development should complement the District’s overall Tourism Strategy 2018-2025. It and wider tourism strategies and plans for the region and neighbouring Districts may help to enhance the positive effects for the social and economic sustainability objectives. Natural Environment, Landscape and Historic Environment Policies, the Place-Making & Design Vision / Policy For Countryside and Sustainable Benefit Statements will also help to maximise positive effects on the environmental sustainability objectives.</p>	

MIN 1 Minerals Development				
Option	Policy Option that delivers the strategic thrust of the SPPS & PSRNI.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Unlikely to have a positive impact on health and wellbeing. However, the policy seeks to prevent negative effects in respect of public safety, human health and amenity of people living or working nearby; and road safety and convenience of road users. The overall impact on the objective is neutral.
2... strengthen society.	0	0	0	Provides jobs which would predominately be in rural location and would help to support rural communities. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	Allows quality materials to be locally sourced for construction of new housing (both within and outside the Council area). This policy could contribute indirectly to the delivery of good quality sustainable housing. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	Maintains a local industry which can indirectly influence the objective through relationships with education and skills training providers. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	Supports the creation of a range of job types that are accessible. Helps to make the best use of location. Protective measures help to make the District a more attractive place to live, work, visit and invest. Sustaining an indigenous minerals industry is an important part of delivering sustainable economic growth.
6... manage material assets sustainably.	0	0	0	Most mineral workings will not require significant infrastructure / utilities and will not produce appreciable quantities of waste. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	+	+	+	The policy seeks to protect the natural environment and to enable the minerals industry to operate sustainably. It offers specific protections to important earth science features. It enables materials to be locally sourced where they are available. It may consume land for the duration of the extraction, but this will be offset by the requirement for restoration afterwards.
8... encourage active and sustainable travel.	0	0	0	The minerals industry is generally not compatible with encouraging active and sustainable travel. Sites are normally rural and these are not typically accessible to active / sustainable travel and rail transport for bulk minerals is not developed in NI. Local sites may reduce overall haulage distances. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	There may be some emissions from plant machinery, transport and dust. Dust and other polluting emissions will be controlled through policy and permitting. There is not anticipated to be a perceptible impact on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	Plant and transport emissions are likely to include greenhouse gases. Locally sourced minerals can reduce transport requirements. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Minerals development will be expected to demonstrate that it will not result in an unacceptable adverse impact on the water environment. The provision of reliable protective measures will be an important factor in assessing the acceptability of the extraction proposal. This will help to safeguard against negative impacts on the water environment. This includes consideration of hydrological effects in proximity to peat / bog resources or other water-dependent habitats. Excavation in river valleys could create extra flood water storage areas. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	-	-	-	The policy preference is towards extensions rather than opening new sites. There is potential for some localised losses of biodiversity, however policy will protect against unacceptable negative effects. The policy would will permit some extraction of peat, but not unacceptable losses - this would be assessed in conjunction with Natural Environment policies and consultation input. It is hoped that minor negative effects would be reduced over time through mitigation and restoration, more certainty can be delivered on restoration and reinstatement through the linked policy MD5.

<p>13... maintain and enhance landscape character.</p>	-	-	-	<p>Minerals development is of a nature where there is a greater risk of adverse impacts on landscape character. Development which would have significant / unacceptable impacts would not be permitted, however some negative effects may still occur. It is hoped that minor negative effects would be reduced over time through mitigation and restoration, more certainty can be delivered on restoration and reinstatement through the linked policy MD5.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	+	+	+	<p>Minerals exploration and working may impact sites of archaeological and historic interest. Minerals development within or in close proximity to areas which have been or are to be designated, scheduled or listed because they contain features of archaeological or historic interest will not normally be given permission where they would prejudice the essential character of such areas. Policy would also allow archaeological features to be assessed, recorded and preserved.</p>
<p>Summary of Policy:</p> <p>The Council will grant planning permission for minerals development where it meets the requirements of GDPOL 1 and it is demonstrated that the proposal will not have unacceptable adverse impact on receptors indicated within the policy. All minerals applications must include the proposed details of restoration and aftercare of the site in accordance with MIN 5.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>While several influences on the social sustainability objectives are identified, this policy is unlikely to generate any positive impacts. However, the policy will contribute to safeguarding against negative impacts from new minerals development on people and communities in terms of nuisance and safety. While some influences are identified in respect of the economic sustainability objectives of education and material assets, the overall effect is negligible. Significant positive impacts are identified for the objective to enable sustainable economic growth, recognising the contribution that a sustainable indigenous minerals industry can bring to an area. Minor positive effects are also identified for the objective to protect physical resources and use sustainably. Minor positive effects are also identified for the objective to protect, conserve and enhance the historic environment and cultural heritage. A number of influences, both positive and negative are identified for the environmental objectives to encourage active and sustainable travel, to improve air quality, to protect, manage and use water resources sustainably and the objective relating to climate change. However, these influences are unlikely to give rise to a perceptible effect and a negligible score is recorded. Minor negative effects are reported for protecting natural resources and enhancing biodiversity and maintaining and enhancing landscape character. The nature of minerals development means that it may be difficult to avoid or mitigate all effects satisfactorily. The linked policy MD5 will help to ensure that restoration will occur, which may help to offset some of these effects, however this is unlikely to occur in the timescales covered by this LDP. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.</p>				
<p>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.</p>				

Measures to reduce negative effects and promote positive effects:

Environmental Impact Assessment, Habitats Regulations Assessment and/or other relevant impact assessments. MIN1 will be further strengthened by MIN2 and MIN5. Restoration will help to offset the minor negative effects on natural resources and landscape.

MIN 2 Areas of Constraint on Minerals Development (ACMDs)				
Option	ACMD Policy direction as set out in the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The existing ACMDs are designated for their intrinsic landscape value - they retain areas of natural environment that are a pleasant place to be in. This indirectly delivers benefits for health and well-being. Amenity value will be a consideration in reviewing ACMDs at LPP.
2... strengthen society.	0	0	0	Some ACMDs may incorporate areas of shared space. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	Constraining areas for mineral extraction through the application of ACMDs can indirectly influence housing through the supply/provision of resources for construction. However, the approach is to balance the ACMD and retain sufficient access to resources and overall the option should not have any perceptible effect on the 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 ACMDs will constrain access to mineral resources in certain areas, it will also help to protect areas that are particularly important for their landscape value. There are considered to be adequate resources of minerals located outside the ACMDs elsewhere within the District to meet anticipated need, and the option should not constrain economic growth. This may help to support the objective in terms of facilitating other types of economic development linked to sustainable tourism, leisure and recreation and may help to make the District a more attractive place to live, work, visit and invest.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	Earth science features included within ACMDs would remain protected. The option also provides the opportunity to review boundaries at LPP. The approach of identifying ACMDs on the basis of sound evidence enables the minerals industry to operate sustainably and enables materials to continue to be locally sourced. The option helps to retain semi-natural land and reduce risk of pollution.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	Mineral extraction has the potential to impact air quality so there may be some indirect influences, but overall the option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The option will indirectly protect habitats such as peatland, wetland and native woodland that capture carbon and/or water.
11... protect, manage and use water resources sustainably.	+	+	+	Existing ACMDs create a buffer around water resources (river valleys) and flood plains. This may help to reduce impacts on water quality, though it is acknowledged that mineral activities should not be emitting polluting discharges regardless of location.
12... protect natural resources and enhance biodiversity.	+	+	+	The option helps to protect/ enhance local biodiversity and wildlife corridors. It will also protect designated sites and buffers. Current ACMDs do not fully cover the SAC and the option provides the opportunity to review and, where required, redefine the boundaries of the designation. The overall approach helps to preserve green and blue infrastructure.
13... maintain and enhance landscape character.	+	+	+	The option will protect the setting of prominent landscape features, such as river corridors and mountain valleys. It protects areas designated for their landscape value and helps to minimise visual intrusion.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++ +</p>	<p>Identifying ACMDs allows 'sense of place' to be conserved in rural settings. It may indirectly protect some areas and sites recognised for their heritage value, including archaeological and built heritage. It allows the opportunity to incorporate new areas which are recognised for their archaeological or built heritage value at LPP.</p>
<p>Summary of Policy:</p>		
<p>Within Areas of Constraint on Minerals Development, there will be a presumption against the granting of planning permission for the extraction and / or processing of minerals, including extensions to existing operations. These areas are protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural and historic environment). This Policy replicates the policy intent of the SPPS and carries forward those ACMDs which were identified in the DAP and SAP. It states in the Policy J&A that consideration of any boundary revision or any additional ACMDs will be done at the Local Policies Plan (LPP) stage and will be based on the identified tests contained in the SPPS.</p>		
<p>Reasonable Alternatives:</p>		
<p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>The identification of ACMDs for their intrinsic landscape value delivers retains areas of natural environment that are a pleasant place to be in, which indirectly delivers a minor positive effect on health and wellbeing. There are no perceptible effects on the other social sustainability objectives. The protection of areas that are particularly important for their landscape value will help to facilitate economic development linked to sustainable tourism, leisure and recreation and should not noticeably constrain the supply of local minerals as there should be adequate supplies available elsewhere outside the ACMD. Minor positive effects are identified for enabling sustainable economic growth but no other effects are identified on the economic sustainability objectives. A positive impact is identified for all of the environmental sustainability objectives except the objectives to encourage active and sustainable travel and to improve air quality, where the effect is negligible. These positive effects of protecting areas of semi-natural land are significant in respect of the objectives to protect physical resources, natural resources and to maintain landscape character. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character.</p>		
<p>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.</p>		
<p>Measures to reduce negative effects and promote positive effects:</p>		
<p>Consideration to be given at LPP stage on reviewing designated areas in context of landscape character, amenity, earth science / natural heritage features and historic environment.</p>		

MIN 3 Mineral Reserve Areas (MRAs)				
Option	Protection of certain economically valuable minerals in line with PSRNI policy thrust.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	May potentially reduce opportunity for maintaining family cohesion if a MRA is identified that would prevent families remaining close to each other, although extensions would be permitted. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	There is a slight possibility that some facility or service may be prevented through a MRA, but there should be alternative sites available. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The option could affect the delivery of a locally identified need. However it would permit extension or replacement of occupied dwellings. The potentially affected areas would be small, impacts are negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	?	?	Current knowledge is that there are no areas in the District that merit identification as a MRA, however, should an important resource be discovered in the District in the future, this policy would enable it to be protected from development and allow its future exploitation which may have a positive impact on the objective. The impact for the short term is negligible based on current knowledge, uncertain for the future. Mineral prospecting is ongoing in the District and there is the potential for a resource to be identified. The identification of a MRA may pose a slight constraint on businesses if they are located within it, the effects would be very localised and not perceptible overall across the District.
6... manage material assets sustainably.	0	0	0	Any MRA identified in the future is unlikely to extend across a wide area and is unlikely to preclude the delivery of new infrastructure.
7... protect physical resources and use sustainably.	0	?	?	The option enables minerals to be locally sourced where available. It retains the potential future use/benefit of physical resources, and enables the minerals industry to operate sustainably. The impact is uncertain based on current knowledge, but could be significant positive if a resource were to be discovered that warrants protection.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	?	The option would potentially result in the temporary safeguarding of an area from development, but ultimately may lead to more impacting development and energy usage. The effect would depend on the nature of the area to be protected and the nature of the resource that is being safeguarded.
11... protect, manage and use water resources sustainably.	0	0	0	The policy would not directly deliver development but would temporarily safeguard an area from other types of development. Mineral exploitation could have water demands, and may pose a risk to surface and groundwater. The option relies on MIN1 to strengthen protection and mitigate against negative effects.
12... protect natural resources and enhance biodiversity.	0	0	?	The option could potentially result in the temporary safeguarding of an area from development, but ultimately may lead to more impacting development. The policy will take nature conservation designations and biodiversity into consideration should any potential resources be identified as meriting a Reserve Area. However, the location of the mineral deposit will be derived from the geology and this may lead to potential conflict between the resource area and natural resources / biodiversity. The option also relies on MIN1 to strengthen protection and mitigate against negative effects.

13... maintain and enhance landscape character.	0	0	?	The impact is dependent on whether any MRAs come forward and where they are located. The option would take landscape character into consideration should any potential resources be identified as meriting a Reserve Area. The option also relies on MIN1 to strengthen protection and mitigate against negative effects.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	?	The impact is dependent on whether any MRAs come forward and where they are located. The option would take identified historic environment assets into consideration, should any potential resources be identified as meriting a Reserve Area. The option also relies on MIN1 to strengthen protection and mitigate against negative effects, including for buried archaeology.
Summary of Policy:				
Mineral Reserve Areas (MRAs) may be defined around minerals resources, which should be conserved due to their particular local or regional economic value. Surface development which would prejudice future exploitation of these mineral resources will not be permitted. In addition to the above, the requirements of MIN 1 will also apply. This is a policy similar to that contained within the PSRNI, to protect certain minerals that are of particular value to the economy. Clarification has been added to re-assure that MRAs will only be used where really necessary.				
Reasonable Alternatives:				
No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.				
Summary and comparison of options against the Sustainability Objectives:				
There are no currently identified mineral reserve areas in the District to which this policy would apply but the policy will allow the opportunity for a MRA 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 MRA 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. Potential positive and negative effects are identified for the objective to enable sustainable economic growth in the medium and long term, as the exploitation of a valuable mineral resource could deliver substantial benefits, but it may also constrain other types of economic development depending on its location. Uncertain effects in the long term are also identified for several of the environmental sustainability objectives, as the option could potentially result in the temporary safeguarding of an area from development, but may ultimately lead to more impacting development. Effects cannot be predicted as they are dependent on whether any MRAs come forward and where they are located. However, MIN1 and other operational policies will provide some protection against negative effects. 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? No likely significant effects are identified for the preferred 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 supplied by DfE / GSNI will be a key aspect supporting a designation. Consideration should be given to amenity, natural and historic environment features if designating a MRA.

MIN 4 Valuable Minerals				
Option	Policy thrust of PSRNI / SPPS with strengthened wording in relation to presumption against.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The exploitation of valuable minerals is unlikely to have a positive impact on health and wellbeing, however through the linked policy MIN1 the option will seek to prevent negative effects and protect the public safety, human health and amenity of people living or working nearby; and road safety and convenience of road users. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	This option may help to provide jobs which would predominately be in rural location and could help to support rural communities. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The option would have a negligible effect on this objective. The discovery of a valuable mineral resource may sterilise a localised area against new housing development (through the establishment of a MRA).
4... enable access to high quality education.	0	0	0	Development under this policy may enable opportunities for apprenticeships and skills training. Any effects may take a while to be established as no proven resources are currently identified. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	?	?	?	At present there is no evidence that this type of development could / would occur in the District. The policy helps to keeps options open and allows best use of location to be made. It supports innovation and competitiveness and, if a resource is identified could enable the creation of a range of job types that are accessible especially to areas of greatest deprivation. Economic benefits from valuable minerals exploitation could be significant. However, development of this type could have the potential to reduce attractiveness for tourism. Measures as suggested in MIN1 may help to safeguard tourism assets.
6... manage material assets sustainably.	?	?	?	Valuable mineral workings may require significant infrastructure / utilities and may produce waste. The impact will depend on what type of development occurs and where.
7... protect physical resources and use sustainably.	+	+	+	The option enables the minerals industry to operate sustainably and allows minerals to be locally sourced where available.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option may give rise to some potential effects from plant and transport emissions. Dust and other polluting emissions would be controlled through policy and permitting / regulation. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	?	?	?	Mineral extraction may have substantial energy demands. Plant and transport emissions will include greenhouse gases. Mining and associated infrastructure may influence hydrology which in turn may affect habitats that store carbon. The impact depends on what proposals come forward and where. Unacceptable impacts should be mitigated to acceptable levels, however there is less certainty that this would occur than for proposals under MIN1.
11... protect, manage and use water resources sustainably.	?	?	?	Minerals development has the potential to pose a risk of significant effects on water quality. Criteria in MIN 1 will seek to avoid adverse impacts on water quality and all proposals would still be obliged to meet the requirements of the Habitats Directive. However, impacts on groundwater could be more difficult to determine and monitor.
12... protect natural resources and enhance biodiversity.	?	?	?	Underground extraction would have a different effect on natural resources than surface mining. Noise, lights, vibration etc. may cause disturbance to species. The effect would depend on the nature, location and extent of development. However, all proposals would be obliged to meet the requirements of the Habitats Directive.

13... maintain and enhance landscape character.	?	?	?	Underground extraction would have a different effect on landscape character than surface mining. Surface footprint and associated infrastructure may affect landscape character. The SCA designation means that most sensitive landscapes are protected from mineral development under MIN4. However, elsewhere in the District there could still be some minor negative effects. The impact would depend on the nature, location and extent of development.
14... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	The protective criteria of MIN1 would apply to development under this option. Impacts on the historic and cultural environment would be assessed on a case by case basis but policy demands no unacceptable adverse impact. Development may enable archaeological features to be discovered, assessed, recorded and preserved. Any adverse effect is likely to be localised. The impact would depend on the nature, location and extent of development.
<p>Summary of Policy:</p> <p>Applications to exploit minerals, limited in occurrence and with some uncommon or valuable property, will be considered on their merits. There will not be a presumption against their exploitation in any area apart from within designated Special Countryside Areas. This policy is similar to that in the PSRNI and the SPPS. It also references the designated areas - for landscape, visual, heritage, nature, etc., as well as ACMDs. Even though DfE has advised that there are no financially viable areas suitable for hydrocarbon extraction, we will retain this as part of the policy to align with surrounding Councils and in case it does become financially viable in the future. It should be noted that MIN 4 changes the emphasis of the SPPS in that it replaces the wording “should be a presumption against” with “will be a presumption against”.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>There are currently no proven valuable mineral resources areas in the District to which this policy would apply, but the option would allow the opportunity for a valuable mineral to be extracted in the event that a feasibly extractable deposit is identified in the future. As a consequence it is difficult to identify and assess any potential effects in the appraisal as the type of mineral, its location and the method of extraction is unknown. Some potential influences are identified for the social sustainability objectives, but none are considered to be strong enough to deliver a perceptible effect. A mixture of positive and negative effects are identified for the objective to enable sustainable economic growth - the policy helps to keeps options open and allows best use of location to be made, however development of this type could potentially reduce the District’s attractiveness for tourism. By enabling mineral resources to be extracted, a minor positive impact is identified for the objective to protect physical resources and use sustainably. The policy has no effect on encouraging active and sustainable travel and the predicted effect on air quality is negligible. Effects on the remaining environmental sustainability objectives are uncertain, they cannot be predicted as they are mainly dependent on the nature, location and extent of development. Other linked minerals policies such as MIN1, MIN2 and MIN5 will reduce the risk of permanent negative effects, while policies arranged under Part E of the LDP (Environment) will also deliver specific safeguards that will benefit the environmental sustainability objectives. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				

Measures to reduce negative effects and promote positive effects:

Environmental Impact Assessment, Habitats Regulations Assessment and/or other relevant impact assessments. MIN1 will be further strengthened by MIN2 and MIN5. Requirements for restoration under MIN 5 will help to offset any potential negative effects on natural resources and landscape.

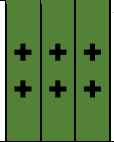
MIN 5 Restoration				
Option	Policy in line with existing strategic policy direction and introduction of restoration bonds.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	+	Restoration of mineral sites may create a more pleasant environment which can indirectly influence well-being in a positive manner. The option requires consideration to be given to needs of local community and it may result in the delivery of new open space. The option to obtain a bond creates more certainty that restoration / positive effects will be delivered. However, the effects are more likely to be delivered over subsequent plan cycles. Restoration may help to leave quarry in a safe state.
2... strengthen society.	0	0	+	The option requires consideration to be given to needs of local community for restoration proposals and it may result in the delivery of new open space. Noted that minerals restoration may not be located convenient to communities. The effects are more likely to be delivered over subsequent plan cycles.
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.	0	0	+	Restoration will place a financial burden on the developer. Restoration will help to make best use of location, even in terms of restoring a former site to agricultural use. The option has the potential to deliver an asset which may benefit tourism, but opportunity would depend on the location and nature of the development. It could potentially help to support the rural economy. The restoration work itself can help to support jobs.
6... manage material assets sustainably.	0	0	0	Policy requires the developer to retain suitable inert 'waste' material for use on site in restoration to reduce the need for importation of fill. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	+	+	+	The option enables the minerals industry to operate sustainably. It may potentially provide / enhance earth science sites and retains potential future use/benefit of physical resources. The number of quarries that this policy will apply to will be limited.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Restoration may indirectly help to create or enhance habitats that capture carbon or water. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Restoration may help to improve the quality of surface and ground water. Restoration may lead to opportunity to create a new waterbody. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	+	+	+	The option aims to replace any biodiversity that has been lost and deliver a greater gain for biodiversity within the former quarry site. Phasing of restoration can bring forward benefits to the short term. When taken in the context of the existing baseline, where there is no requirement for quarries to be restored, the effects could be significant over the long term.

13... maintain and enhance landscape character.	+	+	+	While certain types of quarry may not be able to be fully restored and integrated into the landscape, this policy will help to restore a more natural-looking landscape which can deliver overall benefits to landscape character. Over time as vegetation matures, this can become significant.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	There are unlikely to be any archaeological assets within mineral excavations, however there may be industrial heritage. Consideration of the setting of any surrounding heritage assets would be a factor in restoration plans.
Summary of Policy:				
Planning permission for all new minerals development will be conditional upon the satisfactory restoration of proposals. It is considered that Policy MIN 5 reflects the policy directions as set out in the SPPS. The use of restoration bonds is a new policy tool, which will be used to ensure that the Council achieves effective compliance. It is considered that the policy tool is consistent with the SPPS and relevant legislation.				
Reasonable Alternatives:				
No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.				
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. A minor positive effect on the objectives to improve health and well-being and to strengthen society is identified for the long term timescale for this option. The option requires consideration to be given to needs of local community and it may result in the delivery of new open space or other asset which may deliver well-being benefits. A long-term minor positive effect is also identified for the objective to enable sustainable economic growth as the restoration may help to develop an asset that can generate a new type of income, directly or indirectly. As the policy encourages phased / progressive restoration and consideration of plans from the outset, benefits to some of the environmental sustainability objectives may be delivered from the short-term timescale. Minor positive effects are identified for the objectives to protect physical resources and use sustainably, to protect, conserve and enhance the historic environment and cultural heritage, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. In the case of the latter two, the effects should strengthen to significant positive over the long term timescale. 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? There are significant positive effects identified for the objectives to protect natural resources and enhance biodiversity and to maintain and enhance landscape character over the long term timescale.				
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:

Linkage with Local Biodiversity Action Plan, Community Planning and Green Infrastructure plans to identify opportunities for restoration and community need.

AD 1 Signage & Outdoor Advertisements and AD 2 Advertisements and Heritage Assets				
Option	Signage and advertising policy thrust in line with SPPS / Central Government feedback.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option is an important contributor to maintaining public safety. It helps to prevent the obstruction of views by signage and reduces the risk of drivers becoming distracted at road accesses and junctions.
2... strengthen society.	0	0	0	The option facilitates advertisements for facilities and services that may identify a community. Properly sited and maintained signs can contribute to sense of community. Quality signage can help to support placemaking and may help to drive rural inclusion. The overall impact on the objective is negligible.
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.	+	+	+	Signage and advertisement is an important element of promoting businesses. The option supports competitiveness. Proper regulation of advertisement is a factor in making the District a nicer place and contributes to sustainable tourism. Wayfinding is an important contributor to supporting vitality and vibrancy in city and town centres. AD 2 can deliver significantly in this regard if advertising is applied correctly in conservation areas.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8... encourage active and sustainable travel.	0	0	0	The option is unlikely to have a perceptible impact on encouraging active and sustainable travel. Advertisements and signage which help to signpost active and sustainable travel routes (mainly finger signs) would generally be enabled through permitted development.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective.
13... maintain and enhance landscape character.	+	+	+	Regulation of signage and advertisement helps to minimise visual intrusion on transport corridors and coming in to edge of settlements.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>		<p>The preservation of the setting of the historic environment and features of the historic environment is main thrust of AD 2. The option prevents inappropriate signage / advertising detracting from the appearance of a monument or building, especially in ATCs / AVCs and Conservation Areas.</p>
<p>Summary of Policy:</p>		
<p>Policy AD 1 - Signage & Outdoor Advertisements - Policy in line with DfI Roads, SPPS - an advertisement should not adversely affect safety of public and should respect amenity. Policy reflects DfI Roads advice and reference to LED lighting is included in the accompanying J&A.</p> <p>Policy AD 2 - Historical or Character Areas. Provides specific policy management for our heritage assets in line with HED feedback, and that of Members, suggesting a 'presumption against' such signage. Reference is also included to signage aspects of the Management Plan / Conservation Plan for Derry Walls.</p> <p>Policies AD 1 and AD 2 have been appraised as a group, as both policies are working to the same aim, respecting safety, amenity and local character.</p>		
<p>Reasonable Alternatives:</p>		
<p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>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 delivers a significant positive impact on the objective to improve health and well-being. Encouraging high quality signage is also an important factor in enabling businesses to attract customers and helps to improve the visitor experience in our settlements and rural areas, leading to significant positive impacts on enabling sustainable economic growth. The main thrust of AD 2 is the preservation of the character and setting of our heritage assets, leading to significant positive effects on this objective. There are also minor positive impacts on maintaining and enhancing landscape character through ensuring that advertising and signage is appropriate to its surroundings. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 protect, conserve and enhance the historic environment and cultural heritage.</p>		
<p>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.</p>		
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>		

AGR1 Farm and Forestry Diversification, AGR 2: Farm and Forestry Development and AGR 3 The Conversion and Re-Use Of Existing Buildings for Agricultural and other Suitable Rural Uses				
Option	Policy thrust in line with PPS 21 / SPPS and with a Green Belt consideration.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option could help to sustain social contact and intergenerational contact in rural areas, especially if reusing old buildings for community projects. It may help to support family cohesion by enabling family members to stay on the farm where otherwise they might need to leave to obtain employment. The option includes health and safety considerations and will also work to safeguard human health in the context of avoiding amenity or nuisance impacts. The scale of the rural area in the District and deprivation in the context of the opportunities that can be brought by this delivers an impact in the context of the baseline.
2... strengthen society.	+	+	+	The option promotes positive social interaction and will help to give rural communities appropriate access to facilities and services. It helps to meet identified needs that will reduce inequalities experienced by the most deprived communities.
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 effect of the option is dependent on what buildings are brought back into use and what the purpose is - use types such as hubs for training, education or childcare would deliver benefits. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	The option helps to support and sustains a rural economy. Enabling diversification helps to support the creation of a range of job types that are accessible, especially to areas of greatest deprivation. By supporting the agri-food industry this option can help to sustain jobs in the countryside.
6... manage material assets sustainably.	0	0	0	Although any development occurring as a consequence of the option will be in the countryside, it will usually be associated with existing infrastructure and should not place pressure on material assets. Demand for utilities and infrastructure will depend on the nature and scale of the development, but is unlikely to have a perceptible effect. Development in the countryside may give rise to additional waste. AGR3 includes the requirement that all necessary services are available or can be provided. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	-	-	-	The option places emphasis on the reuse of buildings in preference to new curtilage, however AGR2 in particular may result in the conversion of greenfield land to developed land and incremental loss of semi-natural land.
8... encourage active and sustainable travel.	-	-	-	The option will facilitate development in the countryside which may enable people to work near to where they live or even on their own land. However, if travel is required, it is not likely to occur through walking / cycling or public transport and development in the countryside will be disproportionately reliant on cars.
9... improve air quality.	0	0	0	Development associated with agriculture poses a risk of increasing emissions of ammonia, however criteria AGR2 (f) will serve to ensure that emissions are managed to not present adverse impacts. The option may enable farm businesses to diversify to other types of agriculture that generate fewer emissions. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	-	-	-	Agriculture is a major contributor to greenhouse gases. This option will not help to encourage a reduction in polluting forms of transport and is unlikely to reduce emissions from agricultural sector.

<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This option may enable development types that may indirectly affect water quality. Land spreading of manure / litter / slurry has the potential to affect water quality adversely, however these effects may be regulated under nitrates management plan. Permission would not be granted unless a management plan was in place and decisions would be informed through consultations with NIEA and Environmental Health. Criterion (c) of AGR1 and criteria (d), (f) and (g) of AGR2 have been included to provide safeguarding against adverse impacts on the natural environment including water. Planning decisions would rely on evidence from consultees, such as the granting of a discharge consent, etc. It is considered that the risk of negative effects will be satisfactorily controlled through policy and the overall impact on the objective is negligible.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The option is considerate of protecting biodiversity and encourages reuse of buildings in preference to new development (noting that building reuse may pose a risk to certain species of conservation concern). Criteria (c) of AGR1, (f) of AGR2 and (h) of AGR3 all deliver protection for natural resources. AGR2 includes a criterion specific to ammonia, which is a key sustainability issue. The policy also recognises the importance of preserving ecosystem resilience. The higher test for development within the green belt will indirectly help to deliver additional protection. It is considered that the risk of negative effects will be satisfactorily controlled through policy and the overall impact on the objective is negligible.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option includes the requirement under each policy that new development must integrate and be appropriate and respect its surroundings in terms of location, character and scale. Policy amplification also considers prominent, skyline or top of slope ridge locations to be unacceptable. Development must meet higher standards for clustering and integration in green belt areas.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option places emphasis on reuse rather than new development as a first preference, which may help to bring older buildings back in to use. AGR1 and AGR2 both include avoidance of adverse impact on historic environment in their policy criteria. AGR3 has more specific policy requirements relating to the conversion or refurbishment of a building listed as being of special architectural or historic interest and includes cross referencing to HE policy.</p>

Summary of Policy:

AGR 1 - This is essentially a slightly amended replication of CTY 11 (PPS21) with a Green Belt consideration. This policy permits a farm or forestry diversification proposal where it can be demonstrated that it is to be run in conjunction with the agricultural operations on the active and established farm.

It also sets out criteria which must be met, and states that proposals will only be acceptable where they involve the re-use or adaption of existing farm buildings. Additional J&A states a new building is only allowed in prescribed exceptional circumstances and diversification proposals should be of a scale and nature appropriate for the location, conform to rural design policies CY1 & 2 and be capable of satisfactory integration into the rural landscape. Green Belt: new text is added in the policy stating applicants will need to demonstrate a site-specific need to be located at the proposed location within the Green Belt, and why the proposal cannot be located in a nearby settlement.

AGR 2 - This is a slightly amended replication of CTY 12 (PPS21), including a specific reference on Ammonia (arising from intensive livestock practices) as well as a Green Belt consideration. An important additional insert into this policy is the reference to ammonia emissions which are being linked to damaging impacts on sensitive habitats, wider biodiversity and ecosystem resilience as well as human health. The policy permits development on an active and established holding and where it can be demonstrated that policy criteria are met. New build proposals will also have to demonstrate that they meet additional criteria. Green Belt: new text is included in the policy stating proposals within the Green Belt will only be permitted where it can be demonstrated that the development is needed to meet the essential requirements of the farm or forestry enterprise.

AGR 3 - This is a new policy based on 6th bullet point on page 54 of the SPPS and includes a Green Belt consideration. This policy should be read in conjunction with a number of policies included in the Draft Plan Strategy including AGR 1 Farm diversification, Relevant Retail Policy, Economic Development (Countryside) policy, Tourism Policy, Community Infrastructure. This policy permits the sympathetic conversion and re-use of a suitable buildings for a variety of alternative uses where this would

secure its upkeep and retention, and where the nature and scale of the proposed non-residential use would be appropriate to its countryside location. The aim of this policy is to facilitate the sympathetic conversion and reuse of locally important buildings for a variety of alternative uses where this would secure its upkeep and retention. Green Belt: Within the Green Belt, re-use will take priority over conversion / extension of the building or site curtilage. It will be for the applicant to demonstrate that a conversion or any extension is required and the building cannot be re-used in its current form.

Policies AGR 1, AGR 2 and AGR 3 have been appraised as a group as they all follow the same general theme of economic development in the countryside. There are in the region of 1,700 registered farms in the District and a significant proportion of applications per year may occur under these policies.

Reasonable Alternatives:

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

These policies enable positive social interaction and will help to give rural communities appropriate access to facilities and services, delivering minor positive impacts on the objectives to improve health and well-being and to strengthen society. The policies also help to support and sustain the rural economy, leading to a minor positive impact on the objective to enable sustainable economic growth, but there are no perceptible impacts on the other economic sustainability objectives. The policies may lead to incremental loss of semi-natural land, resulting in minor negative impact. Minor negative effects are also identified for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as development brought about under these policies will generally not benefit from accessibility to walking, cycling or public transport routes and will be disproportionately reliant on private vehicles. The policies encourage the re-use of buildings in preference to new development, which may enable some older buildings to be brought back in to use (with a policy cross-over with historic environment policy for important vernacular or listed buildings). This approach, along with the inclusion of criteria on integration and a higher test in green belt areas delivers a minor positive impact on the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. 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.
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What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred 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:

Cross-referencing with all applicable policies (for example, retail policy will also be applicable for a farm shop).

HOU1 Strategic Allocation and Management of Housing Land - Zoned Housing Land and LUPAs				
Option	Balanced allocation with moderate focus on Derry and Strabane and appropriate housing opportunities across remaining tiers and countryside			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policy enables an orderly allocation of facilities across the hierarchy- people and service providers will know what level of growth is going to occur, and in which settlements. This approach helps with forward planning of health service facilities.
2... strengthen society.	+	+	+	The phasing approach helps to coalesce development and create / maintain communities. The provision of an allocation to the countryside will help to sustain vibrancy in rural areas.
3... provide good quality, sustainable housing.	+	+	+	This approach will enable the delivery of housing with a mix of tenures and sizes. It will also help to meet locally identified housing need. It allows for specific social housing needs to be delivered, but this would not apply to housing developed for the private sector. It may help to reduce the number of vacant dwellings.
4... enable access to high quality education.	0	0	0	The approach gives certainty to education providers as to what growth is expected in a given area over the plan. New schools may be attached to committed housing zones and they would need to be delivered if these are developed. The overall impact on this objective is negligible.
5... enable sustainable economic growth.	+	+	+	There is an indirect link between jobs and housing, one will follow the other. The policy gives guidance on where housing will be located. City centre housing will support the vitality and vibrancy of city and town centres. This makes the best use of location and will help to make the District a more attractive place to live, work, visit and invest.
6... manage material assets sustainably.	0	0	0	The policy gives direction on future investment in infrastructure. The phased approach will ensure that infrastructure keeps pace with development and helps to encourage the reuse of derelict / brownfield land.
7... protect physical resources and use sustainably.	-	-	-	Phase 1 (existing commitments) will result in conversion of undeveloped / greenfield land to developed land. However, the later phases of this policy will enable more efficient use of land and avoidance of unnecessary increases in curtilage. Future phases will encourage growth to occur in the most sustainable manner by focusing new development more towards brownfield and urban capacity sites.
8... encourage active and sustainable travel.	-	0	+	The principle of allocation to the countryside is less sustainable than the principle of allocation in settlements in terms of access to active and sustainable transport. However, Phase 1 sites are in peripheral locations and may also not be as accessible to active and sustainable travel modes. Access will be reliant on service provision which is dependent on whether there is a critical mass to sustain a service. It is an issue arising from periphery located housing that has already received planning permission and is carried over from previous plans. Future phases will be able to be better integrated with existing and planned active and sustainable transport. Other factors may also work towards developing and improving accessibility to active and suitable transport routes, this investment and development will be reactive rather than proactive however in the long term it is expected that there will be an improvement in accessibility for the majority of development as integrated transport networks become established, especially in settlements.
9... improve air quality.	-	-	0	Phase 1 development may result in increases to congestion in some parts of the city. Over time, greater access to alternative active and sustainable transport options may emerge. New housing may have potential for accessing mains gas, there should not be any development that would not exacerbate problems in heating-related AQMA.
10... reduce causes of and adapt to climate change.	-	-	-	New housing will contribute to greenhouse gas emissions. While renewables are encouraged, they are not a requirement for inclusion in new housing.

<p>11... protect, manage and use water resources sustainably.</p>	-	-	-	<p>Constraints on waste water treatment capacity and drainage network issues have emerged during plan preparation. Development in settlements should have adequate WwTW capacity to treat waste water, if not, the provision of private / package treatment to meet required standards will be required. Development in the countryside may place pressure on water resources through septic tanks or other forms of private treatment, while the planning process requires that adequate treatment is in place, discharge consent and monitoring is not under the Council’s control. Housing zonings do not conflict with flood risk areas. Adverse effects of increased surface water / runoff which can influence pluvial flood risk may be reduced through other policies, such as GDPOL 1 and FLD 3.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	-	-	-	<p>Phase 1 will result in development of greenfield land which will result in a net loss of biodiversity. Phase 2 and subsequent development within the urban area may also result in some biodiversity losses. The scale of the adverse impact may be reduced through measures to encourage the retention of existing vegetation where possible and planting / landscaping which incorporates native species.</p>
<p>13... maintain and enhance landscape character.</p>	0	-	-	<p>Housing growth and housing in the countryside may impact landscape character, however the most sensitive landscapes will be protected from development. The scale of the adverse impact may be reduced through planting / landscaping and other development enhancement measures.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	0	0	0	<p>Housing growth may risk adversely affecting the setting of some assets. It may affect ‘sense of place’ in townscape and rural settings. However, the placemaking strategy and design principles should help to safeguard against negative impacts. Phase 1 housing will develop greenfield land which also has the potential for disturbing or destroying unrecorded archaeology. However, in conjunction with HE policy it would allow features to be recorded and assessed and the approach of zoning and phasing land may deliver the potential for heritage led development. The policy may result in some loss of older buildings in the countryside to replacement dwellings. The overall impact on the objective is negligible.</p>
<p>Summary of Policy:</p> <p>This is a new policy aimed at managing the release of housing land as we currently have an oversupply of commitments in comparison to the number of houses that are needed over the LDP period. The policy sets out the strategy for how we will manage housing supply into two phases and how these phases will be identified at LPP stage. There is also a provision made for an additional five year supply of land over and above what is required for the LDP period in accordance with the SPPS. The policy also sets out how housing land will be identified in villages and small settlements and how the use of LUPAs will be identified at LPP stage. The policy goes on to detail how housing will be delivered in the countryside.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across the District.</p>				

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>As this policy will not substantially influence development that is already committed, for some of the sustainability objectives it may take time before the effects of the policy begin to emerge. The policy approach delivers positive effects on all of the social sustainability objectives, with significant positive effects on the objective to provide good quality, sustainable housing as it will maximise the opportunities to deliver a range of house sizes, types and tenures and houses which meet locally identified needs. The effects on the economic sustainability objectives are mainly negligible, although some positive influences are recognised as the approach will help to enable education and infrastructure service providers to plan for the future. A minor positive effect is identified for enabling sustainable economic growth. Housing growth will have a minor negative effect on many of the environmental sustainability objectives, as many committed Phase 1 sites are on land that is currently undeveloped / greenfield. However, over time as the policy has greater influence over the siting of new development proposals it will encourage consolidation and the establishment of a more compact urban form. This should lead to an improvement to minor positive for encouraging active and sustainable travel, which should lead to a related improvements on air quality, reducing the impact to negligible from minor negative. There are several measures and related policies which may work together to help deliver a reduction in the scale of negative effects from housing growth. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to provide good quality, sustainable housing.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The adoption of design and placemaking principles, tree planting and natural heritage policies will help to offset natural resource losses. Supplementary design guides can help to reduce impact on landscape character and the historic environment. 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 use of sustainable drainage systems (SuDS) in new development / redevelopment (including as an alternative to culverts) and also as a mitigation measure in drainage assessments will help to reduce adverse effects on surface water flows. The implantation of the NI Greenways Strategy, NW Transport Strategy and DCSDC Green Infrastructure plan will help to develop linkages between areas and encourage modal shift to active and sustainable transport. The Collaborative Learning Initiative Managing and Adapting to the Environment (CLIMATE) project may help with ensuring that development is resilient and incorporates measures that help with managing the effects of climate change. The implementation of SCAs and Green Belt policy areas will help to protect landscapes.</p>	

HOU 2 Strategic Allocation of Housing in Settlements - other than Zoned Housing Land and LUPAs and HOU 11 Redevelopment of Existing Buildings, or Infilling of Sites for Housing

Option	Promote housing via redevelopment of buildings and development on appropriate vacant / underutilised land in line with RDS / SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	HOU2 requires that housing location is accessible and convenient to public transport / walking and cycling infrastructure. Housing in settlements in general should have better access to health, recreation and leisure facilities than dispersed housing in the countryside. HOU2 provides the mechanism for developing housing (by exception only) on land zoned for Open Space, however other policies should safeguard against negative impacts on health or wellbeing.
2... strengthen society.	+	+	+	These policies encourage positive social interaction and provide opportunities for city centre living / living in settlements. New development will have good access to shared space.
3... provide good quality, sustainable housing.	+	+	+	These policies enable new housing to be provided where there is a need identified. Will help to regenerate a derelict site into something that's useful. The quantum of housing delivered through this policy will be relatively low and the overall impact is minor.
4... enable access to high quality education.	0	0	0	The policies would result in small quantities of development and are unlikely to impact the objective. However housing in settlements more generally should have good access to all levels of education.
5... enable sustainable economic growth.	+	+	+	These policies enable more choice for housing with good access to jobs. They make best use of location and can help to make the District a more attractive place to live, work and visit. Housing in city and town centres can help to enhance vitality and vibrancy of the centre. These policies may indirectly help to increase the number of people coming to the District to work.
6... manage material assets sustainably.	+	+	+	The policies may help to return derelict sites to use. HOU11 encourages the reuse of resources. Where these policies are used there is likely to be good provision of infrastructure and utilities already in place.
7... protect physical resources and use sustainably.	0	0	0	The policies encourage land reuse which reduces the rate of new curtilage cover in the District. The quantum of housing delivered through this policy will be relatively low and the overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	These policies deliver housing that is accessible and convenient to public transport and walking and cycling infrastructure. They will benefit those without access to a vehicle.
9... improve air quality.	0	0	0	The policies encourage / make feasible the use of other modes of transport than the car. Development in settlements may have access to mains gas which may generate fewer polluting emissions. The quantum of housing delivered through this policy will be relatively low and the overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Development will contribute to some use of resources and will generate greenhouse gas emissions. However these policies may encourage less overall resource use as HOU11 would support the redevelopment of existing sites and overall they may enable occupants to have less reliance on the car. However the quantum of housing delivered through this policy will be relatively low and the overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Development in settlements should have access to adequate provisions of drainage and mains treatment. The quantum of housing delivered through this policy will be relatively low and the overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Some brownfield sites may have biodiversity and urban biodiversity can be present. Negative impacts may be reduced through measures such as biodiversity checklist. May indirectly help to relieve pressure on greenfield sites. However the quantum of housing delivered through this policy will be relatively low and the overall impact on the objective is negligible.

13... maintain and enhance landscape character.	0	0	0	Sites are located within settlements / developed areas. There will be no impact on landscape character. May indirectly decrease pressure on countryside. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The policies enable redevelopment of existing buildings, and require development to be in keeping the character of the area. This approach could potentially enhance townscape if derelict areas are renovated. The overall impact on the objective is negligible.

Summary of Policies:

HOU 2 This is a new policy to facilitate development outside of the planned management of housing land in HOU1. It is the LDPs intent that all new housing development within the plan area will be delivered on previously committed sites within the existing urban footprint. Additional land will not be zoned within the Local Policies Plan in accordance with this principle. However, planning permission will be granted for housing development on ‘brownfield sites’ within the urban footprint which are not zoned for housing or mixed use (to include an element of housing), subject to certain criteria.

This policy is needed as it recognises that there are significant opportunities for new housing on appropriate vacant and underutilized land, as the RDS sets a regional target of 60% of new housing to be located in appropriate ‘brownfield’ sites within the urban footprints of settlements greater than 5,000 population, thus in Derry City and Strabane Town.

HOU 11 In established residential areas planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing, where all the criteria set out in HOU 8 New Residential Development and all the additional criteria set out below are met:

- (a) The proposed density is not significantly higher than that found in the established residential area;
- (b) The pattern of development is in keeping with the overall character and environmental quality of the established residential area; and
- (c) All dwelling units and apartments are built to a size not less than those set out in Supplementary Guidance.

This policy has been taken from Policy LC 1 in PPS 7 Addendum. The J and A remains the same.

Reasonable Alternatives:

No reasonable alternatives to these policies have been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across the District.

Summary and comparison of options against the Sustainability Objectives:

Through providing opportunities for city centre living / living in settlements, these policies will have a minor positive effect on all of the social sustainability objectives. Minor positive effects are also identified for enabling sustainable economic growth and manage material assets sustainably through encouraging redevelopment of sites and facilitating development in areas where there existing good provision of material assets. These aspects can help to make the District more attractive and enhance vitality and vibrancy in centres. The quantum of housing delivered through these policies will be relatively low and the effect on almost all of the environmental sustainability objectives is negligible. However, a perceptible minor positive effect is possible for the objective to encourage active and sustainable travel as development brought through these policies should have good access to active and sustainable travel options and will benefit those without access to a car. 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? No likely significant effects are identified for the preferred 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:

Use of the biodiversity checklist and consultation with NIEA will help to avoid losses of important biodiversity. Biodiversity should also be taken into account when identifying areas for zoning at LPP.

HOU3 Density of Residential Development				
Option	Promote increased density levels in line with SPPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policy would allow increased population density in areas with best access to walking and cycling routes and public transport hubs. This approach may indirectly help to enhance physical activity, social contact and safety. However, high density housing areas may be less positive for mental health, especially where there is residential development with no access to gardens, unless there is alternative provision for / access to open space. Potential higher density policy areas located on key transport corridors could place more people in proximity to areas of poorer air quality and may coincide with AQMAs, which may have indirect negative effects on health.
2... strengthen society.	+	+	+	Allows access to areas of shared space for increased population. Promotes positive social interaction.
3... provide good quality, sustainable housing.	+	+	+	This policy doesn't affect the quality of housing. It helps to makes the best use of the land, allows housing to capitalise on the availability of services and facilities around it. It may help to meet housing need for particular groups, such as students/young people, singles, and people coming to city for work.
4... enable access to high quality education.	+	+	+	May help to deliver suitable and affordable housing/accommodation for students.
5... enable sustainable economic growth.	+	+	+	The policy indirectly supports the objective, by making the best use of location and helping to support vitality and vibrancy of city and town centres. It helps to make the District a more attractive place to live, work, visit and invest.
6... manage material assets sustainably.	+	+	+	The policy strongly supports the proximity principle. It enables more people to live in those areas where there is the best provision of infrastructure and choice in utilities.
7... protect physical resources and use sustainably.	+	+	+	The approach would help to avoid increase of curtilage cover in the area. Higher density areas will enable more efficient use of construction materials.
8... encourage active and sustainable travel.	+	+	+	The policy would support this objective by allowing increased population density in the areas with best access to walking and cycling routes and public transport hubs. Accessibility to alternative transport modes will help to encourage the use of and sustainable travel for those living there.
9... improve air quality.	0	0	0	Policy supports and encourages greater use of walking / cycling routes in preference to the car. It may enable central heating to be provided more efficiently. However, increased density areas located along key transport corridors may have poorer air quality. A neutral effect is predicted.
10... reduce causes of and adapt to climate change.	+	+	+	Enabling higher density housing in appropriate areas will indirectly help to reduce emissions and energy consumption by facilitating more energy efficient types of development. The policy indirectly supports a reduction in the use of polluting forms of transport.
11... protect, manage and use water resources sustainably.	+	+	+	Some parts of the city centre are vulnerable to coastal flood risk. Housing may be constrained by future flood policy. Development in settlements will have access to mains waste water treatment and there should be available capacity to treat it. The policy approach makes more efficient use of land and may help to reduce runoff rates.
12... protect natural resources and enhance biodiversity.	0	0	0	The policy approach helps to reduce overall land use/ makes more efficient use of land. It helps to integrate with green and blue infrastructure. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	0	0	0	The policy will not influence rural development, however it may lead to some change on views from outside looking in.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The policy will allow smaller footprints for development and may serve to make more efficient use of land. The policy respects townscape character, and should not lead to inappropriate development. Some types of building could affect setting of Derry's historic centre, though these should be controlled through development management and the Design and Placemaking Strategy.
<p>Summary of Policy:</p> <p>This is a new policy aimed at promoting an increased density in housing developments, to achieve a more sustainable form of development by encouraging compact urban forms and promoting more housing within existing urban areas, and along key and link transport corridors thereby supporting more sustainable housing. This will seek to make the best use of urban land and generally support the viability of public transport services.</p> <p>Three density bands are proposed as a guide to inform proposed developments within the relevant areas and development proposals outside of these bands will be considered on their merits. This policy is also in accordance with the SPPS as it states that the LDP should set density levels for housing sites appropriate to the location of the site and the character of the surrounding area.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across the District.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>This policy has a minor positive effect on all of the social sustainability objectives by encouraging development that can take advantage of the facilities and series located around it and particularly the opportunities for active and sustainable travel. However, it is recognised that development along arterial transport routes may have poorer surrounding air quality. Positive effects are also identified for all of the economic sustainability objectives though facilitating opportunities for accommodation that suits students and supporting town centre living with associated access to material assets and enhancing vibrancy and vitality. This approach also supports the environmental sustainability objectives to protect physical resources and use sustainably, reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably and minor positive effects are identified. Facilitating greater densities of development in areas where there is good access to active and sustainable travel will deliver significant positive effects on the objective to encourage active and sustainable travel. Development under this policy will be in settlements only and the effect on the other sustainability objectives is negligible. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to manage material assets sustainably and to encourage active and sustainable travel.</p>				
<p>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.</p>				

Measures to reduce negative effects and promote positive effects:

Consultation with Environmental Health will help to identify any potential issues with air quality. Criteria to take into account at LPP include District and Local Centres, defining the key transport corridors and designating arterial routes, identifying active travel opportunities, reduced car parking requirements. The policy will take in to account new centres. Flood maps / coastal flood maps will be taken into consideration when defining boundaries.

HOU 4 Protection of Existing Residential Accommodation				
Option	Revised policy in line with Derry Area Plan relevant policy.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option keeps residential areas residential. Preventing the transformation of housing areas may have a positive effect on the mental health and wellbeing for people living in these areas. It helps to maintain sense of safety and social contact. It is easier to be physically active if you can walk to shops and centres.
2... strengthen society.	+	+	+	The option supports positive social interaction. It helps to maintain a residential heart in a settlement which supports communities.
3... provide good quality, sustainable housing.	+	+	+	The option helps to provide a mix of housing types which may deliver on meeting the needs of specific groups, e.g. single people, people who cannot drive. It may help to reduce number of unfit homes.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The option maintains a population in central areas. It should help to enhance vitality and vibrancy of town centres and supports the provision of a night time economy. The option is unlikely to constrain retail or office development, there is sufficient opportunity for this type of development elsewhere.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective. It only affects the type of development in centres, not its location or extent.
7... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective, it concerns development within already built up settlement and only affects the type of use.
8... encourage active and sustainable travel.	+	+	+	The option benefits those without access to a vehicle. It supports access to public transport and may indirectly help to create / retain walking routes.
9... improve air quality.	0	0	0	The policy concerns only the use of the development in town centres and this will not perceptibly impact air quality.
10... reduce causes of and adapt to climate change.	0	0	0	Retaining a population in town centres will enable those who live there to benefit from a choice of other modes of transport than the car - cycling/walking.
11... protect, manage and use water resources sustainably.	0	0	0	Noted that some areas of Strabane town centre are at risk of flooding. The nature of development /use in town centres is unlikely to affect water resources perceptibly.
12... protect natural resources and enhance biodiversity.	0	0	0	Constraining the type of development /use in town centres will have no effect on natural resources.
13... maintain and enhance landscape character.	0	0	0	The policy only applies to settlement centres and will have no effect on landscape character.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>		<p>This option can help to protect local distinctiveness and sense of place in town centres. Residential areas in many of our District’s city and town centres may be connected with the industrial heritage of the settlement. The effect could be enhanced through identification of new sites at LPP.</p>
<p>Summary of Policy:</p>		
<p>This is a revision of Policy CA 5 from the DAP which sought to protect residential stock from alterations or changes into other uses within the city / town centre or local / District centres. It aims to keep residential accommodation as the primary use and any changes must be subordinate to that use, the purpose of this policy is to centralise services and to encourage businesses into these centres, whilst also retaining residential character and maintaining residential amenity. This policy therefore seeks to restrict the type of non-residential proposals permitted in established residential areas and areas where higher density residential accommodation is appropriate, such as highly accessible locations fronting onto main arterial routes in Derry and Strabane. Where non-residential uses are permitted, they should be complementary to the surrounding residential uses and protect established residential amenity.</p> <p>The DAP has identified residential areas in Derry City that are to be protected. The Designated Flat zones will be carried forward until they are reviewed at the LPP stage. The designated flat zones primary purpose were to protect single family occupation accommodation thus, these previously designated areas will be carried forward into the new plan, however will be reviewed at LPP stage to assess if they are still operating as areas of single-family occupation accommodation.</p>		
<p>Reasonable Alternatives:</p>		
<p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>By keeping residential areas residential, this option will deliver a minor positive impact on all of the social sustainability objectives. Maintaining a population in central areas will help to support vitality and vibrancy in town centres, leading to a minor positive impact on the objective to enable sustainable economic growth. As this policy will only influence areas where there is existing development in established city and town centres, it has a very limited influence on the environmental sustainability objectives. A minor positive impact is identified for the objective to encourage active and sustainable travel as housing protected under this policy should be highly accessible to several forms of active and sustainable travel. A positive effect is also identified for protecting, conserving and enhancing the historic environment through retaining townscape character in identified areas which may have historical links to industrial heritage. The effect may be strengthened at LPP if new sites in the former Strabane AP are included. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 in the medium and long term timescale.</p>		
<p>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.</p>		

Measures to reduce negative effects and promote positive effects:

Noted that some residential areas of Strabane may be in areas of flood risk - consideration may be given to enabling other lower-impact use types in these areas at LPP, subject to other policies. It is an accepted view that residential living aids the viability and vitality of town centres. The following linkages are also relevant:

1. City Centre Housing-led Regeneration Study - to start Dec 19, led by NIHE;
2. LDP Place Making Study focuses on the importance of city / town centre living; and
3. Ebrington Development Framework promotes mixed use / residential development.

HOU 5 Affordable Housing in Settlements, HOU 6 House Types, Size and Tenure, HOU 7 Accessible Housing (Lifetime Homes and Wheelchair Standards)				
Option	Policy thrust in line with PPS and relevant DfC guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	A mixture of house types, tenures and sizes in new residential developments will enable social contact and intergenerational contact. This approach along with the provision of houses that are adaptable and accessible will help to support family cohesion. The adoption of 'lifetime homes' standards will reduce the need for people to have to move house if they develop mobility issues in later life and should enable any specialised adaptations to be made more easily.
2... strengthen society.	+	+	+	The approach promotes the inclusion of all groups. The requirement for the provision of a range of house sizes and types for new residential developments over 10 units throughout the District will help to meet identified needs will help to reduce inequalities experienced by the most deprived communities. The 'tenure blind' aspect helps to promote positive social interaction and reduce factors causing inequalities.
3... provide good quality, sustainable housing.	+	+	+	The option enables affordable housing and 'lifetime homes' with potential for adaptability and wheelchair access. The requirement for mixed type, tenure and size helps to meet the needs of specific groups e.g. single people, families, elderly people, ethnic minorities, or people with disabilities. It will help to reduce homelessness. The option also includes the flexibility to provide housing which meets locally identified needs.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The approach makes the District a more attractive place to live, work, visit and invest. The approach of delivering mixed type, tenure and size and for a proportion of new houses to be affordable helps to provide housing for employees across a range of employment sectors.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective. The locational aspects of housing, which will have the greatest influence on material assets, are delivered through other policy.
7... protect physical resources and use sustainably.	0	0	0	The policies do not influence the quantum or location of housing, they will only affect the composition of housing. The policy therefore has no direct influence on physical resources though it is noted that private housing may have slightly greater curtilage. The overall impact on the objective is negligible when housing is balanced out across the District.
8... encourage active and sustainable travel.	0	0	0	The policies do not influence the quantum or location of housing, they will only affect the composition of housing. The option may indirectly support the objective for walking and cycling through accessibility measures. The locational aspects of housing, which will have the greatest influence on this objective, are delivered through other policy. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	An indirect link is identified through housing association standards for design and heating; there is a preference for mains gas connection in locations where it is available and high standards for energy efficiency which may reduce polluting emissions. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	An indirect link is identified through housing association standards for design and heating; there is a preference for mains gas connection in locations where it is available and high standards for energy efficiency which may reduce CO ₂ emissions. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The policies do not influence the quantum or location of housing, they will only affect the design and composition of housing. The option would have no effect on this objective.

12... protect natural resources and enhance biodiversity.	0	0	0	The policies do not influence the quantum or location of housing, they will only affect the design and composition of housing. The option would have no effect on this objective.
13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The conversion or retrofitting of a historic building for apartment use may require some standards to be applied flexibly to prevent harm to the special architectural or historic interest of the building. Such cases would be considered on their merits whilst carefully balancing all policy and other material considerations. The overall impact on the objective is negligible.

Summary of Policy:

HOU 5 - This is a new policy that was originally called HS2 Social Housing in PPS12. PCP 4, Balanced Communities also states that social housing should be provided by developers as an integral element of larger housing developments, where a need is identified. Given the District's need for social housing, a policy defining the size and units within a development scheme has been suggested. This policy has been renamed to affordable housing and following consultation with NIHE, it has suggested suitable wording and size and units for affordable housing. Whereas NIHE suggested a 25% scale, over the life of the LDP period, it is considered that the proposed 10% requirement will still deliver and maintain an appropriate supply of affordable housing consistent with the future needs of the District, whilst still ensuring a balanced mix of housing tenures. The policy also permits for this 10% figure to be raised or lowered accordingly on a case-by-case basis so it should not be regarded as a fixed bar.

Definitions of affordable and intermediate housing are provided in the J&A. Mixed Tenure and Tenure Blindness has also been included in this policy. Whilst there may be resistance from some private developers, recent research has favoured this approach where the design and external appearance of the affordable housing in the development should reflect the character of the remainder of the site.

HOU 6 - Planning permission will only be granted for new residential development of 5 or more units, or on sites of 0.1 hectare or more, where a mix of house types and sizes is provided. In smaller schemes the need to provide greater variety in type and size will be considered on its individual merits. Members were keen to see a variety of housing types and size included in future developments and it is considered that this policy will contribute to meeting the specific different housing needs of the community.

The SPPS states that the provision of a variety of house types, sizes and tenures is fundamental to the building of more balanced communities. Planning authorities should aim to create environments that are accessible to all. PPS 12 - PCP4, Balanced Communities suggests a mix of house types and sizes should be provided to promote choice and assist in meeting community needs. This policy has been adapted from PPS12, HS4, House Types and Size.

HOU 7 - All new housing, regardless of tenure will be required to comply with the Lifetime Homes as set out in the Department of Communities, Housing Association Guide. 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 DFC's Housing Association Guide. For developments over 5 units, every applicant must state how they have considered and are proposing to address Wheelchair Standards as set out in DFC's Housing Association Guide. Members requested such a policy and an appropriately worded HOU 7 policy has now be included that also puts the onus on the developer to demonstrate how they have considered and propose to address the requirement of wheelchair standards for developments over 5 units.

<p>Reasonable Alternatives:</p> <p>The strategic approach to consider policy and mechanisms for delivering balanced communities and mixed tenure housing that contribute to meeting housing need / demand was appraised in the SA Interim Report under Key Issue 9D (Option 1), and was found to be more sustainable than Option 2, maintaining the status quo of having no policy approach. No reasonable alternative has been identified at the draft Plan Strategy stage. Policy is the only realistic option to meet the aims of the RDS, SPSS and current policy framework across the District.</p>	
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The approach of requiring new residential development to be comprised of a mixture of house types, tenures and sizes and to be accessible and adaptable has a significant positive impact on all of the social sustainability objectives. The approach supports social and intergenerational contact and promotes inclusion. It helps to reduce factors causing inequality and delivers housing that is flexible and capable of becoming a ‘lifetime home’. A significant positive effect is also identified on the objective to enable sustainable economic growth, as the approach will help to provide housing for employees across a range of employment sectors and makes the District a more attractive place to live, work, visit and invest. As these policies will only affect the composition of housing and do not influence the quantum or location of housing, they do not have any perceptible impact on the environmental sustainability objectives, however some positive and negative influences are identified. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to improve health and well-being, to strengthen society, to provide good quality, sustainable housing and to enable sustainable economic growth.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>Policies concerning quality in new residential developments, open space and creating an accessible environment will help to enhance the positive effects.</p>	

HOU 8 Quality in New Residential Developments and HOU 9 Design Concept Statements, Concept Master Plans and Comprehensive Planning.				
Option	Policy thrust in line with PPS 7 and incorporating reference to Green and Blue Infrastructure Plan.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The provision of open space in new residential developments will allow for better health and wellbeing and opportunities for play and physical activity. Even informal green spaces and allotments will provide provides opportunities for healthy lifestyles for all ages. HOU 9 can help to deliver larger developments where integration has been fully considered through the requirement for design concept masterplanning. The policy encourages design that promotes walking and cycling movement patterns and layouts that deter crime and promote safety. The provision of private open space can also be beneficial; time spent in own garden can be good for mental health. Policy also requires that design and layout does not unduly affect the privacy or amenity of neighbouring residents which is positive for wellbeing.
2... strengthen society.	+	+	+	The option helps to increase accessibility to shared space. The provision of open space will promote positive social interaction. Having public space can reduce the factors causing inequalities - everyone will have access to the same areas. The policy encourages positive placemaking, with consideration of design that helps to deter crime and promotes personal safety, also helping to reduce fear of crime. HOU 9 allows for delivery of community facilities as part of concept masterplan.
3... provide good quality, sustainable housing.	+	+	+	Policy that delivers quality residential environments will indirectly help to benefit the objective by creating pleasant areas to live in. The approach doesn't affect the delivery of housing, but influences its quality / appeal.
4... enable access to high quality education.	+	+	+	HOU9 will enable education facilities to be delivered in conjunction with new housing development if a need is identified. Policy also places the requirement for identifying linkages to schools - consideration of these factors may enable walking to school.
5... enable sustainable economic growth.	+	+	+	These policies help to ensure that the best use of location is made through good design and will indirectly help make the District a more attractive place to live, work, visit and invest. The requirement for encouraging movement patterns supporting walking and cycling may indirectly support accessibility to jobs as part of an overall package of employment and housing.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective - covered under GDPOL 1 and UT 3.
7... protect physical resources and use sustainably.	+	+	+	Concept masterplanning allows landscape features and semi-natural land to be retained and integrated. While still losing land to development, the approach will make the most efficient use of land and avoid piecemeal development.
8... encourage active and sustainable travel.	+	+	+	The option requires development to promote movement patterns that support walking and cycling and provides convenient access to public transport and access to neighbourhood facilities. It will also enable accessibility to active and sustainable travel to be delivered through the mechanism of Section 76 Agreements. The effect may strengthen over time, as the green infrastructure plan takes effect and the prospective network of routes becomes established. Concept masterplanning can greatly benefit the delivery of this objective.
9... improve air quality.	+	+	+	The option encourages other modes of transport than the car which may help to reduce transport emissions. Masterplanning can also ensure that layouts are designed which have open space and buffering to disperse emissions.
10... reduce causes of and adapt to climate change.	+	+	+	The option encourages other modes of transport than the car and particularly encourages walking and cycling. Policy also strongly encourages the use of permeable surfaces where possible and the incorporation of SuDS which may help to increase resilience of built environment. HOU 9 encourages energy efficient design of housing units.
11... protect, manage and use water resources sustainably.	+	+	+	HOU 8 encourages permeable paving and the incorporation of source control measures for surface water management. It encourages SuDS as the preferred drainage method but not necessarily 'soft' SuDS. Masterplanning can help to deliver layouts which incorporate natural water features into development and the inclusion of 'soft' SuDS that are easy to maintain and manage. This could provide an opportunity to extend blue infrastructure.

<p>12... protect natural resources and enhance biodiversity.</p>	+	+	+	<p>HOU8 requires development to make appropriate provision for connections to green and blue infrastructure as set out in the Council’s Green Infrastructure Plan. While the policies would still involve the conversion of land to housing, the policy approach of quality environments and masterplanning of larger developments seeks to maximise opportunities to incorporate and link to green and blue infrastructure and preserve the most important areas for wildlife, delivering a minor positive over what would occur in the absence of the policy.</p>
<p>13... maintain and enhance landscape character.</p>	+	+	+	<p>The policy approach promotes and encourages landscape integration and getting the best possible use of the land.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	+	+	+	<p>Supports the delivery of heritage-led development in appropriate areas through the policy requirement for developers to identify archaeological and built heritage features and landscape features and, where appropriate, protect and integrate these in a suitable manner into the overall design and layout of the development. The approach helps to enhance local distinctiveness, retain sense of place and preserve townscape. It may indirectly provide opportunities for cultural activities, if features are incorporated in heritage-led development.</p>
<p>Summary of Policy:</p>				
<p>HOU 8 - The SPPS states that Councils should bring forward local planning policy or guidance for achieving quality in residential development. This policy has been carried forward from QD1 - Quality in New Residential Development, with some wording amendments to include reference to level requirements and appropriate connections to blue and green infrastructure. Policy LC 3 Permeable Paving in New Residential Developments has also been incorporated into this policy. Further amendments have been included to reference the Council’s Green infrastructure Plan and the requirement for well-designed and age-appropriate play equipment as part of open-space infrastructure.</p>				
<p>HOU 9 - Places the requirement for the submission of a Design Concept Statement, or where appropriate a Concept Master Plan, to accompany all planning applications for residential development. This policy has been carried forward, relatively unchanged from QD2 - Design Concept Statements, Concept Master Plans and Comprehensive Planning. However, the threshold of when a Concept Master Plan is required has been amended from 300 dwellings to 200. This has been proposed to reflect potentially smaller sizes of housing development that will come forward across the LDP period and will ensure that well designed Concept Master Plans will be applicable over potentially a larger number of smaller developments rather than a limited number of larger ones.</p>				
<p>Reasonable Alternatives:</p>				
<p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p>				
<p>This approach delivers positive effects on almost all of the sustainability objectives. The policies seek to create high quality, sustainable, accessible and safe residential environments. The emphasis on accessibility and creating linkages through walking and cycling strongly supports the objectives to improve health and well-being, to strengthen society and to encourage active and sustainable travel and significant positive effects are identified. Encouraging quality design and concept masterplanning of larger developments helps to ensure that natural features are preserved and incorporated sensitively into developments and encourages more efficient and sustainable pattern of development. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	

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 and to encourage active and sustainable travel.

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: No additional measures have been identified.

HOU 10 Residential Extensions and Alterations				
Option	Option that delivers policy intent from PPS7 Addendum EXT 1 Residential Extensions and Alterations.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	This policy helps to enable homes to be adapted to become lifetime homes. It may allow for care requirements to be delivered on and enables people to stay in an area that they like. It can help to support family cohesion.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	+	+	+	This policy helps to create housing that meets the needs of its occupants. It enables a home to be modified to make it a lifetime home.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	This policy helps to make best use of location and may help to support smaller building contractors. However, it is a reactive policy and does not influence economic growth.
6... manage material assets sustainably.	0	0	0	The policy would have no effect on this objective. It allows a house to be extended rather than building a new one. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	The policy allows a house to be extended rather than building a new one. In general, it would not result in a perceptible increase in curtilage. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective. There may be indirect benefits for households living near active and sustainable transport routes that do not have to move house.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The policy encourages the retention of natural assets such as trees. It promotes more efficient resource use through allowing a house to be extended rather than building a new one. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	The overall impact on the objective is negligible. However it is noted that extensions on houses in the countryside could lead to septic tank / private treatment having insufficient level of treatment capacity for the number of occupants.
12... protect natural resources and enhance biodiversity.	0	0	0	The policy encourages retention of natural features such as trees or other landscape features which consider to environmental quality.
13... maintain and enhance landscape character.	0	0	0	The policy allows a house to be extended rather than building a new one. It should not detract from appearance and character of surrounding area.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The policy requires that extensions and alterations will not detract from the appearance and character of surrounding area. The overall impact on the objective is negligible.</p>
<p>Summary of Policy: This policy has been carried forward from PPS7 Addendum EXT 1 Residential Extensions and Alterations. The SPPS states that Councils should bring forward local planning policy or guidance for residential extensions or alterations. Planning permission will be granted for a proposal to extend or alter a residential property subject to certain criteria.</p>				
<p>Reasonable Alternatives: No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework across the District.</p>				
<p>Summary and comparison of options against the Sustainability Objectives: This policy has quite a narrow influence and will only occur in conjunction with existing residential development. It therefore has very limited effects on the majority of the sustainability objectives. Through facilitating housing extensions and alterations which help to meet the needs of the occupants, minor positive impacts are delivered for the objectives to improve health and well-being and to provide good quality, sustainable housing. While some positive influences are identified in terms of using land efficiently, retaining natural assets and sustaining local character and appearance there are no perceptible impacts on any of the other sustainability objectives. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>				

HOU 12 Flats and Apartments, HOU 13 Houses in Multiple Occupation (HMO) Management Areas, HOU 14 Houses in Multiple Occupation (HMO) and HOU 17 Large-Scale Managed Student Accommodation.

Option	Option combining PPS approach and new policy reflecting bespoke District circumstances.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option sets standards for houses in multiple occupancy and promotes better health and wellbeing. HOU 13 provides safeguards against amenity impact from over concentration of HMOs in a locality. Unconstrained HMOs can affect the character of an area and this option seeks to avoid potential issues of antisocial behaviour, public health and pressure on local services. The retention of areas of flat exemption will help to safeguard areas that are single-family occupied. Policy on student accommodation also seeks to deliver positive and safe living environment for students whilst minimising any potential negative impacts on surrounding residents. This approach will positively influence wellbeing for all. Policy directs student accommodation to density bands 1 or 2 which will indirectly provide for active travel. It also includes a requirement landscaping and amenity space and convenient access (primarily by walking or cycling) to local services and health facilities and promotes active travel through the requirement to include bicycle storage.
2... strengthen society.	+	+	+	The policies encourage positive social interaction, and the inclusion of all groups. All of these policies help the District to adapt to changing demographics, encourage diversity and to address inequalities in terms of affordability and family size. Policy constraining HMOs to a maximum of four bedrooms and limiting to 10% or 30% of the street helps to maintain a balance with the surrounding community. This approach should also reduce likelihood of antisocial behaviour. Policy on apartments/flats HMOs and student accommodation can also reduce inequalities for those without access to a car as these development types should be more easily accessible by active and sustainable transport. Enabling student accommodation can help to encourage a younger demographic into the city.
3... provide good quality, sustainable housing.	+	+	+	These policies will help to provide a mix of housing types meet the accommodation needs of specific groups of people, for example students and young people, ethnic minorities, single people or retired people. They support the establishment of accommodation types that are more affordable to those on lower incomes. They can help to meet local need in terms of changing demographics such as more students and older people. They may also encourage vacant dwellings to be brought back into use and help to reduce the number of unfit homes. HOU 12 may enable buildings from our industrial heritage past such as shirt factories to be converted and brought back into use for apartments.
4... enable access to high quality education.	+	+	+	A link with education is identified, all of these policies but especially HOU 17 may enable students to live near where they study and have convenient access to all services. HOU17 would enable the delivery of accommodation to facilitate growth of the university. This would help to link the campus to city and may bring wider benefits. If university and college expansions can be successfully delivered through the City Deal there is a potential that significant positive effects could be delivered.
5... enable sustainable economic growth.	+	+	+	These policies enable more choice for housing. They direct accommodation towards areas where economic growth is also focused. They make the best use of location and will allow employees at all pay grades to benefit from living near where they work and not to have to be dependent on having a car. Having these policy areas close to centres helps to support vitality and vibrancy of the city and town centres and may help to support an evening economy. Overall these policies may help make the District a more attractive place to live, work and visit. The development of managed student accommodation through HOU17 may have some indirect spinoffs in terms of tourism accommodation outside of term times.
6... manage material assets sustainably.	+	+	+	These policies will support the reuse of existing properties in some cases. They encourage increased population densities in areas that are capable of accommodating it. This approach gives the best chance of access to a wider range of utilities and facilities - critical mass approach. It supports and encourages the proximity principle for management of waste but also recognises that over-crowding can lead to pressure on services and facilities, including waste. The policies seek to reuses land and avoid dereliction and make more efficient use of resources.
7... protect physical resources and use sustainably.	+	+	+	The overall approach of encouraging increased population densities in appropriate areas that are capable of accommodating it supports the objective by helping to reduce overall land use. Noted that there may still be some greenfield land loss through HOU12 exception.

8... encourage active and sustainable travel.	+	+	+	The identification of density bands aims to encourage appropriate development in areas with good accessibility to public transport, walking and cycling, and that are close to city and town centres. This approach benefits those without a car and may enable people to live without needing a car at all. There is a strong relationship between these policies and the Place-making & Design Objective to Implement a Sustainable Transport Hierarchy.
9... improve air quality.	0	+	+	The approaches brought by these policies may indirectly help to reduce transport emissions, by reducing need to travel by car. Policies will encourage increased population densities in areas and hopefully fewer cars. However, growth would still require heating and energy and HMOs and building conversions may not be as energy efficient as new flats and apartments. Over time the positive effects should strengthen to deliver a perceptible improvement.
10... reduce causes of and adapt to climate change.	0	+	+	These policies indirectly encourage and will hopefully help to increase the use of other forms of transport than the car. The policy areas will mainly be connected by walking, cycling and public transport to work / study areas, facilitating a reduction in the use of polluting forms of transport. New flats and apartments may be highly energy efficient, but older HMOs / building conversions may be less energy efficient. Over time the positive effects should strengthen to deliver a perceptible improvement.
11... protect, manage and use water resources sustainably.	0	0	0	The overall approach taken by these policies helps to make efficient use of water resources; infrastructure will already be present in the areas to be developed. The option is unlikely to influence water quality perceptibly.
12... protect natural resources and enhance biodiversity.	0	0	0	The overall approach taken by these policies directs most of this type of development to existing urban areas, mainly in centres or other areas which are already developed and discourages greenfield development. Development may trigger requirement to provide open space - 'Creating Places' provides guidance on obligations.
13... maintain and enhance landscape character.	+	+	+	Most development will occur in existing urban areas. The zonings and the closely linked policy on high-rise buildings take into consideration what areas have capacity to absorb and accommodate taller buildings and what do not, which is supportive of the landscape objective. The policies seek to minimise / manage visual intrusion and impacts on landscape and preserve local distinctiveness but may result in some loss. The policies encourage the reuse of existing buildings, but in cases where new buildings are proposed the policies will direct to the areas that are most capable of accommodating these types of development.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies encourage the reuse of buildings that might not otherwise occur. The option maintains historic street patterns, streetscape and housing designs. It aims to maintain character and architectural style and preserve areas that are historically and socially linked to industrial heritage. Maintains townscape and sense of place. There is a tie in with the Magee placemaking policy and other placemaking policies - maintaining street forms and patterns. All designated areas would be protected from demolition.

Summary of Policy:

HOU 12 - Planning permission will be granted for the conversion or change of use of existing buildings to flats or apartments. This policy has been taken from Policy LC 2 in PPS 7 Addendum. This policy has also been amended to include the Living over the Shops policy HS1 in PPS12 as the criteria are similar. Policy HOU 6 is also relevant and related, whereby flats / apartments contribute to the greater mix of dwelling size and types, to meet the population's varied housing needs. Protection of Single Family Accommodation has been removed from HOU 4 and added into this policy. The DAP has identified residential areas in Derry City that are to be protected. The Designated Flat zones will be carried forward until they are reviewed at the LPP stage. The primary purpose of the designated flat zones was to protect single family occupation accommodation. Thus, these previously designated areas will be carried forward into the new plan, however will be reviewed at LPP stage to assess if they are still operating as areas of single family occupation accommodation, and an exercise will also be carried out to identify other areas in the remainder of Derry City and Strabane Town.

HOU 13 - This is new policy. The policy will protect established residential areas from the potential adverse effects of an over concentration of HMOs. The 30% threshold will cap the number of HMOs within the area to 30% of the total number of houses to maintain residential amenity. The 10% threshold will aim to protect residential amenity outside of identified HMO areas and safeguard against a progressive gradual increase.

HOU 14 - This is new policy concerning planning permission for HMO development. Placing the cap at 4 bedrooms will contribute to the protection of existing residential amenity whilst delivering appropriate sized living spaces. It will reduce the potential for larger HMO buildings which could potentially contribute to parking and amenity problems within a residential area. The 150m² minimum internal floor space (PPS7 Addendum) is a regional policy standard minimum permitted to allow for the house to be returned internally to a useable layout for single family occupation.

HOU 17 - This is a new policy. This policy will allow for the development of purpose built student accommodation anticipated as a result of the planned UU Magee expansion and the May 2019 formal City Deal announcement. The specific scales have been included to seek meaningful development sizes that will positively contribute towards catering for such large scale student accommodation that is likely to be required during the LDP period. It seeks the development of suitably sized, well-designed and sustainably located student accommodation to serve the relevant educational locations. It is envisaged that such development will largely be city centre located to enable the maximum social and economic benefits. Any proposals that are under or over the stated policies scales will be considered on a case by case basis provided they are developed for student accommodation and meet the HOU 17 policy criteria.

Reasonable Alternatives:

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.

Summary and comparison of options against the Sustainability Objectives:

The policies encourage housing types that are affordable and promote positive social interaction and the inclusion of all groups which delivers positive effects on all of the social sustainability objectives. The policies also seek to reduce the risk of nuisance or amenity impact and promote safe communities. Significant positive impacts are identified for the objectives to strengthen society and to provide good quality, sustainable housing. Positive effects are also seen for all of the economic sustainability objectives through the support these policies will give to students and employees with lower incomes. By supporting the reuse of existing properties in some areas and directing higher density development to the areas that are best suited to accommodating it, these policies support the proximity principle and will enable people to access to a wider range of utilities and infrastructure services. Significant positive impacts are predicted for the objectives to enable sustainable economic growth and to manage material assets sustainably. As the policies relate to development within areas that are already urban, the effects on the environmental sustainability objectives are also positive in the majority of cases, with neutral effects on natural and water resources. A significant positive effect is identified for the objective to encourage active and sustainable travel as these policies indirectly encourage greater population densities in areas that are most accessible to active and sustainable transport routes and should support less reliance on cars in these areas. Significant positive impacts are also indicated for the objective to protect, conserve and enhance the historic environment as the policies support the reuse of old buildings, but include safeguarding measures to protect streetscape and townscape and require development to respect and maintain the character of areas. 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? There are significant positive effects identified for the objectives to strengthen society, to provide good quality, sustainable housing, to enable sustainable economic growth, to manage material assets sustainably, to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage.

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:

TAM 7 Walking & Cycle Provision will help to deliver connectivity with the housing areas brought via these policies. All development is expected to conform to GDPOL 1 and GDPOL 2 which will reduce negative effects and promote positive effects. There is a strong crossover between this policy and the Derry Strategic Design Policy 3 (DSDP 3) Manage the Visual Cityscape, the City Centre Building Heights and Townscape Strategy and HOU 3.

HOU 15 Specialist Residential Accommodation				
Option	Policy thrust reflecting updated version of former relevant DAP policy.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option enables provision of suitable accommodation for people with physical or mental health issues / needs. This is particularly important in the context of an aging population in the Council's baseline. The requirement for facilities to be located close to relevant local services and facilities, including local shops, public transport routes and health facilities helps to support social contact and independence and deliver for their specific healthcare needs.
2... strengthen society.	+	+	+	The option delivers the opportunity for an increased level of positive social interaction. The policy would also help to reduce inequalities through the requirement of this type of development to be accessible to relevant local services and facilities, including local shops, public transport routes and health facilities. The policy provides opportunities for development in villages and small settlements as well as the city and towns, so would not exclude rural communities. This is important in the context of an aging population. The overall policy approach allows people to stay within their local communities as their needs change, it is inclusive and aims to integrate the facilities and the people in them.
3... provide good quality, sustainable housing.	+	+	+	The option is able to meet the needs of a specific group of people, including the elderly and those with disabilities. The approach could help to deliver an increased amount and range of housing in response to different situations and family needs. The policy could also help to reduce isolation in respect of vulnerable groups.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	The option has a negligible effect on delivery of this objective, although the approach would help to support employment opportunities in the healthcare sector as well as help to generate local spending.
6... manage material assets sustainably.	0	0	0	Development would occur within existing settlement development limits, where infrastructure would already be provided / available. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Development would occur within existing settlement development limits and is unlikely to affect overall patterns of land use perceptibly. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	Under this option development must be conveniently accessible to sustainable transport routes and close to relevant local services and facilities, including local shops, public transport routes and health facilities. This approach will also support any employees at these facilities and will benefit those without access to a car. Overall it would support the objective by helping to reduce the need for private vehicle use.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	This option directs development to within an existing settlement where there are services and facilities provided and development should be able to avail of existing provision of water, drainage and wastewater infrastructure. If wastewater treatment capacity is not available then GDPOL 1 would require package treatment to an appropriate standard would have to be provided as part of the development.

<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This option directs development to within an existing settlement and is unlikely to result in loss of biodiversity on a scale that would affect the delivery of the objective. The overall impact on the objective is negligible.</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This option directs development to within an existing settlement and is unlikely to affect landscape character perceptibly. The overall impact on the objective is negligible.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The option cross-refers to policy HOU 8 on creating quality residential environments. HOU 8 requires developers to identify archaeological and built heritage features and landscape features and, where appropriate, protect and integrate these in a suitable manner into the overall design and layout of the development. The approach helps to enhance local distinctiveness, retain sense of place and preserve townscape. The overall impact on the objective is negligible.</p>
<p>Summary of Policy: HOU 15 - The LDP will seek to facilitate specialist residential accommodation to ensure that accommodation is provided that matches the most up to date evidence of housing need. The former Policy H4 Housing for People with Special Needs in the DAP has been amended and replaced to include criteria that meets community needs and requires convenient access to relevant local services and facilities.</p>				
<p>Reasonable Alternatives: No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.</p>				
<p>Summary and comparison of options against the Sustainability Objectives: The option has a positive impact on all of the social sustainability objectives through enabling the provision of suitable accommodation for people with physical or mental health issues or specific needs. The policy approach helps to reduce inequalities through the requirement of this type of development to be accessible to relevant local services and facilities, including local shops, public transport routes and health facilities and encourages positive social interaction. Minor positive impacts are identified for the objectives to improve health and well-being and to strengthen society. These are expected to strengthen over time to significant positive in the long term, as the provision of high quality specialist residential accommodation may become increasingly important in the context of an ageing population, which is a key sustainability issue in the District. A significant positive impact is also identified for the objective to provide good quality, sustainable housing as the option will help to deliver the objective’s aims for an increased amount and range of housing including specialist housing that meet the needs of specific groups of people. The impacts on the remaining sustainability objectives are mainly negligible although some positive influences are identified. 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 the objective to encourage active and sustainable travel. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>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 strengthen society over the long term timescale and to provide good quality, sustainable housing across all timescales.</p>				

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:

Policies GDPOL 2 and TAM 1 on creating accessible environments for all will help to enhance the positive effects of this policy

HOU 16 Travellers Accommodation				
Option	Travellers policy thrust in line with SPPS & PPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Where there is a need, this policy will help to deliver for it. The policy approach will help Travellers to access facilities and services (including local health care), as well as supporting general social interaction with positives for people's physical and mental health and well-being.
2... strengthen society.	+	+	+	The policy approach will provide Travellers with the opportunity to access facilities, services and shared space. It will allow communities to stay together. The option will enable the council to deliver on meeting identified needs for a specific community and reduce inequalities between different groups within society, including the most deprived communities.
3... provide good quality, sustainable housing.	+	+	+	The option will help to meet the accommodation needs of a specific group of people. The effect is locally significant where the need for such accommodation is identified, but minor in the context of the overall provision of housing in the LDP.
4... enable access to high quality education.	0	0	0	This policy approach would enable increased access to local education and related opportunities for learning and development. The effect may be a positive one where the need for such accommodation is identified, but the overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	This policy approach would enable increased access to employment for Travellers by providing a settled location in closer proximity to employment opportunities. The effect may be a positive one where the need for such accommodation is identified, but the overall impact on the objective is negligible.
6... manage material assets sustainably.	+	+	+	The policy approach to locate potential sites preferentially in existing settlement areas where utilities and infrastructure services are likely to already be present supports the objective and should not result in the requirement for significant new infrastructure or services.
7... protect physical resources and use sustainably.	0	0	0	The policy approach preferentially directs development to within existing settlements. Development of this nature is unlikely to affect patterns of land use perceptibly. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The policy approach to locate potential sites preferentially in existing settlements enables more opportunities for people to use public transport and access active travel options. The effect may be a positive one where the need for such accommodation is identified, but the overall impact on the objective is negligible.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	The policy approach to locate potential sites preferentially in existing settlements supports the objective as this is where water, drainage and waste water infrastructure is likely to be already provided. If wastewater treatment capacity is not available then GDPOL 1 would require package treatment to an appropriate standard would have to be provided as part of the development. Development would also be required to meet relevant drainage and flood risk policy. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	The policy approach to locate potential sites preferentially in existing settlements will help to reduce the risk of significant biodiversity loss. The policy encourages landscaping which may help to offset some losses, however development of this nature is unlikely to perceptibly affect the objective overall. GDPOL 1 and GDPOL 2 may further help to reduce the risk of negative effects.

13... maintain and enhance landscape character.	0	0	0	The approach directs new sites into existing settlements in the first instance, where the risk of detracting from local landscape character is reduced and local visual intrusion is able to be minimised. There is a specific policy requirement for landscaping. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The approach directs new sites into existing settlements in the first instance and places the requirement for development to be compatible with existing and proposed buildings and structures in the area. The overall impact on the objective is negligible.
Summary of Policy:				
Where a local Housing Needs Assessment identifies that there is a demonstrable need for Travellers-specific accommodation, planning permission will be granted for a suitable facility which meets this need. HS3 (Amended) Travellers' Accommodation has been used for this policy - also PCP4 in PPS12.				
Reasonable Alternatives:				
No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.				
Summary and comparison of options against the Sustainability Objectives:				
This option has a positive impact on all of the social sustainability objectives and a significant positive effect on the objective to strengthen society as it will enable Travellers to gain access to facilities and services and will deliver on meeting identified needs for Travellers and reduce inequalities between different groups within society, including the most deprived communities. The settlements - first approach also supports the sustainable management of material assets, leading to a minor positive impact identified for this objective. No other impacts on the sustainability objectives are identified, however some positive influences on the economic and environmental sustainability objectives are noted through the policy directing accommodation to settlements. 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? There are significant positive effects identified for the objective to strengthen society.				
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: No additional measures have been identified.				

HOU 18 Dwellings on Farms				
Option	Policy Option in line with PPS21 that facilitates (with amended wording) opportunities to provide for dwellings on farms in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policy may help to reduce isolation in rural farming families. It provides opportunities for social and intergenerational contact. By exception, it would allow for a dwelling to be located at a safe distance from emissions that are potentially harmful to health. However, rural dwellings may be less accessible to local health care and emergency services.
2... strengthen society.	+	+	+	The policy facilitates positive social interaction. It helps to strengthen rural society and to maintain a youthful / economically active population in rural areas which would in turn help to sustain local services. Maintaining a youthful population can also indirectly contribute to maintaining the identity of rural communities through sports teams and other groups.
3... provide good quality, sustainable housing.	+	+	+	This policy enables housing which meets locally identified needs and helps to meet the needs of the specific families which require them.
4... enable access to high quality education.	0	0	0	This policy helps to maintain a youthful / economically active population in rural areas which may help to sustain rural schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	This policy may help to sustain farms by allowing another generation to live on the farm. It may enhance the viability of farms by enabling people to live on the farm which could enable part time working. It may allow some farms to diversify. The overall impact on the objective is negligible.
6... manage material assets sustainably.	?	?	?	This policy aims to be more sustainable for material assets in terms of using existing infrastructure and encouraging proximity / clustering. However living on a farm is a preference rather than a requirement. Clustering takes advantage of the infrastructure that is already there and helps with waste management and disposal. However, dwellings in the countryside may not have access to certain infrastructure such as high speed internet, mains gas / a choice of service providers.
7... protect physical resources and use sustainably.	-	-	-	Dwellings in the countryside will generally result in the greater consumption of greenfield land than an equivalent dwelling in a settlement. This policy represents a less efficient use of land than development in settlements.
8... encourage active and sustainable travel.	-	-	-	Dwellings in the countryside will typically have less opportunity to access active and sustainable transport routes; there may not be footpaths / cycle ways or public transport and this type of development may sustain reliance on the use of the car. If residents are working next door on the adjacent farm there may be reduced transport requirement, but if commuting to city / towns then there will be a continued reliance on the car.
9... improve air quality.	-	-	-	This type of development is likely to maintain / increase car use. It is also less likely to have access to mains gas and more likely to use fuels that generate emissions such as oil, wood and solid fuel. However, rural areas may be more capable of dispersing emissions.
10... reduce causes of and adapt to climate change.	0	0	0	This type of development can lead to greenhouse gas emissions from domestic heating and transport. It maintains reliance on vehicles and is typically less accessible to public transport, walking and cycling. The restricted quantity of development permitted under the policy should reduce the overall effect to negligible.
11... protect, manage and use water resources sustainably.	0	0	0	This type of development is more likely to be reliant on non-mains sewage treatment. GDPOL 1 will help to safeguard against negative impacts on water quality by requiring that waste water is adequately treated. However, the council has no control over the regulation of septic tanks in the longer term. Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality. The restricted quantity of development permitted under the policy should reduce the overall effect to negligible.

12... protect natural resources and enhance biodiversity.	0	0	0	Development may result in some localised losses in biodiversity. However other policies focusing on landscape and design may help to offset losses through requirements for planting, boundaries and hedgerows. The restricted quantity of development permitted under the policy should reduce the overall effect to negligible.
13... maintain and enhance landscape character.	0	0	0	The policy emphasis on clustering and integration aims to minimise visual intrusion and respect landscape character. The higher test in the greenbelt areas will also work to preserve landscape character. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy aims to conserve the historic environment and retain views to features / avoid impacts on setting. It will allows sense of place to be conserved.
<p>Summary of Policy:</p> <p>This policy is likely to generate the majority of additional new rural dwellings during the LDP period. Accordingly, it has been subject to significant review to provide definition clarification to assist with policy interpretation. It is considered that there is a continuing need for new dwellings on farms to accommodate both those engaged in the farm business and other rural dwellers.</p> <p>This policy and J&A has been updated from PPS21, CTY 10: Dwellings on Farms to reflect additional guidance about how the policy is interpreted and applied since 2010 when the policy came out. Additional ‘and / or’ clarification has been added into the permutations / bullet points to make it clear which need to be met as essential and which are acceptable alternatives.</p> <p>The ‘visual linkage’ requirement has been dropped, leaving the emphasis on ‘clustering’ with the existing buildings on the farm, which is more in line with the overall rural strategy and SPPS.</p> <p>Within the Green Belt, the PS proposes a stricter policy test. Dwellings will be permitted, as currently, but clustering with existing farm buildings will be a requirement, and there will be no exception test 3c for integration etc. or for situations where there are no buildings on the farm to cluster with.</p> <p>A clearer Farm Business definition is included requiring applicants to meet both the ‘active’ and ‘established’ tests. The definition of ‘active’ is based on the SPPS and the most up-to-date guidance.</p> <p>The restriction of one dwellings every ten years is also retained as it is considered that a loosening of this threshold would be ‘unsound’ in relation to our strategic allocation for the countryside.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework.</p>				

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>By facilitating dwellings on farms where the policy criteria are met, this policy delivers a minor positive effect on all of the social sustainability objectives. It will deliver housing which meets locally identified needs and will help to reduce isolation in rural farming families and to strengthen rural society. The effect on education and sustainable economic growth is negligible, although the appraisal has identified some potential positive influences. The preference to clustering development supports the objective to manage material assets sustainably, however the appraisal acknowledges that the provision of infrastructure and services is more difficult in rural areas and there may be less choice and the overall effect on this objective is uncertain. Dispersed development in the countryside is typically a less efficient use of land and sustains a reliance on private cars and other private vehicles as the opportunities to access alternative modes of transport are limited. This approach is generally not compatible with the objectives to protect physical resources and use sustainably, to encourage active and sustainable travel and to improve air quality and a minor negative impact is identified for these objectives. For the remainder of the environmental sustainability objectives, while some potential influences are noted, negative effects should be constrained by the policy and the associated application of GDPOL2 and the overall effects are negligible. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The NW Transport Plan, Green Infrastructure Plan and Council’s Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys. Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality.</p>	

HOU 19 Dwellings for Established Non-Agricultural Business Enterprises, HOU 24 Personal and Domestic Circumstances in the Countryside and HOU 26 Residential Caravans and Mobile Homes				
Option	Policy Option in line with PPS21 that facilitates (with amended wording) single dwellings or residential caravans and mobile homes in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	HOU 24 will enable families to care for a relative and give peace of mind that potential future needs can be met. The policies may help to reduce isolation in rural areas. They provide opportunities for social and intergenerational contact. By exception, HOU 19 would allow for a dwelling to be located outside a cluster at a safe distance from activities that are potentially harmful to health. However, rural dwellings may be less accessible to local health care and emergency services. The effect is minor due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan.
2... strengthen society.	0	0	0	The option facilitates positive social interaction. It can help to strengthen rural society and to maintain an economically active population in rural areas which would in turn help to sustain local services. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The option enables housing which meets identified housing needs and which meets the specific needs of the families which require them. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	The option may help to sustain rural businesses and maintain local jobs. It allows best use of location to be made. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	The option aims to be more sustainable for material assets in terms of using existing infrastructure and encouraging proximity / clustering. Clustering a dwelling or caravan with existing buildings takes advantage of the infrastructure that is already there and helps with waste management and disposal. However, dwellings in the countryside may not have access to certain types of infrastructure such as high or ultra-speed broadband, mains gas / a choice of service providers. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Dwellings in the countryside will generally result in the greater consumption of greenfield land than an equivalent dwelling in a settlement. Residential caravans and mobile homes will not represent a permanent change in land use. These policies represent a less efficient use of land than development in settlements, but due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	Dwellings in the countryside will typically have less opportunity to access active and sustainable transport routes; there may not be footpaths / cycle ways or public transport and this type of development may sustain reliance on the use of the car. If residents are working next door on the adjacent business or have caring responsibilities there may be reduced transport requirement, but if commuting to city / towns then there will be a continued reliance on the car. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Development in the countryside is likely to maintain reliance on car use. It is also less likely to have access to mains gas and more likely to use fuels that generate emissions such as oil, wood and solid fuel. However, rural areas may be more capable of dispersing emissions. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Development in the countryside is likely to generate greenhouse gas emissions from domestic heating and transport. It maintains reliance on vehicles and is typically less accessible to public transport, walking and cycling. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.

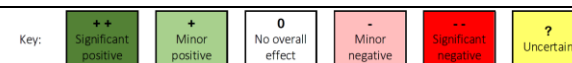
<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development in the countryside is more likely to be reliant on non-mains sewage treatment. HOU 19 refers to GDPOL 1 will help to safeguard against negative impacts on water quality by requiring that waste water is adequately treated. However, the Council has no control over the regulation of septic tanks in the longer term. Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, the overall impact on the objective is negligible.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development may result in some localised losses in biodiversity. Due to the likelihood that only a low number of applications relying on these policies would occur over the life of the plan, it is expected that the overall impact on the objective will be negligible. Policies CY 1 and CY 2 along with GDPOL 2 which focus on landscape and design, may help to offset losses through requirements for planting, boundaries and hedgerows.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The policy emphasis on clustering and integration for dwellings and caravans aims to minimise visual intrusion and respect landscape character. The higher test in the greenbelt areas will also work to preserve landscape character. These policy requirements in addition to the restricted quantity of development permitted under the policy should have a minor positive effect. Policies CY 1 and CY 2 along with GDPOL 2 which focus on landscape and design, may help to deliver further enhancements through requirements for planting, boundaries and landscaping.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The policies aim to respect traditional patterns of settlement. By exception, development permitted under HOU 19 may be located away from an existing cluster where demonstrable benefits would occur to a feature of the historic environment. The policies will allow sense of place to be conserved. These policy requirements in addition to the restricted quantity of development permitted under the policy should have a minor positive effect.</p>

Summary of Policy:

HOU 19 - Planning permission will be granted for a dwelling house in connection with an established non-agricultural business enterprise subject to criteria relevant to the development’s circumstances being met. This policy has positively amended that previously contained in PPS 21 CTY 7. It is considered that there is a need for new dwellings for established non-agricultural business enterprises to accommodate a key employee for the business. This policy and J&A has been amended from PPS21, CTY 7: Dwellings for Non-Agricultural Business Enterprises. Previously the policy was more restrictive in that an occupancy condition was required in all cases. This is a more positive policy to reflect the Members comments. This will afford an opportunity to a key person who has had an established business to have a dwelling associated with that business provided there is appropriate documentation and business accounts etc. as evidence. Definitions of key terms are included. Within the Green Belt a stricter policy test will be applied to require the dwelling to be located on-site and an occupancy condition attached as per the previous policy that was contained within PPS 21.

HOU 24 - There may be cases where personal or domestic circumstances require a new house in the countryside. Such cases will include instances where a young adult requires a continuing and high level of care, but who could also benefit from a greater degree of independent living. Applicants will be expected to provide sufficient information to allow a proper assessment of each specific case. This policy and J&A has largely been carried over from PPS21, CTY 6: Personal and Domestic Circumstances. Reference to the Green Belt Policy has been included to allow dwellings for personal and domestic circumstances where there are compelling and site specific reasons for this related to the applicants personal and domestic circumstances. The use of occupancy conditions is referenced in the policy and is proposed at 5 years generally for such policy applications.

HOU 26 - This policy is necessary to assist those seeking temporary accommodation during the building of a permanent dwelling or other compelling personal or domestic circumstances. All permissions will normally be for three years, this however will be considered on a case by case basis. The design and finishes of a residential caravan or mobile home limits its potential for integration into the landscape. For this reason, planning permission will not be granted for a permanently sited residential caravan or mobile home in the countryside. No Green Belt policy restrictions are proposed. This policy and J&A has been largely carried over from PPS21, CTY 9: Residential Caravans and Mobile Homes.



<p>Policies HOU 19, HOU 24 and HOU 26 have been appraised as a group as they all relate to single dwellings in the countryside where a site-specific reason for the development is identified.</p>	
<p>Reasonable Alternatives:</p> <p>No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework across the District.</p>	
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>By facilitating dwellings where there domestic or business circumstances merit their development, the option will have a positive impact on the objective to improve health and well-being. This approach, including the provision of temporary accommodation, can benefit mental health through peace of mind and helps to sustain social and intergenerational contact. The option will enable caring requirements to be met, however it is also recognised that dwellings in the countryside will be less accessible to health care facilities. Although a number of positive and negative influences are identified, the effect on the majority of the other suitability objectives is negligible as only a low number of applications relying on these policies is likely occur over the life of the plan and, in the case of caravans and mobile homes, would not result in permanent development. The restricted quantity of development in conjunction with policy emphasis on clustering and integration with other surrounding development delivers a minor positive effect on the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment. This policy is considered to be a sustainable policy.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality. The application of policies CY 1, CY 2 and GDPOL 2 will also help to offset potential biodiversity losses and will help to conserve landscape character the historic environment.</p>	

HOU 20 Restored and Replacement Rural Dwellings and HOU 21 The Conversion and Re-use of Other Rural Buildings				
Option	Policy thrust (with clarification) to enable reuse or replacement of an existing building in the countryside, primarily for use as a dwelling in line with PPS 21.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	In some circumstances, enabling the restoration or replacement of dwellings may help to maintain family cohesion or social contact, if a suitable nearby building is available. However, dwellings in the countryside will, in general, be less accessible to health facilities and public open space. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	Enabling the restoration or replacement dwellings may help to sustain rural communities with a younger, economically active population. Potential uses of restored / converted older buildings may include community uses. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	+	+	+	The option may help to meet some housing need without adding to issues of proliferation, though does not contribute to meeting locally identified need. It may help to reduce the number of unfit homes. The number of dwellings delivered under these policies may form a moderate proportion of the overall applications for housing in the countryside.
4... enable access to high quality education.	0	0	0	Build rate is not expected to occur on a scale that is likely to impact the sustainability of schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	Housing in the countryside may not be as accessible to a wide range of employment opportunities as housing in settlements though it may provide for some local rural businesses. The option would have a negligible effect this objective.
6... manage material assets sustainably.	-	-	-	Housing or development for other uses in the countryside may not have access to same range of infrastructure and utilities as housing in settlements. Waste collection services may be less efficiently delivered and the overall approach does not conform to the proximity principle.
7... protect physical resources and use sustainably.	+	+	+	The principle of reuse/retention of rural dwellings helps to avoid development in a completely new greenfield site and helps to make efficient use of land.
8... encourage active and sustainable travel.	-	-	-	Housing or development for other uses in the countryside is typically more car dependent as on many rural roads there are no footpaths/ cycle ways and accessibility to public transport routes may be limited. These policies do not help to encourage the modal shift towards using active / sustainable transport.
9... improve air quality.	0	0	0	Housing or development for other uses in the countryside is typically more car dependent. There is a greater likelihood for central heating in rural areas to emit particulates (e.g. oil, biomass) as it is less likely to have access to mains gas but there may be more opportunities for incorporating measures such as solar panels or ground source heat pumps. However, baseline evidence indicates that generally speaking there are fewer issues with air quality in rural areas than in settlements. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Housing or development for other uses in the countryside is typically more car dependent. There is a greater likelihood for central heating to have higher greenhouse gas emissions but there may be more opportunities for incorporating measures such as solar panels or ground source heat pumps. The renovation or restoration of buildings may enable them to be more energy efficient. The principle of reusing buildings will also reduce overall resource use. Due to the finite number of developments under these policies occurring in the District, the overall impact on the objective is negligible.

<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Dwellings in the countryside could lead to cumulative impacts on water quality, however development should not proceed unless it can be demonstrated that all necessary services are available or can be provided without significant adverse impact on the environment. Restoration / conversion or replacement dwellings may be permitted in the flood plain, but numbers coming forward are not likely to be of a perceptible scale to have an effect on water quality or quantity, due to other constraining factors, such as insurance. Overall there a high level of confidence that the risk of negative effects will be satisfactorily controlled through policy and a neutral impact is predicted.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The principle of reuse/retention of rural dwellings helps to avoid development in a new greenfield site but there may be species of conservation concern present in or near buildings. The risk of adverse impacts on species could be addressed through use of the biodiversity checklist. The overall impact on the objective is negligible.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Housing or development for other uses in the countryside could lead to cumulative impacts on landscape, however development should not proceed unless it can be demonstrated that a design of replacement dwelling is of a high quality, is appropriate to its rural setting and has regard to local distinctiveness. The overall approach helps to reduce proliferation of development in the countryside. The higher test in the green belt policy areas will also help to safeguard landscape character.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option permits rural buildings to be sympathetically brought back into use. The policies are strong on retaining character and promoting sensitive restoration. The policy also includes specific requirements encouraging sympathetic refurbishment of non-listed vernacular dwellings in preference to their replacement. Cross references to the historic environment policies are included in both policies, in particular for listed buildings.</p>

Summary of Policy:

HOU 20 - The replacement of existing dwellings is important to the renewal and upgrading of the rural housing stock. All permissions for a replacement dwelling granted under this policy will be subject to a condition requiring demolition of the existing dwelling or restricting its future use if it is to be retained as part of the overall development scheme. This policy promotes the restoration of non-listed vernacular dwellings. Otherwise, the policy text permits the sympathetic replacement of existing dwellings, and even the replacement of a redundant non-residential building. Additional clarification has been provided to define the type of structures that can be replaced and the essential characteristics of a dwelling. This policy and J&A has been carried over from PPS21, CTY 3: Replacement Dwellings. Reference to the Green Belt Policy has been included to allow rural replacement dwellings. Further J&A has been added in reference to non-listed vernacular buildings and also DfI guidance on the matter. Reference to the Green Belt Policy has been included to allow replacement of dwellings, but extensions are to be more-limited.

HOU 21 - There is the potential for the reuse of an existing non-residential building as a dwelling and exceptionally, planning permission may be granted to conversion of a traditional building to more than one dwelling. This policy and J&A has been largely carried over from PPS21, CTY 4: The Conversion and Reuse of Existing Buildings. Clarification is provided in para 17.62 of Policy HOU 21 of what constitutes an acceptable building for conversion or extension. Reference to the Green Belt Policy has been included to allow conversion / re-use of other buildings, but extensions are to be more limited.

Policies HOU 20 and HOU 21 have been appraised as a group as they both relate to the reuse or replacement of an existing building in the countryside, primarily for use as a dwelling.

Reasonable Alternatives:

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>As these policies are constrained to developing a site where a building already exists, the effects on the social sustainability objectives are generally negligible as any benefits in terms of family cohesion or strengthening society are incidental. It is noted that dwellings in the countryside are generally less accessible to health care facilities and other facilities and services. A minor positive impact is identified for housing, in that the policy will reduce the number of unfit homes and may help to meet some rural housing need, however in general the housing is only likely to provide for the specific needs of the developer. The policies encourage the reuse of existing sites or buildings in preference to new development and as such act positively on the objectives to protect physical resources, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage with significant positive effects on the latter. Minor negative impacts are identified for managing material assets sustainably and encouraging active and sustainable travel, as development in the countryside will not have access to same range of infrastructure and utilities or active and sustainable transport as development in settlements. Impacts on the remaining sustainability objectives are generally negligible, however the appraisal has identified that there does exist some potential for adverse impacts on water and natural resources. It is considered that these risks will be satisfactorily controlled through policy. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>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.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The use of the Supplementary Design Guide 'Building on Tradition' will help to enhance positive effects on landscape and historic environment. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys.</p>	

HOU 22 New Dwelling in Existing Cluster in the Countryside and HOU 23 New Single Dwelling in a Small Gap in Existing Built-up Frontage in the Countryside				
Option	Policy thrust (with revised positive wording) to facilitate single dwellings clustered with or in close proximity to other development in the countryside in line with PPS 21.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Dwellings in the countryside will, in general, be less accessible to health facilities and public open space areas. The approach of these policies encourages development outside defined settlement limits to be located in proximity to other buildings, which may support social contact and reduce isolation and loneliness. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	Facilitating some development in the countryside may help to sustain rural communities with a younger, economically active population. Encouraging development to be clustered with other development / avoiding isolation may help to support rural communities. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	+	+	+	The option may help to meet some housing need without proliferating dispersed, isolated houses. It may be designed to meet the specific needs of the applicant, though more generally it would not contribute to meeting any locally identified needs. The number of dwellings delivered under these policies may form a moderate proportion of overall housing in the countryside.
4... enable access to high quality education.	0	0	0	Build rate is not expected to occur on a scale that is likely to impact the sustainability of schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	Housing the countryside may not be as accessible to a wide range of employment opportunities as housing in settlements, though it may help to provide for some local rural businesses. The option would have a negligible effect this objective.
6... manage material assets sustainably.	0	0	0	The option may not have access to same range of infrastructure and utilities as housing in settlements. Waste collections may be less efficiently delivered and the overall approach does not fit with the proximity principle. However, the approach to cluster or infill development may mean that it is easier to connect to utilities. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Development occurring under these policies may result in some losses of greenfield land, however gap or infill sites may be of less value to this objective than a completely undeveloped site, as the existing development will have already sterilised the area for minerals extraction. The principle of requiring development to be clustered or infilling only under certain circumstances will help to avoid perceptible loss of land. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	-	-	-	Housing in the countryside is typically more car dependent as many rural roads have no footpaths / cycle ways and accessibility to public transport routes may be limited. These policies do not help to encourage the modal shift towards using active / sustainable transport. However, a degree of clustering or siting new development around a focal point may mean that some development may have a greater opportunity to gain access to public transport routes.
9... improve air quality.	0	0	0	Housing in the countryside is typically more car dependent. There is a greater likelihood for central heating in rural areas to emit particulates (e.g. solid fuels, oil, and biomass) as it is less likely to have access to mains gas but there may be more opportunities for incorporating measures such as solar panels or geothermal heat pumps. However, baseline evidence indicates that, generally speaking, there are fewer issues with air quality in rural areas than in settlements. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	-	-	-	Housing in the countryside is typically more car dependent. There is a greater likelihood for energy and heating requirements to be higher and to have higher greenhouse gas emissions than higher-density dwellings in settlements, but there may be more opportunities for incorporating measures such as solar panels or ground source heat pumps. Clustering may deliver some indirect benefits in terms of energy efficiency by sheltering.

<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This type of development is more likely to be reliant on non-mains sewage treatment, though some existing rural clusters have WwTWs. However, development should not proceed unless it can be demonstrated that it meets other planning and environmental requirements and GDPOL 1 will also apply. GDPOL 1 will help to safeguard against negative impacts on water quality by requiring that waste water is adequately treated. However, the Council has no control over the regulation of septic tanks in the longer term. Applications requiring some form of non-mains treatment will be monitored to inform on potential risk on water quality. The restricted quantity of development permitted under the policy should reduce the overall effect to a negligible impact.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The principle of clustering or infilling dwellings helps to avoid development in a completely undeveloped greenfield site and will reduce the scale of incremental losses to local biodiversity. The restricted quantity of development permitted under the policy should reduce the overall effect to a negligible impact. The risk of adverse impacts on habitats species of conservation importance could be addressed through use of the biodiversity checklist.</p>
<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Clustering or associating new development with existing development will reduce the potential impact on landscape character and reduce the proliferation of isolated dwellings. The presence of stronger policy tests in green belt areas will further help to strengthen protection on landscape.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The approach of these policies is to reflect and maintain traditional rural settlement patterns. There is a strong tradition of grouped buildings and rural communities centred on focal points across the District / region.</p>

Summary of Policy:

HOU 22 - In the interest of promoting rural regeneration and rounding off of existing clusters, the Council aims to provide opportunities for new dwellings in existing clusters. Therefore, the Council will approve suitable proposals for new dwellings that build upon and consolidate developments at identified focal points. The criteria have been re-drafted to remove the requirement to be surrounded on at least two sides, so there will be better opportunities, but emphasising good design / layouts and avoiding ribboning. However, the other criteria mostly remain the same. The policy recognises that such clusters and clachan-type groupings are traditional and relatively sustainable locations to focus rural houses; therefore the J&A gives more information on the definition of a Cluster and what DCSDC deem to be a focal point.

Around particularly strong community focal points, there is scope to build a dwelling, even if there are currently few dwellings / buildings to cluster with; this is recommended as a new provision for this District. Within the Green Belt, it is proposed not to grant Planning permission for new dwellings in existing clusters in the countryside. This policy has been based upon PPS 21 CTY 2a but with a renewed emphasis as a more-sustainable focus for new dwellings in clusters, as well as the addition of accompanying J&A.

HOU 23 - Planning permission will only be granted for the development of a small infill or gap site that is sufficient only to accommodate up to a maximum of one house, within an otherwise substantial and continuously built-up frontage and provided that this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. This policy and accompanying J&A has been re-named and significantly re-written to differentiate between the issue of contentious Planning issue of 'ribboning' in our countryside and those opportunities where suitably scaled in-fill development would be appropriate and would not exacerbate the issue of ribboning itself. The policy and J&A has been re-worded into more positive wording at the start of the policy than PPS21, CTY 8: Ribbon Development. It is recommended that the definition of substantial and built-up frontage has been clarified, being raised from minimum 3 buildings to 5 dwellings in a row along a road frontage (not more than 10-20 metres back) and the gap to be for just one dwelling (of approx. 30 metres width). An important exception is recommended for steep-sided valleys of the Sperrin AONB where linear patterns of houses is a necessity, thus getting more flexibility, due to the particular geographical context. Within the Green Belt, it is proposed not to permit infill development opportunities.

Policies HOU 22 and HOU 23 have been appraised as a group as they both relate to single dwellings clustered with or in close proximity to other development in the countryside.

Reasonable Alternatives:

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>As these policies are constrained to developing a site where development already exists, the effects on the social sustainability objectives are generally imperceptible in scale as any benefits in terms of family cohesion or strengthening society are incidental. However, the principle of locating dwellings in a cluster or in association with other dwellings helps to promote social interaction and reduce isolation. It is further noted that dwellings in the countryside are generally less accessible to health care facilities and other facilities and services. A minor positive impact is identified for housing, in that the policy may help to meet some rural housing need, however in general the housing is only likely to provide for the specific needs of the developer. The policies have a negligible effect on all of the economic sustainability objectives. In respect of the environmental sustainability objectives the overall approach of clustering development where development already exists helps to reduce the scale of any negative effects and a negligible effect is identified for many of the objectives. A minor positive impact is identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage as these policies will specifically work towards maintaining rural character and traditional settlement patterns. A minor negative impact is identified for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as dwellings in the countryside are less likely to have access to active and sustainable travel and may result in a proportionately higher carbon footprint than housing of an equivalent nature in settlements. However, the overall strategic approach of constraining this type of development supports these objectives. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The NW Transport Plan, Green Infrastructure Plan and Council’s Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys. GDPOL 1 will provide safeguards on water quality for development where mains drainage and waste water treatment is not present.</p>	

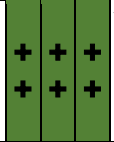
HOU 25 Affordable Housing in the Countryside				
Option	Policy thrust (with slight revision) in line with PPS 21 to facilitate affordable housing in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The sequential test should mean that development would be accessible by walking or cycling to facilities in a settlement. The option may help to support family cohesion and intergenerational contact in villages and small settlements / rural areas. It may also benefit mental health by allowing people on lower incomes to live / stay in the area that they are from.
2... strengthen society.	+	+	+	The option may help to reduce inequality in rural communities. It helps to meet local housing need. The sequential approach also promotes development that has access to basic facilities and services. This approach may contribute to the vibrancy of villages and small settlements.
3... provide good quality, sustainable housing.	+	+	+	The option encourages and enables affordable houses. It provides housing which meets locally identified needs (in terms of type, tenure and size and also in terms of accessibility and lifetime home standards). The baseline of the District in terms of affordable housing need means that this policy may have a significant positive impact.
4... enable access to high quality education.	0	0	0	The option may help to sustain a population that supports rural schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	Provision is linked with a need in the area, which may in turn be a side effect of economic growth. The policy may indirectly support rural workers. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	The option encourages re-use of derelict/brownfield land (where such a site is available) and would not permit such development to occur outside a settlement where a suitable site is available inside the settlement. In terms of infrastructure provision, inside a settlement is preferred to adjacent to settlement.
7... protect physical resources and use sustainably.	0	0	0	The policy doesn't preclude the use of greenfield land, but tries to direct away from greenfield through the sequential test. However some proposals may result in small losses of previously undeveloped land. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The sequential test should mean that development would be accessible to facilities in a settlement by walking or cycling, for day to day needs. However, affordable housing in the countryside is less likely than affordable housing in main towns to have a wide range of alternative transport options. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	New housing may lead to minor increases in emissions from transport and heating. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	New housing may lead to minor increases in greenhouse gas emissions from transport and heating. However new housing that is built to current building regulation standards should have a good standard of energy efficiency. The scale of development is unlikely to impact the objective, the overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Development would not occur in situations where insufficient waste water treatment is in place. GDPOL 1 will help to safeguard against negative impacts on water quality by requiring that waste water is adequately treated and the applicant can demonstrate that this will not create or add to a pollution problem. GDPOL 1 will also encourage greater consideration of Sustainable Drainage Systems. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	The policy and sequential approach direct towards reuse of an existing site in preference to a new greenfield site. New development is also required to integrate sympathetically with its surroundings and meet other planning criteria and policy requirements. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	+	+	+	The sequential test helps to safeguard landscape character. Development will be expected to integrate sympathetically with its surroundings and development outside settlements is only encouraged in area where it can be visually integrated into the landscape. The higher test for Green Belt policy areas will also help to safeguard landscape character in relevant areas. GDPOL 2 will further help to deliver design / enhancements through its landscaping criteria which benefit landscape character.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	All proposals will need to be sited and designed to integrate sympathetically with their surroundings and meet other Planning criteria and policy requirements. The overall impact on the objective is negligible. GDPOL 2 will further help to deliver design / enhancements through its landscaping criteria which will benefit townscape and protect the setting of any nearby features of the historic environment.
<p>Summary of Policy:</p> <p>HOU 25 - Planning permission may be granted for a group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing to meet the needs of the rural community. The policy and J&A have been updated to remove the population threshold (PPS 21 - CTY5 - population of 2,250) and instead be based upon our settlement hierarchy to include all small settlements and villages - the majority of which have current populations well beneath this threshold and are located throughout the countryside. Culmore, Eglinton and Newbuildings while classified as Villages, each have respective populations in excess of 2,250 and are located in close proximity to Derry City. They have relatively little Social Housing Need and it is envisaged that adequate social provision can be found within these settlements (as indicated by current NIHE HNA) or within nearby Derry. In addition these settlements are located in the proposed Green Belt where policy HOU 25 will not permit such development for such groups of affordable housing adjacent to / or near to villages and small settlements.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Positive impacts are identified for all of the social sustainability objectives. The appraisal benefits the objectives to improve health and well-being and to strengthen society by supporting family cohesion and intergenerational contact and allowing people on lower incomes to live / stay in the area that they are from, which may benefit mental health. It also helps to reduce inequality. The policy would support the objective to provide good quality, sustainable housing by providing for new housing in areas where an identified need has been established. The scope and scale of new homes that are likely to be delivered through this specific policy may be significant positive in the context of the District’s baseline. For the remainder of the sustainability objectives, some positive and negative influences were identified, however the impacts are negligible in the majority of cases. A minor positive effect is identified for the objective to maintain and enhance landscape character as the policy includes criteria on integration and applies an additional constraint in the Green Belt policy areas. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to provide good quality, sustainable housing.</p>				
<p>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.</p>				

Measures to reduce negative effects and promote positive effects:

Policies GDPOL 2 and TAM 1 on creating accessible environments for all will help to encourage walking and cycling. The NW Transport Plan, Green Infrastructure Plan and Council's Car Parking Strategy will help to reduce reliance on cars and encourage a modal shift to active and sustainable transport for parts of journeys in locations where it is not possible for whole journeys. GDPOL 1 will provide safeguards on water quality for development where mains drainage and waste water treatment is not present.

OS 1 Protection of Open Space				
Option	Strengthened wording version maintaining policy thrust of OS 1 PPS 8.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Retains open space and safeguards social meeting places. Enables children to have space outside to play and exercise. Exceptions would only be permitted where there is an overall community benefit. The provision and safeguarding of open space in the District will indirectly help to support better mental health and physical wellbeing.
2... strengthen society.	+	+	+	The policy protects open space and shared space and through this indirectly promotes positive social interaction. Exceptions would only be permitted where there is an overall community benefit. The provision and protection of open space helps to meets identified needs that will reduce inequalities experienced by the most deprived communities.
3... provide good quality, sustainable housing.	0	0	0	The policy does not directly contribute to delivery of housing, but leads to more pleasant living environments.
4... enable access to high quality education.	+	+	+	The policy may indirectly help to deliver opportunities for multiple use of facilities in conjunction with education providers.
5... enable sustainable economic growth.	+	+	+	The policy helps make the District a more attractive place to live, work and visit. Having high quality open space and protecting it makes the best use of location and may help to increase the number of people coming to the District to work.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	Open space in the District is broad ranging. This policy may help to protect some areas of semi natural land / biodiversity. It helps to retain potential future use/benefit of physical resources (for education/tourism/recreation/biodiversity).
8... encourage active and sustainable travel.	+	+	+	Open spaces that are linked with walking and cycling routes can help to encourage active travel and will help to enhance those routes.
9... improve air quality.	0	0	0	Open space can provide a buffer function between polluting emissions (e.g. roads) and residential areas.
10... reduce causes of and adapt to climate change.	+	+	+	Open space can have a dual purpose as a flood water storage area, providing resilience against climate change. Protecting areas of open space helps to protect habitats that capture carbon and/or water, for example woodlands and floodplains.
11... protect, manage and use water resources sustainably.	+	+	+	Open space can have a dual purpose as a flood water storage area, avoiding the need for 'hard' flood defences. Parks and open space alongside rivers can provide a buffer area between development and water, filtering pollutants and reducing the risk of them entering rivers.
12... protect natural resources and enhance biodiversity.	+	+	+	The policy indirectly protects local biodiversity, although many open space areas may be improved / maintained grassland and not species rich. It supports green and blue infrastructure. Retaining open space alongside watercourses can help to buffer designated sites.
13... maintain and enhance landscape character.	+	+	+	The policy protects areas designated as open space from being developed. This would indirectly serve to protect the setting of prominent features, such as river valleys, coastline, parks and gardens around heritage assets, settlements and transport corridors.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>		<p>The policy protects areas designated as open space from being developed. This indirectly helps to maintain the setting of historic features and assets. It allows ‘sense of place’ to be conserved and protects areas (such as parks) that provide opportunities for cultural activities.</p>
<p>Summary of Policy:</p>		
<p>The Council will operate a general presumption against the loss of open space to competing land uses. The Council will permit an exception to the presumption against loss of open space where development would produce such community benefit - if this would decisively outweigh its loss. In such cases, applicants will still need to demonstrate that there remains adequate quality of Open Space. They will also be expected to demonstrate that their proposals are supported by the local community.</p> <p>This policy is a strengthened version of OS 1 in PPS 8. The wording has been amended at the start to be more positive. Wording has also been amended to include ‘presumption against loss of open space irrespective of its physical condition and appearance and public access and ownership’. The ‘community benefits’ exception has been strengthened.</p>		
<p>Reasonable Alternatives:</p>		
<p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>The protection of open space is a key aspect of creating happy and healthy communities. Open space can be a focal point for an area and provides opportunities for physical activity and recreation, which also delivers mental health benefits. Significant positive impacts are indicated for the objectives to improve health and well-being and to strengthen society. While the option will also positively influence the environments around housing, it does not directly deliver on housing. Minor positive effects are also identified for the majority of the economic sustainability objectives, though there is no relationship with material assets. The option acts positively for all of the environmental sustainability objectives though the effect on air quality is not considered to be strong enough to have a perceptible impact. Significant positive impacts can be delivered for maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage. The protection of areas of open space will protect the setting of many of the District’s natural features and will also help to protect and conserve the setting of several of our historic assets. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage.</p>		
<p>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.</p>		

Measures to reduce negative effects and promote positive effects:

Benefits may be enhanced through adoption of good design and place making principles. Policy on inappropriate neighbouring uses overlooking may also help to protect against nuisance impacts. More open space could be identified at LPP. Council's Green Infrastructure and Pitches Strategies may help to inform any future boundary changes at LPP.

OS 2 Public Open Space in New Developments				
Option	Strengthened wording version maintaining policy thrust of OS 2 - PPS 8.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Provides open space in close proximity to new residential development. This policy also requires new residential development to link with the wider green and blue infrastructure network. It provides opportunities for and encourages healthy lifestyles and physical activities for all ages. It will also deliver more pleasant living environments which in turn will positively impact mental health and wellbeing.
2... strengthen society.	+	+	+	This policy creates quality shared space and promotes positive social interaction. It will help to meet identified needs in terms of disability and accessibility. The policy encourages good design that delivers passive surveillance and discourages anti-social behaviour, while preserving amenity for residents.
3... provide good quality, sustainable housing.	+	+	+	Well-designed open space enhances the quality of the housing environment. The policy indirectly supports the objective by helping to meet the needs of certain groups, such as families with young children.
4... enable access to high quality education.	0	0	0	This policy is unlikely to apply to education facilities, but may apply to mixed use development which could incorporate nurseries or pre-schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	The policy helps make the District a more attractive place to live, work and visit but does not place an undue financial burden on the developer. It may indirectly help to create some jobs through management / maintenance requirements.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	Constrains the use of a certain proportion of the land from being developed. May help to reduce the rate of increase in curtilage cover. May help to retain some semi-natural land.
8... encourage active and sustainable travel.	+	+	+	The policy includes the requirement to link in with the wider green and blue infrastructure network which may include active and sustainable travel routes. This may help to encourage walking and cycling. The network is currently quite fragmented however over the life of the plan as green infrastructure starts to be developed and linked, the positive effects could become more pronounced.
9... improve air quality.	0	0	0	Slight link in providing dispersion of air pollutants and buffering between emissions sources and receptors. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	The overall impact on the objective is negligible however the appraisal notes that in some cases where new open space schemes are designed in conjunction with 'soft' SuDS, this approach could help with climate change resilience and adaptation (e.g. swales, ponds for surface water management).
11... protect, manage and use water resources sustainably.	0	0	0	The overall impact on the objective is negligible, however it is noted that where open space is designed in conjunction with SuDS, it could help to manage surface water drainage and treat runoff to benefit water quality.
12... protect natural resources and enhance biodiversity.	+	+	+	Where open space is designed in conjunction with retaining or enhancing local biodiversity this will benefit the objective. There is a requirement for new residential development to incorporate linkages with the wider green and blue infrastructure network including the retention of green corridors. Through Key Site Requirements open space could be incorporated as a buffer to locally important or designated sites.

13... maintain and enhance landscape character.	+	+	+	The creation of open space areas could help to protect the setting of prominent features. Consideration of the siting of open space can help to minimise visual intrusion
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The establishment of open space areas can help to integrate development sensitively with historic features. Considerate design of open space can help to maintain the setting of historic assets and features. Through Key Site Requirements open space could be incorporated as a buffer to locally important or designated sites.

Summary of Policy:

Effectively a strengthened version of OS 2 PPS 8 maintaining the policy thrust but enhanced to secure Council’s future aspirations on the consideration, delivery and accessible provision of appropriate OS in new developments. The Council will require all housing developments over 5 units to consider the open space provision - providing new space / facilities or paying a Developer Contribution towards the provision locally. The Council will only permit proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.

Policy OS2 of PPS8, Public Open Space in New Residential Development has been amended to Public Open Space in New Developments. Wording has been included to state ‘all other new development proposals should include appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development’. The requirement for open space provision or payment of Developer Contributions has been introduced and extended, and applied to (almost) all housing developments. A new part as been added making reference to green network enhancement as an integral part of new housing proposals. The last part of OS 2 refers to legal agreements required for the management and maintenance of public open space in perpetuity and that ‘developers should ensure that a suitable mechanism is in place to secure the future management and maintenance of open space in new residential developments. Exceptions to the requirement of providing public open space will be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided. An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space.

Reasonable Alternatives:

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

The consideration and provision of public open space within all new housing developments will help to establish new shared spaces for communities and provide opportunities for physical activity and recreation, which also delivers mental health benefits. Significant positive impacts are indicated for the objectives to improve health and well-being and to strengthen society. The option will also deliver a minor positive effect on the delivery of good quality, sustainable housing by enhancing the quality of the housing environment. The effects on the economic sustainability objectives are mainly negligible, although a minor positive impact is identified for the objective to enable sustainable economic growth through making the District more attractive and potentially creating some new jobs. The option acts positively on all of the environmental sustainability objectives but the effects are not considered to be strong enough to create a perceptible impact on improving air quality, water resources and the climate change objectives. However, minor positive effects will be delivered for the remaining sustainability objectives. This option is considered to be a sustainable option.

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>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 strengthen society.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects: Linkages with general design policy and good design principles. Key site requirements which are tailored to local features such as watercourses, biodiversity, landscape and historic environment features and assets. Integration of new development with the Green Infrastructure strategy and Strategic Greenways plan.</p>	

OS 3 Green and Blue Infrastructure				
Option	Seeks protection, consideration and enhanced connectivity of the District's G&B infrastructure.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Encouraging the retention of existing and development of new or enhanced green and blue infrastructure provides opportunities for and encourages healthy lifestyles and physical activities for all ages. It will complement requirements for new open space provision and will help to create linked networks of high quality open space that people can use.
2... strengthen society.	+	+	+	The policy will help to retain, create, or enhance open space that is shared space. It will also help to increase accessibility to shared space and promotes positive social interaction.
3... provide good quality, sustainable housing.	0	0	0	This policy doesn't deliver housing, but may help to make some residential environments more attractive. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	There is an indirect relationship identified through facilitating the establishment or enhancement active travel linkages with schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	The policy will help to make the District a more attractive place to live, work, visit and invest. It may help to maximise the economic benefits of sustainable tourism.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	The policy is protective of physical resources. It may help to retain potential future use/benefit of physical resources (for education/tourism/recreation/biodiversity). It helps to retain areas of semi natural land cover/biodiversity.
8... encourage active and sustainable travel.	+	+	+	The policy will help to create or enhance walking and cycling routes which may encourage a modal shift to active travel. It may benefit those without access to a vehicle. Over time as networks grow and become established these effects should strengthen.
9... improve air quality.	0	0	+	The policy encourages and supports the use of other modes of transport than the car. It encourages the retention of 'green lung' areas. Over time as networks grow and become established these effects should strengthen.
10... reduce causes of and adapt to climate change.	+	+	+	The policy encourages measures that will aid with mitigation and adaptation for climate change. It encourages tree planting for carbon capture. It aims to increase resilience of the built and natural environment. Over time as networks grow and become established these effects should strengthen.
11... protect, manage and use water resources sustainably.	+	+	+	The use of SuDS would help to manage surface water and, where 'soft' SuDS are incorporated would support good water quality. The overall approach could help to improve the quality of surface and ground water (including coastal waters) to meet WFD objectives.
12... protect natural resources and enhance biodiversity.	+	+	+	The policy looks for enhancement of green networks rather than just protection. It will expand and enhance green and blue infrastructure across the District and may help to deliver ecosystem services. The policy also seeks to prevent habitat fragmentation.

<p>13... maintain and enhance landscape character.</p>	<p>++ ++ ++</p>	<p>The policy encourages sound building and landscape design. It helps to protect / enhance the setting of prominent features and corridors such as rivers / coastline or areas within settlements and encourages integration to enhance local distinctiveness.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++ ++ ++</p>	<p>The policy will deliver indirect effects - in some cases the green network can reflect and complement the historic environment. Linkages with the wider network of green and blue infrastructure may include historic parks, gardens and demesnes.</p>
<p>Summary of Policy:</p>		
<p>This is a new policy developed to deliver the LDP aspiration for enhanced green and blue infrastructure and connectivity across the plan area and the protection of potential sites and corridors that form part of the network green and blue infrastructure across the District. This new policy takes account of the RDS / SPPS which highlights the need to provide for green and blue infrastructure in cities, towns and neighbourhoods and new developments. It builds on Policy OS 2 Public Open Space in New Developments which contains new wording requiring that development on greenfield housing sites should provide opportunities to extend existing green corridors into the wider network / countryside and is an integral part of new housing proposals.</p>		
<p>Reasonable Alternatives:</p>		
<p>This is a new policy. No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>The establishment of a District-wide network of green and blue infrastructure will help to provide shared space, connect communities and create opportunities for physical activity and active travel, which will also benefit mental health. Significant positive impacts are identified for the objectives to improve health and well-being and to strengthen society. While the option indirectly helps to make residential areas more attractive, it will not deliver directly for housing. The option has a positive influence on accessing education through providing physical walking and cycling links to schools, however this is not considered to be strong enough to create a perceptible effect. A minor positive impact is identified for the objective to enable sustainable economic growth through making the District more attractive and supporting tourism. Positive impacts are identified for all of the environmental sustainability objectives. As investment and strategic projects are delivered on, and an integrated green and blue infrastructure network becomes established, these effects will strengthen over time for many of the objectives, leading to significant positive effects for several of these objectives. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 and to maintain and enhance landscape character across all timescales. Significant positive effects are also identified for the objectives to encourage active and sustainable travel, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably from the long term</p>		
<p>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.</p>		

Measures to reduce negative effects and promote positive effects:

The Green Infrastructure strategy will help to deliver the benefits.

OS 4 Outdoor Recreation in the Countryside				
Option	Delivers thrust of OS 3 PPS 8 with enhanced text to include sport / outdoor recreation and location consideration.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policy helps to provide opportunities for and encourages healthy lifestyles and physical activities for all ages. Participation in sport and outdoor recreation can increase social interaction and support good mental health. Pitches and other outdoor facilities can provide social meeting places. By extending the possibility to provide such facilities to the countryside the policy creates opportunities that are accessible to all and the effects may be locally significant.
2... strengthen society.	+	+	+	The policy facilitates the creation of shared space and reduces the factors causing inequalities. It allows rural communities to gain appropriate access to facilities and services and promotes positive social interaction.
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 - however it is noted that a facility permitted under this policy could have a shared use as an educational resource.
5... enable sustainable economic growth.	+	+	+	The policy facilitates rural development and may help to support rural tourism and deliver benefits to rural communities. It may enable the creation of some new jobs, depending on the type of facility.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	With the exception of golf, most uses would be low impact, low footprint. The policy seeks to avoid taking the most versatile agricultural land out of production. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The policy encourages sports and recreation facilities to be located near settlements and requires accessibility by means other than the private car (in so far as is possible).
9... improve air quality.	0	0	0	Development under this policy is unlikely to have any perceptible effect on air quality. Sites in the countryside may sustain car use but the uses are not likely to be high demand / high impact.
10... reduce causes of and adapt to climate change.	0	0	0	Most uses would be low impact, low footprint. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Development in the countryside is unlikely to have access to mains sewerage network. Most uses are unlikely to be high demand / high impact. General policy for all development GDPOL2 will trigger a requirement for adequate treatment of any waste water.
12... protect natural resources and enhance biodiversity.	0	0	0	Most uses would be low impact, low footprint. The overall impact on the objective is negligible.

<p>13... maintain and enhance landscape character.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The policy requires that new development is cognisant of scale, siting, layout, design and landscaping details. It requires development to have no significant detrimental impact on visual amenity or the character of the local landscape and that the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography. However some types of outdoor recreation development such as golf courses are extensive and could have a minor adverse effect on landscape character. The overall impact depends on the location, nature and scale of development.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The policy requires that new development is sympathetic to the surrounding environment in terms of siting, layout and landscape treatment and avoids detrimental impact on features of importance to the historic environment. The overall impact on the objective is negligible.</p>
<p>Summary of Policy:</p> <p>The Council will permit the development of proposals in the countryside for the provision of new open space facilities, including for sport and outdoor recreation. It is a slightly reworded version of Policy OS 3 of PPS 8. Wording has been amended in this policy to include sport as well as open space and to consider also if the site would not be better located within the settlement limits or on previously developed land. A use may not be acceptable if floodlighting is likely to be required - for visual, amenity and 'dark skies' / light pollution considerations. Wording has also been amended from 'adverse' to 'significant', as per SPPS.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The option will facilitate the creation of shared space and the provision of opportunities for healthy lifestyles and physical activity which may also benefit mental health. This delivers minor positive effects on the objectives to improve health and well-being and strengthen society. While this may also have a positive influence on housing, it is not considered to deliver a perceptible impact. The effects on the economic sustainability objectives are mostly negligible, although the policy will facilitate rural development and may help to support rural tourism and create some new jobs. This brings a minor positive impact on enabling sustainable economic growth. The policy does not have any perceptible impact on almost all of the environmental sustainability objectives, although a few influences are noted in the comments. However, an uncertain effect is identified for the objective to maintain and enhance landscape character as some types of outdoor recreation development may extend across a wide footprint and may affect landscape character. However, negative effects could potentially be avoided through careful design and mitigation. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>				

OS 5 Intensive Sports Facilities, OS 6 Noise-Generating Sports and Outdoor Recreational Activities, OS 7 Development of Facilities Ancillary to Water Sports and OS 8 Floodlighting of Sports and Outdoor Recreational Facilities				
Option	Combined Policy thrust that delivers relevant PPS 8 / SPPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	All policies, especially OS5, provide social meeting places and facilitate social contact. Participation in sport can also support family cohesion. The policies promote sports facilities that respect amenity and public safety (OS6&OS8). The focus on settlements provides opportunities for physical activity and healthy lifestyles for more people.
2... strengthen society.	+	+	+	The policies facilitate a range of development that will help to strengthen society. They promote the inclusion of all groups including special interest groups. They create and enhance shared space and must be accessible to all. Sports clubs can maintain an important community link. OS5 can provide for wider community facilities such as leisure centres.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective. The policies aim to avoid conflict of new sports facilities with existing residential development.
4... enable access to high quality education.	0	0	0	Policies may enable opportunities for facilities that could be used by schools or which provide educational enrichment. Universities / colleges may be providers of facilities which avail of these policies.
5... enable sustainable economic growth.	+	+	+	The policies support innovation and may benefit tourism. They may enable the creation of new jobs in both urban and rural locations. Larger recreation facilities may attract significant numbers of visitors to the District.
6... manage material assets sustainably.	0	0	0	Directs development towards settlements where there should be good access to infrastructure, utilities and waste services. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	May facilitate after-use of quarries (example uses could include motorsports and shooting). Development is directed mainly towards settlements where there is less likelihood of loss of semi-natural land, although there are some exceptions for countryside development. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	The policies have an emphasis on locating new facilities to be accessible by walking, cycling and public transport.
9... improve air quality.	0	0	0	Development of new facilities may generate some emissions from the development itself and from transport. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	The policies encourage the use of other forms of transport than the car. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	All of the policies are protective of the natural environment, including water environment. OS7 has the greatest risk of impacts to water resources, but includes a number of criteria which are protective against adverse impacts on water. The policies will not help to improve water quality, but should avoid causing any deterioration. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	All of the policies are protective of nature conservation and natural resources. However, new development could result in some land take / minor losses. The overall impact on the objective is negligible.

<p>13... maintain and enhance landscape character.</p>	-	-	-	<p>The policies aim for no adverse impact on landscape setting. They require new development to be in keeping with surroundings / sympathetic to surrounding landscape. OS8 has the greatest potential for landscape impact, but policy should help to control inappropriate lighting. Policy recognises the need for dark skies / nightscape. There is effort in policy wording to minimise intrusion, however this type of development can contribute to visual intrusion. Sports facilities may affect setting. Additional measures may help to reduce the scale of negative effects.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	0	0	0	<p>The policies are protective of the historic environment. They include requirements for respecting size and scale of surroundings and setting. OS5 specifies no adverse effect on archaeology or built heritage. Floodlighting may affect setting. Noisy sports can affect setting of some features of the historic environment. Other HE policies will help to safeguard against perceptible negative effects.</p>
<p>Summary of Policy:</p> <p>OS 5 - Council will only permit the development of intensive sports facilities where these are located at appropriate and accessible locations within settlements. An exception may be permitted in the case of the development of a sports stadium outside a settlement subject to certain criteria. This replicates policy OS 4 in PPS8. The wording has stayed the same. J&A shortened and updated.</p> <p>OS 6 - The Council will only permit the development of sport or outdoor recreational activities that generate high levels of noise, subject to strong criteria. This replicates Policy OS 5 of PPS 8. The J&S also included reference to the additional guidance on noise as a material consideration as set out in Annex A of SPPS. J&A shortened and updated.</p> <p>OS 7 - The Council will permit the development of facilities ancillary to water sports adjacent to inland lakes, reservoirs and waterways, subject to criteria. This replicates Policy OS 6 of PPS 8. J&A shortened and updated.</p> <p>OS 8 - The Council will only permit the development of floodlighting associated with sports and outdoor recreational facilities, subject to defined criteria. It is important to recognise biodiversity and protected species. Wording has been strengthened to include criteria referring to natural and built heritage interests. J&A shortened and updated.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of RDS and SPPS and current policy framework.</p>				

Summary and comparison of options against the Sustainability Objectives:

The option will help to provide social meeting places and facilitate social contact through sports. Sports and recreation opportunities will also benefit physical and mental health and consequently significant positive impacts are identified for the objectives to improve health and well-being and to strengthen society. There is no impact on housing however the comments note the policies are protective against amenity impacts on residential areas. The effects on the economic objectives are also mainly negligible, although there may be some relationships between sports facilities and second and third level education, through the potential for shared use projects. A minor positive impact is identified on the objective to enable sustainable economic growth as the policies support innovation and may benefit tourism. Some larger or specialised recreation facilities may attract significant numbers of visitors from a wider area as well as the local community. Predicted impacts on the environmental sustainability objectives are mainly negligible, however a minor positive effect is identified for encouraging active and sustainable travel as the option requires that new facilities are accessible by walking, cycling and public transport. A minor negative effect is identified for landscape, as while the policies aim for no adverse impact on landscape setting, some sports facilities may be large and may have associated lighting and careful consideration of design and mitigation will be required to minimise effects. 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? There are significant positive effects identified for the objectives to improve health and well-being and to strengthen society.

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:

Natural Environment policies.

CI 1 Community Infrastructure				
Option	A bespoke policy informed by SPPS core principles.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option facilitates development for social meeting places. Community facilities may indirectly help to encourage healthy lifestyles through, for example classes and groups. Potential beneficiaries may range from the very young to the very old. The policy includes health infrastructure, the provision of which may help to reduce response times for emergency services.
2... strengthen society.	+	+	+	The option enables the delivery of community facilities and promotes positive social interaction. There are important linkages with the community plan for tackling health and education issues associated with deprivation. It can help to create or enhance shared space, or increase its accessibility, and promotes the inclusion of all groups.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective, though it is noted that for larger residential proposals the policy would enable the delivery of any necessary community infrastructure under a Section 76 Planning Agreement, should a need be identified.
4... enable access to high quality education.	+	+	+	It is the policy intention to enable the provision of facilities for education purposes. Some zonings have a requirement for community infrastructure included within them. Community centres and facilities can be important for helping to deliver literacy and numeracy / adult and lifelong learning courses. Positive effects on education and skills can be delivered in association with the community plan. The option may enable provisions for early years / preschool groups or after schools clubs.
5... enable sustainable economic growth.	+	+	+	Healthcare is a major employer in the District. The option could increase the number of people coming to the District to work and would help to support the creation of a range of job types that are accessible, especially to areas of greatest deprivation. It enables best use of location to be made and helps to make the District a more attractive place to live, work, visit and invest. Community infrastructure associated with leisure or recreation can also have a relationship with tourism and may be income-generating.
6... manage material assets sustainably.	+	+	+	The option helps to meet the principles of sustainable development - facilities that are designed to serve the community should be in sustainable locations. Community facilities can enable access to services such as high speed broadband. The policy includes for provision of new cemeteries which helps to address a key sustainability issue in respect of cemetery capacity in some areas of the District.
7... protect physical resources and use sustainably.	?	?	?	The option supports the objective by encouraging a 'settlement first' approach, but it does also permit development in the countryside. Generally this policy is unlikely to result in substantial conversion of greenfield land, however large projects such as universities or hospital facilities could occupy a substantial footprint which may act negatively for this objective, dependent on their location.
8... encourage active and sustainable travel.	+	+	+	The option promotes and encourages the use of locations that are accessible by active and sustainable travel for community facilities, although there are exceptions for rural facilities. The effect of the policy is expected to strengthen over time as other factors for the provision or integration of active and sustainable travel are delivered.
9... improve air quality.	0	0	0	The option encourages the use of other modes of transport to the car. Development occurring under this policy is unlikely to generate significant emissions. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	+	The option encourages other forms of transport than the car - cycling/walking. The effect of the policy is expected to strengthen over time as other factors for the provision or integration of active and sustainable travel are delivered.
11... protect, manage and use water resources sustainably.	0	0	0	This policy may facilitate the delivery of a wide range of different development types. While CI 1 itself does not include any reference to water resources, development will be expected to comply with the requirements of GDPOL 1 in respect of drainage and waste water. It is considered that the risk of negative effects will be satisfactorily controlled through policy and the overall impact on the objective is negligible.

12... protect natural resources and enhance biodiversity.	0	0	0	This policy may facilitate the delivery of a wide range of different development types which may have varying impacts on biodiversity. Development will be expected to comply with the requirements of GDPOL 1 and the policies of the natural environment chapter and there is confidence that species and habitats of conservation importance will be protected. Development is also likely to have landscaping and planting. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	0	0	0	Most development will be in settlements and existing hubs. Development will be expected to comply with the requirements of GDPOL 2 in respect of design and appearance. It is considered that the risk of negative effects will be satisfactorily controlled through policy and the overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy will allow for extension and redevelopment of older buildings for community use. It may allow sense of place to be conserved. Development will be expected to comply with the requirements of GDPOL 2 and the policies of the historic environment chapter. It is considered that the risk of negative effects will be satisfactorily controlled through policy and the overall impact on the objective is negligible.

Summary of Policy:

This a new policy that does not exist in the SPPS, DAP 2011 and SAP 2001. The SPPS does not contain a chapter or section particularly dealing with Community Infrastructure; however a number of core principles within SPPS have informed the policy wording. Furthermore, the DAP 2011 contains a section relating to community facilities, which contained Proposal CF 1, which allocated sufficient land for such facilities. The policy will aim to protect existing community facilities and services from incompatible adjacent uses that would have a negative impact of the role and function that they play. The policy and strategy also aims to protect existing facilities from a change of use that would result in a loss of community infrastructure without justification.

The Council will use its powers under Section 76, in consultation with key providers, for new community facilities within zoned land or within appropriate redevelopment projects.

Reasonable Alternatives:

No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

Through enabling community infrastructure and safeguarding land for a range of community facility types where a need is identified, this option will deliver significant positive impacts on the objectives to improve health and well-being and to strengthen society. The policy does not deliver any direct effect on housing, but will ensure that community infrastructure can be provided in association with larger residential developments. Significant positive impacts are also identified for all of the economic sustainability objectives as community infrastructure encompasses a wide range of development types and the policy helps to create the conditions for a range of jobs to be provided. The approach of locating community facilities in sustainable locations accords with the proximity principle. It also supports the objective to encourage active and sustainable travel and this is expected to strengthen over time as other aspects of the provision or integration of active and sustainable travel are delivered. The strengthening of accessibility by active and sustainable travel over time is also expected to deliver a minor positive impact on the climate change objective in the long term. As the majority of development will take place within settlements the impacts on the remaining environmental sustainability objectives is generally negligible however an uncertain effect is identified for physical resources as a large development such as a hospital may occupy a sizeable footprint which may affect the objective if being undertaken on greenfield land. Development will be subject to GDPOL 1 and GDPOL 2 and other relevant policy and there is a high level of confidence that the risk of negative effects will be satisfactorily controlled through policy. This option is considered to be a sustainable option.

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>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 enable access to high quality education, to enable sustainable economic growth and to manage material assets sustainably. Significant positive effects are also identified from the long term onwards for the objective to encourage active and sustainable travel.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects: Collaboration with Community Planning to enable the identification of any specific need for facilities in zonings which can be included in the Local Policies Plan.</p>	

UT 1 Electricity & Gas Infrastructure and UT 2 Water Infrastructure				
Option	Utility policy thrust in line with SPPS direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option helps to facilitate the provision of utilities which indirectly benefit health and wellbeing. Fit for purpose water infrastructure is essential for public health and access to utilities such as electricity, gas and telecommunications is an important contributor to good wellbeing. The policy ensures that utilities can be safely provided without the risk of health impacts.
2... strengthen society.	+	+	+	The expansion of gas networks may help to reduce inequalities. Expansion of wastewater treatment network can also support rural communities.
3... provide good quality, sustainable housing.	0	0	0	Access to gas networks can help to support lower carbon homes. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The option enables upgrades to energy / power infrastructure which can help to make the District a more attractive place to invest in. Water supplies and treatment and energy / heating are also an important aspect of attracting investment. Noted that there are some identified pressures on electricity transmission network at present. The requirement to locate infrastructure underground may add to developer costs, but there are also opportunities for exceptions to be applied where this is not considered feasible.
6... manage material assets sustainably.	+	+	+	The option will enable the delivery of sufficient transmission / distribution infrastructure. It will allow new infrastructure to be delivered that will make networks fit for purpose. It may help to deliver upgrades that support the provision of more renewables.
7... protect physical resources and use sustainably.	0	0	0	Preferentially locating infrastructure underground may result in more physical disturbance of the soil. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	Expansion of gas networks may indirectly lead to reduced emissions from coal, oil, peat, wood-burning stoves or other solid fuels. It may help to reduce emissions in the AQMA in Strabane, although most new infrastructure has already been delivered at this location. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Preferentially locating infrastructure underground may have a wider influence on hydrology affecting peatlands, wetlands and floodplain. It may indirectly lead to slight reduction in CO ₂ emissions through lower carbon energy / heating sources. It will enable the upgrading of drainage networks which may help to improve resilience of the built environment to climate change. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	+	+	+	The option may enable more efficient use of water through allowing improvements to be made to mains infrastructure. It encourages SuDS to reduce the potential impact of new and existing developments and will facilitate improvement to waste water infrastructure and network capacity which may help to reduce pressure on water quality from combined sewer overflows.
12... protect natural resources and enhance biodiversity.	0	0	0	Preferentially locating infrastructure underground may result in more ground disturbance. The impact depends on the techniques used, micro tunnelling will have less of an impact than open trenching. However the underground approach may be beneficial for bird flight paths. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	+	+	+	Preferentially locating infrastructure underground may deliver landscape benefits, but even in cases where power lines are not underground the policy will help to ensure that consideration of landscape is a factor when making decisions on siting for power infrastructure.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Preferentially locating infrastructure underground conserves rural settings, and would help to avoid impact on built heritage features. The option will help to preserve sense of place and where feasible will improve the setting of historic assets. Trenching could result in the damage or destruction of archaeological remains but measures such as archaeological assessment and evaluation will help to reduce risk.
<p>Summary of Policy:</p> <p>UT 1 - concerns planning permission to develop new or upgrade existing electricity or gas infrastructure (that is not covered by permitted development rights). Carried forward from SPPS, recognising permitted development rights, with additional protection and considerations for public safety, amenity, existing infrastructure and sensitive areas such as AONB, SCAs, AHLIs and Built Heritage. In particular, there is a 'default position' for the undergrounding of all electricity wires, where possible etc. - as requested by Members, to protect and maintain the visual integrity of our significant landscapes and public amenity overall.</p> <p>UT 2 - concerns planning permission for water infrastructure (that is not covered by permitted development rights). Carried forward from SPPS and permitted development rights, protection from loss of amenity and public safety. Due regard to existing infrastructure, promotion of SUDs solutions.</p> <p>Policies UT1 and UT2 have been appraised as a group, as both policies relate to networked infrastructure.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Through the facilitation of utilities which indirectly benefit health and wellbeing and help to reduce inequalities, the option delivers a minor positive impact on the objectives to improve health and well-being and to strengthen society. A positive influence is also recorded for the delivery of good quality, sustainable housing, but the overall effect is not considered strong enough to raise an impact. The appraisal recognises that the availability of reliable energy and/or water connections are key considerations for new economic development and the option indirectly makes the District a more attractive place to invest in, leading to a minor positive impact on sustainable economic growth. It strongly supports the objective for material assets, by delivering infrastructure networks that are fit for purpose. The option has a negligible impact on many of the environmental sustainability objectives, although some slight positive and negative influences are noted for physical resources, air quality, climate change and natural resources. The protective elements of the policy deliver minor positive impacts maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage. Minor positive effects are also identified for water resources, as the policy is a key mechanism for reduce pressure on drainage and waste water systems from new and existing development. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to manage material assets sustainably.</p>				

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: Archaeological assessment and evaluation will help to reduce risk of damage or destruction of buried archaeology in areas of high potential.

UT 3 Telecommunications & Connectivity, including Broadband and UT 4 Future-Proofing of Developments for Utility Services and Broadband				
Option	Policy thrust (bespoke and in line with SSPS) to facilitate the delivery of infrastructure that is fit for purpose, now and in the future.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option helps to support social contact and intergenerational contact through telecommunications. It may facilitate remote healthcare, especially useful to rural communities. It may also help to enable working from home / teleworking, which can be beneficial to health and well-being.
2... strengthen society.	+	+	+	The option helps to give rural communities appropriate access to facilities and services. It helps to reduce inequalities and promotes positive social interaction.
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.	+	+	+	The option helps to enable remote learning for people of all ages and the delivery of educational enrichment in schools. Opportunities can be delivered through multiple use of facilities.
5... enable sustainable economic growth.	+	+	+	The option helps to support innovation and competitiveness within the local economy and the enhancement of the skills base. It helps to make the District a more attractive place to live, work, visit and invest and supports the creation of a range of job types that are accessible, especially to areas of greatest deprivation. Access to high speed telecommunications can enable retail businesses / online sales in rural areas and may also contribute positively to tourism. The requirements placed by UT4 should not add any unacceptable cost burden to new development.
6... manage material assets sustainably.	+	+	+	The option enables infrastructure to be delivered that is fit for purpose. It also will enable future uses / future proofing through UT 4. This approach will make infrastructure more efficient where possible. Lack of service / connectivity is a key issue in the rural parts of the District and therefore this option can deliver significant effects. Some infrastructure may be slightly constrained through policy on AONBs, Special Countryside Areas, Areas of High Landscape Importance.
7... protect physical resources and use sustainably.	0	0	0	The footprint of this type of infrastructure development will usually be small and UT 4 will generally only be associated with development in settlements. UT 3 encourages site sharing and reduced use of resources. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The improvement of telecommunications infrastructure will bring new opportunities for working from home and may indirectly help to reduce transport requirements. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	The footprint of this type of infrastructure development will usually be small and UT 4 will generally only be associated with development in settlements. Policy UT 3 also places the requirement to avoid an adverse impact on environmentally sensitive features and it is considered that the risk of negative effects will be satisfactorily controlled through the policy. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	The footprint of this type of infrastructure development will usually be small and UT 4 will generally only be associated with development in settlements. Policy UT 3 also emphasises the requirement to fulfil requirements of other policy on the natural environment and it is considered that the risk of negative effects will be satisfactorily controlled through the policy. The overall impact on the objective is negligible.

<p>13... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>There is the potential for conflict between the provision of infrastructure and the safeguarding of landscape character. Policy UT 3 encourages measures such as mast sharing that will reduce visual impact. Policy UT 3 also emphasises the requirement to fulfil requirements of other policy on the natural environment and to provide a commensurate level of detail for proposals in areas of high landscape sensitivity such as such as AONBs, Special Countryside Areas and Areas of High Landscape Importance. It is considered that the risk of negative effects will be satisfactorily controlled through the policy without compromising the ability to deliver new infrastructure where required and that the policy will make a positive contribution to landscape character.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Modern telecommunications infrastructure has the potential to conflict with the historic environment as infrastructure is often required to be sited in prominent locations to maximise coverage. Policy UT 3 requires consideration of the historic environment and that development should be sensitively integrated with built heritage. Policy UT 3 encourages measures such as mast sharing that will help to reduce visual impacts. Policy UT 3 also emphasises the requirement to fulfil requirements of other policy on the historic environment and to provide a commensurate level of detail for proposals. It is considered that the risk of negative effects will be satisfactorily controlled through the policy and that the policy will make a positive contribution to this objective.</p>
<p>Summary of Policies:</p> <p>UT 3 - Concerns permissions for the development of new or upgrading of existing telecommunications infrastructure including masts, antennae, dishes and other apparatus (that is not covered by permitted development rights). Considered to be in line with SPPS re requirement for telecoms / Connectivity infrastructure to have regard to the potential for impact on significant landscapes and visual amenity & Built Heritage.</p> <p>UT 4 - a bespoke LDP policy requiring certain developments (as specified) to future proof for infrastructure connections with appropriate service ducting. The policy also requires such developments to provide a Utility Services Plan so as to ensure new technologies can be pre-considered and readily installed in future, without repeated excavations of footpaths, etc.</p> <p>Policies UT3 and UT4 have been appraised as a group as they both seek to achieve the same aim, the delivery of infrastructure that is fit for purpose, now and in the future.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Through facilitating telecommunications which will support social contact and intergenerational contact and enabling rural communities to have access to facilities and services, this option will deliver minor positive impacts on health and wellbeing and strengthening society. The policy will have no effect on housing. Positive effects are identified on all of the economic sustainability objectives. These are minor positive for enabling access to high quality education through enhancing potential for remote learning and significant positive effects for enabling sustainable economic growth as digital connectivity is a key aspect of developing business and commerce. Significant positive impacts are also identified for managing material assets sustainably as lack of service / connectivity is a key issue in the rural parts of the District. The effects on the environmental sustainability objectives are mainly negligible, however minor positive impacts are identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage through the requirement for development to be integrated with the character of the surrounding area. The inclusion of a higher test for more sensitive sites also supports these objectives. This option is considered to be a sustainable option.</p>				

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to enable sustainable economic growth and to manage material assets sustainably.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects: The policies included within the Natural and Historic Environment chapters of the draft Plan Strategy will strengthen the protections linked to the environmental sustainability objectives.</p>	

WP 1 Environmental Impact of a Waste Management Facility, WP 2 Waste Collection and Treatment Facilities and WP 3 Waste Disposal				
Option	Maintained PPS / SPSS thrust of relevant Waste policies with local policy inclusion.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The provision of waste management and disposal facilities performs an important function in maintaining public health. The option requires that new facilities do not cause impact on human health and nuisance, noise, dirt and dust impacts must be avoided. Road safety is also a consideration of WP 1.
2... strengthen society.	0	0	0	Noted that the requirement for appropriate neighbourhood / local level waste recycling sites is identified through the regional Waste Management Plan. It helps to give rural communities access to facilities and services. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective. WP2 allows the construction / expansion of WwTW which could enable the delivery of housing in locations where treatment capacity is a constraint.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	With growth comes waste. Waste will need to be dealt with - the option aims to implement the waste hierarchy. Waste processing can be an economic contributor. These policies encourage and enable the best use of location to be made. WP2 allows construction / expansion of a WwTW, which could enable the delivery of new economic development.
6... manage material assets sustainably.	+	+	+	The policies help to decrease the proportion of waste going to landfill by enabling areas to be purposed for waste management / processing. They are unlikely to encourage additional proportion of waste going to landfill, however WP3 may enable a new landfill site to be facilitated, should the need for one be identified. WP2(c) (iv) could also facilitate energy generation. WP2 helps to support and implement the proximity principle.
7... protect physical resources and use sustainably.	0	0	0	The option directs in the first instance towards the reuse of land that has had a previous land use / brownfield - type. Policies aim to reduce the rate of development of greenfield land.
8... encourage active and sustainable travel.	0	0	0	WP1 encourages the use of alternative modes of transport. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	The option aims to minimise transport emissions but requires transport. WP 1 includes criteria to protect against negative effects on air quality. The approach brings facilities closer to people and should reduce transport distances.
10... reduce causes of and adapt to climate change.	0	0	+	Waste management, recycling and composting can help to reduce emissions of greenhouse gas from landfill. The policies complement other council policies to reduce and reuse, and to maintain the circular economy / aim for zero waste.
11... protect, manage and use water resources sustainably.	+	+	+	Policies are protective against impacts on water quality. WP1 is protective of surface and groundwater, and includes consideration of flooding from rivers in terms of environmental impacts. WP2 is also important in delivering treatment of waste water which will help to improve water quality in receiving waters.
12... protect natural resources and enhance biodiversity.	0	0	0	Unmanaged waste development presents risks to biodiversity. WP1 includes criteria that development will not have an unacceptable effect on nature conservation. WP2 locational criteria direct waste management facilities away from natural areas (and primarily towards reuse of sites). The policies seek to minimise /prevent impacts on natural resources. WP3 includes the requirement for practical restoration which should benefit the objective.

<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This particular type of development has the potential to generate landscape and visual impacts. The policies aim to reduce any effects to minimum. The locational criteria in WP2 aim to direct development away from prominent landscape settings and also to have no unacceptable visual environmental impact. A landscaping scheme is required as an integral part of application. There are only likely to be a very small number of proposals that come forward for these policies over the lifetime of the plan. The overall impact on the objective is negligible.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Policies require no unacceptable adverse impact on archaeology & built heritage interests. The overall impact on the objective is negligible.</p>
<p>Summary of Policy:</p> <p>WP1 - Sites and proposals for the development or extension of a Waste Management Facility will be granted planning permission where all of the criteria identified in the policy can be demonstrated. It is considered that policy WP1 reflects the policy direction as set out in the SPPS. The wording of WP1 closely reflects that of WM 1 as contained within PPS 11. Changes of note from PPS 11 include the omission of the flooding-related criteria in PPS 11, as it felt that any proposal will be subject to a similar policy in the Flooding section of the LDP.</p> <p>WP2 - Sites and proposals for waste collection and treatment facilities will be permitted, subject to meeting the criteria identified in the policy. It is considered that policy WP 2 reflects the policy direction as set out in the SPPS. The wording of WP 2 closely reflects that of WM 2 as contained within PPS 11. The one difference in wording / content relates to the removal of the reference to Best Practicable Environmental Option (BPEO), which is line with the advice in SPPS that it is no longer a material consideration in the Planning process.</p> <p>WP3 - Proposals for the development of landfill or land raising facilities for the disposal of waste will be permitted, subject to a need for the facility having been established through the WMS and the WMP and subject to the proposal complying with the criteria identified in the policy. It is considered that policy WP 3 reflects the policy direction as set out in the SPPS. The wording of WP 3 closely reflects that of WM 3 as contained within PPS 11. The proposal also covers the intent and purpose of Policy WD 1 in the DAP 2011, which stated that waste disposal will not normally be granted for the disposal of waste materials within the Sperrin AONB, Bonds Glen / Ness Woods CPAs or within Areas of High Scenic Value. There is also a difference in wording / content between the PPS 11 and the policy, with the removal of the reference to Best Practicable Environmental Option (BPEO), is line with the SPPS. WM3 reflects a merging of WM 3 of PPS 11 with WD1 of the DAP 2011. This addition is in line with the SPPS objective of promoting development of waste management in appropriate locations and also in line with the LDP’s strategy of protecting environmentally sensitive areas and areas of landscape quality.</p> <p>Policies WP1 - WP3 have been appraised as a group, as they all relate to facilities to manage or dispose of waste.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				

<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>This option will deliver a minor positive impact on health and wellbeing through protecting existing development against nuisance impacts from new waste facilities and also through the beneficial impacts on public health that waste management services and facilities provides. No perceptible impacts are identified on the other the social sustainability objectives. The option delivers minor positive impacts on the objectives to enable sustainable economic growth and to manage material assets sustainably, recognising that the processing and recycling of waste can be an economic contributor and that the option will enable opportunities that lead to waste going to landfill. The protective criteria of WP1 and locational criteria of WP2 both contribute to protecting against negative impacts on the environmental sustainability objectives. The inclusion of facilities for waste water treatment under WP2 contributes to a minor positive impact on the objective to protect, manage and use water resources sustainably. Supporting the waste hierarchy will also have long-term beneficial impacts on the objective to reduce causes of and adapt to climate change through reducing overall consumption and reducing emissions of greenhouse gas from landfill. This option is considered to be a sustainable option.</p>	
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>No additional measures have been identified.</p>	

WP 4 Land Improvement				
Option	Policy thrust in line with SPPS / PPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The option would have no effect on this objective.
2... strengthen society.	0	0	0	Criteria include local need for development. Sometimes land improvement can contribute to landscaping or open space / shared space. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	Land improvement may contribute to facilitate housing development - could be used to create more gentle gradient slopes and aiding with accessibility / delivery of lifetime homes. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Land improvement may contribute to making a site more suitable for economic development. It may also be used to improve agricultural land where the area to be improved exceeds the permitted development threshold. The overall impact on the objective is negligible.
6... manage material assets sustainably.	+	+	+	Enables inert waste to be reused locally. Supports the proximity principle and reduces transport requirements. May enable some brownfield sites to be brought into use.
7... protect physical resources and use sustainably.	0	0	0	May result in the loss of semi-natural land. However, could create more productive agricultural land. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option aims to protect sensitive habitats, such as peatland or woodland. However, this policy may be used to infill wet areas where rainfall accumulates and make buildings more resilient, but may result in displacing surface water elsewhere. Policy includes criteria to ensure that land improvement does not exacerbate vulnerability to flooding elsewhere which will help to safeguard against negative effects. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	If policy is not applied properly or infill is unregulated there is a risk to water quality. The option helps to protect against impacts on water quality through WP1. Policy includes criteria to ensure that land improvement does not exacerbate vulnerability to flooding elsewhere.
12... protect natural resources and enhance biodiversity.	-	-	-	The option may result in loss of biodiversity, as areas to be infilled are often marshy/wet, may be species rich and are being infilled with a view to an alternative land use such as development or improved grassland. Restoration criteria may help to deliver some compensatory measures.
13... maintain and enhance landscape character.	0	0	0	Criteria require the use of a minimum amount of fill and for no unacceptable impacts on the landscape. Restoration criteria may help to offset any landscape / visual impact. The overall impact on the objective is negligible.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Infilling may affect the setting of a historic asset. WP1 is preventative of adverse impact on the historic environment. WP1 may allow for archaeological features to be assessed, recorded and preserved. The overall impact on the objective is negligible.</p>
<p>Summary of Policy: Development proposals for the disposal of inert waste by its deposition on land will be permitted where it is demonstrated that it will result in land improvement and provided all of the indicated criteria are met. It is considered that policy WP 4 reflects the policy direction as set out in the SPPS. The wording of WP 4 closely reflects that of WM 4 as contained in PPS 11. The only minor difference is the exclusion of the reference to BPEO, as per policies set out above.</p>				
<p>Reasonable Alternatives: No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives: This policy has a very narrow scope and spatial extent and consequently its potential effects are relatively limited. While this policy does not result in many positive impacts on the sustainability objectives, it helps to provide a mechanism for safeguarding against significant negative impacts from unauthorised infilling and enables the Council to have control over any remedial development or reinstatement. A minor positive impact is identified for the objective to manage material assets sustainably as the policy will allow inert waste to be reused locally and may support the redevelopment of brownfield land. Where land improvement is used to fill in wet or marshy areas, this is likely to lead to loss of biodiversity and a minor negative impact is identified. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: The use of the biodiversity checklist will help to identify species and habitats which should be protected.</p>				

WP 5 Development in the Vicinity of Waste Management Facilities				
Option	Policy following SPPS / PPS policy direction.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Waste management and waste water treatment have an important public health function. The option avoids authorising development which would curtail these important facilities. The option also helps to avoid authorising development in a location that may be vulnerable to nuisance impacts such a noise, dust, odour and vermin.
2... strengthen society.	0	0	0	The option may help to deliver appropriate facilities/services for rural communities.
3... provide good quality, sustainable housing.	0	0	0	The option safeguards WWTWs and will allow room for upgrade / expansion which may in turn enable new housing to be delivered in locations where there are constraints due to treatment capacity. It reduces the occurrence of unfit homes. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The treatment and management of waste is an important function in sustaining economic development and enabling growth. The policy allows best use of location to be made and helps to sustain waste management / recycling businesses.
6... manage material assets sustainably.	+	+	+	The option enables recycling/composting facilities to be provided or upgraded for people and business. It may help to support a decrease in the proportion of waste to landfill.
7... protect physical resources and use sustainably.	+	+	+	The option makes more efficient use of land. It makes allowance for expansion rather than having to relocate.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option will indirectly help to maintain a buffer zone between development and residential or other land uses.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	+	+	+	The option would allow for sufficient treatment of water to protect water quality, and enables scope for improvements / higher treatment standards to be made, if required.
12... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective - the policy in itself would not directly lead to any new development
13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective - the policy in itself would not directly lead to any new development

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The option would have no effect on this objective - the policy in itself would not directly lead to any new development</p>
<p>Summary of Policy:</p>				
<p>Development proposals in the vicinity of existing or approved waste management facilities and waste water treatment works will be permitted where all the indicated criteria are met. Policy WP 5 also reflects the policy direction as set out in the SPPS. The wording of WP 5 is the same as the previous operational policy under WM 5 of PPS 11.</p>				
<p>Reasonable Alternatives:</p>				
<p>No reasonable alternative has been identified. There are legislative requirements in relation to waste. Policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p>				
<p>This option will deliver a minor positive impact on health and wellbeing through preventing development that would be vulnerable to nuisance impacts from existing waste facilities and also through the beneficial impacts on public health that waste management and waste water treatment services provide. No perceptible impacts are identified on the other the social sustainability objectives. The option delivers minor positive impacts on the objectives to enable sustainable economic growth and to manage material assets sustainably, recognising that treatment and management of waste is an important function in sustaining economic development and enabling growth. Minor positive effects are also identified on physical resources, through enabling efficient use of land by supporting expansion of an existing facility to meet increased demand rather than requiring the development of new facilities. By providing the scope for waste water treatment facilities to be upgraded in the future, in response to increased demand or new treatment standards, this option contributes to a minor positive impact on the objective to protect, manage and use water resources sustainably. No other perceptible effect on the environmental sustainability objectives is identified. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects:</p>				
<p>No additional measures have been identified.</p>				

NE 1 Nature Conservation Sites, NE 2 Protected Species and their Habitats, NE 3 Biodiversity or Features of Natural Heritage Importance				
Option	Policy thrust of SPPS / PPS combined, where possible, for clarity.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policies able to protect areas where people can visit for recreation and leisure and amenity value. Helps to ensure access for people to the outdoors. Policies add to other protective layers for these areas and places to exist.
2... strengthen society.	+	+	+	Able to help provide a sense of pride for people. Likely to be shared spaces where people from various backgrounds can socially interact.
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	Indirectly the areas could be used as educational resources but overall the option would have a negligible effect on delivery of this objective.
5... enable sustainable economic growth.	+	+	+	These areas help add to the local attractiveness of areas - visual, amenity, outdoor activity. This can make an area more inviting for residents, visitors and possibly investors.
6... manage material assets sustainably.	0	0	0	Potential hydro scheme applications and wind energy applications could be affected by these policies depending on their location. The policies should not affect the overall delivery of renewable energy within the District because there are multiple opportunities elsewhere for appropriate renewable energy sites. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	+	+	+	Policies help to retain land and soil and help to conserve it without inappropriate development or activities.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	+	+	+	Policies would help to maintain semi natural land cover with positives for local air quality as the land or features can act as a buffer or filter. Potential to also avoid inappropriate land uses.
10... reduce causes of and adapt to climate change.	+	+	+	Policies help to maintain carbon and water stores as well as maintain natural resilience within the environment.
11... protect, manage and use water resources sustainably.	+	+	+	Policies able to protect areas of open water as well as rivers, streams and help to protect local water quality from local pollution. Policies could also help to maintain floodplains, which are important for local aquatic ecology.
12... protect natural resources and enhance biodiversity.	+	+	+	Policies are directed at natural heritage protection and cover semi natural areas, local biodiversity features as well as protected species and habitats. These cumulatively make up local green and blue infrastructure and wildlife corridors, supporting ecosystems services.
13... maintain and enhance landscape character.	+	+	+	Landscape features are protected within these policies, as features are included within the policies. Policies help to add a further layer of protection to landscape. River corridors are protected under the policies which are a major aspect of local landscape character.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++ ++ ++</p>	<p>Policies enable a sense of place to be retained as natural features are able to be protected which could be hedgerows or tree lines that mark field patterns and townland boundaries. The approach of the policies would help to retain local setting and sense of place and identity.</p>
<p>Summary of Policy:</p>		
<p>NE1 - The aim of this policy is to protect designated sites of international, national and local nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites. This policy is an amalgamation of Policies NH 1, 3 & 5 within PPS 2. This was done for terms of clarification and conciseness and does not reduce the tone or emphasis as provided in PPS2. It also aligns with the SPPS. The DM review concluded that the PPS 2 policies are effective in providing nature conservation protection.</p> <p>NE 2 - Planning permission will only be granted for a development proposal that is not likely to harm any European protected species or other statutorily protected species. This policy aligns with the provisions of PPS 2 and SPPS. While reworded for clarity, it does not reduce the tone or emphasis as provided in PPS2.</p> <p>NE 3 - Planning permission will not be granted for a development proposal that is likely to result in unacceptable adverse impacts on, or damage to priority habitats or priority species. This policy aligns with the provisions of PPS 2 and SPPS. While reworded for clarity, it does not reduce the tone or emphasis as provided in PPS2.</p> <p>The only additional amendment is a specific reference to ancient / long established woodland and the use of the wording “wholly exceptional”. This is a strengthening in term of recognition and policy wording and reflects latest policy direction in England for such features and addresses Woodland Trust POP response and meeting liaison.</p> <p>Policies NE1, NE2 and NE3 have been appraised as a group as they all seek to achieve the same aim, the protection of habitats or species of conservation importance.</p>		
<p>Reasonable Alternatives:</p>		
<p>No reasonable alternatives have been identified. The policies meet the aims of the RDS and the SPPS.</p>		

Summary and comparison of options against the Sustainability Objectives:

The policies are predicted to deliver positive outcomes across half of the social sustainability objectives as well as one of the economic objectives and the majority of the environmental objectives. Minor positive effects are identified for delivery of the social objective for health and wellbeing, as well as strengthening society. These positives are based on the policies protecting areas of shared space where people from various backgrounds can visit for outdoor recreation, leisure and amenity and socially interact. In addition, the policies would help to provide attractive areas where people can feel a sense of pride. Likewise the policies are also predicted to deliver positive outcomes for delivery of the sustainable economic growth objective because the policies would add to the local attractiveness of areas and help make locations more inviting for residents, visitors and investors. Minor positive effects are also predicted for delivery of the environmental objectives to improve air quality, and to reduce causes of and adapt to climate change. These positives are based upon the policies helping to maintain areas of semi natural land and void of inappropriate development, so able to act as a natural buffer to local air pollution whilst also storing water and/or carbon hence maintaining natural resilience within the environment. Minor positives are also identified for delivery of the historic environment objective as the policies would help to protect natural features linked to the historic and cultural identity of a place. Significant positives are predicted for three of the remaining environmental objectives including to protect water resources, to protect natural resources, and to maintain and enhance landscape. These significant positive effects are based on the policies protecting areas of open water as well as rivers, streams which would help protect local water quality and aquatic ecology. Likewise, the policies would enable protection of semi natural areas rich in natural heritage as well as protecting local biodiversity and important natural landscape features. Many natural features are intrinsic to the local landscape character for example river corridors. Together the policies would help to maintain a local green and blue infrastructure network with wildlife corridors. The approach of the policies aligns well to delivery of ecosystem services because they aim to protect the natural environment. Policies help to add a further layer of protection to landscape. River corridors are protected under the policies which are a major aspect of local landscape character. Significant positive effects are also predicted for delivery of the physical resources objective based on the policies helping to retain semi natural land and its soil from inappropriate development or activities. Although the majority of outcomes are positive, some potential negative effects were identified for delivery of the economic objective to manage material assets sustainably. This was based upon potential conflict between the policies and the location of some renewable energy projects. However, multiple opportunities for appropriate renewable energy projects would still be available across the council area and the overall effect is negligible. This option is considered to be a sustainable option.

The most sustainable option: NE1, NE2 and NE3 are the only options; the appraisal has considered these to be sustainable options.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified for delivery of the economic objective to protect physical resources and for delivery of several of the environmental objectives to protect, manage and use water resources sustainably; to protect natural resources and enhance biodiversity; and to maintain and enhance landscape character.

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: No additional measures are identified.

NE 4 Development adjacent to Main Rivers and Open Water Bodies				
Option	A new policy option that applies to the Foyle and Faughan and their tributaries, other designated main rivers and open water bodies in the District and which seeks to protect, conserve and enhance these river corridors and water bodies as significant landscape and environmental assets.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policy will protect public access to river. Preserves pleasant natural settings alongside rivers which can help to deliver mental health benefits. Retaining undeveloped areas around rivers can help to create shared space to meet and enable social contact.
2... strengthen society.	0	0	0	Protects future public access. Indirectly will help to retain and create access to shared space, and give more people access to shared space.
3... provide good quality, sustainable housing.	0	0	0	May slightly constrain the areas in which housing can be developed, but those areas would already be subject to rural housing policy, therefore the effect is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Thus policy helps to make the District a more attractive place live, work and visit. It may have an influence some types of tourism development, but should not result in any adverse effects on tourism.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	+	+	+	The policy preserves areas of semi natural land cover/biodiversity. It retains potential future use/benefit for physical resources (tourism, recreation, biodiversity). It may indirectly help to prevent soil erosion.
8... encourage active and sustainable travel.	0	0	+	Protects riversides from development and would enable green and blue infrastructure, such as riverside walks, to be developed in the future.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The policy indirectly helps to protect habitats that capture carbon and protects the flood plain. It also aims to protect woodlands, where these are located adjacent to our rivers. It may indirectly help to reduce the risk of storm damage to property and increase resilience of built and natural environment.
11... protect, manage and use water resources sustainably.	+	+	+	The policy indirectly helps to protect flood plains and minimise risk from flooding. It helps to preserve the natural morphology of rivers and riparian habitats. The inclusion of policy requiring a buffer strip to be maintained between development and adjacent watercourse will deliver positive effect on water quality as well as supporting biodiversity.
12... protect natural resources and enhance biodiversity.	+	+	+	Protects local biodiversity and wildlife corridors, including designated sites and provides a buffer to these. Allows for green and blue infrastructure and supports and provides ecosystem services.

13... maintain and enhance landscape character.	++ ++ ++	Protects the setting of prominent features (rivers and coastline) and coastal views. The main aim of the policy is to protect landscape character in these sensitive areas.
14... protect, conserve and enhance the historic environment and cultural heritage.	++ ++ ++	Helps to protect sense of place along rivers and preserves the setting of rivers, which are a cultural heritage assets.
<p>Summary of Policy:</p> <p>The policy is primarily aimed at protecting the landscape adjacent to the River Foyle and its tributaries, the Faughan and its tributaries and other main rivers i.e. as designated by the Drainage Council (NI) as ‘Main’ rivers. This policy also applies to open water bodies, such as Enagh Loughs and the water bodies along the Foyle estuary, as well as other loughs such as Moor Lough, Lough Ash and Lake Catherine / Fanny. The policy will be applied on a case by case basis, based on a determination of what can reasonably be considered to be ‘adjacent’.</p>		
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. International, European & Regional legislation cover many aspects of Natural Environment. Well established and tested planning policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Policy on development adjacent to rivers and open water bodies has a minor positive effect on the objective to improve health and well-being by preserving the natural boundaries of waterbodies and supporting public access to natural spaces which can indirectly deliver social and wellbeing effects. While these influences are also picked up in the objective to strengthen society, the overall effect on that objective is considered to be negligible and it will also have no effect on housing. No perceptible effects are identified for any of the economic sustainability objectives. This policy will deliver positive impacts on almost all of the environmental sustainability objectives, with the exception being air quality where no effect is predicted. Effects on encouraging active and sustainable travel may be negligible in the short and medium term but as a green and blue infrastructure network becomes established the effects should strengthen to minor positive. The protection afforded to these natural features will lead to significant positive impacts for the water resources, natural resources and landscape sustainability objectives. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>		<p>The preferred option: This option is the only option.</p>
<p>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, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character.</p>		
<p>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.</p>		
<p>Measures to reduce negative effects and promote positive effects:</p> <p>No additional measures have been identified.</p>		

NE 5 Development within or affecting the setting of the Sperrin AONB				
Option	A new policy option that seeks, in line with the SPPS, to protect, conserve and enhance the intrinsic appeal of our AONB.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Preserves an area of natural beauty for the enjoyment of surrounding communities, which can have positive mental health effects while also supporting people who live and work in the area. Supports outdoor recreation proposals which can benefit physical health.
2... strengthen society.	+	+	+	Enables social interaction through allowing tourism and walking trails. Rural communities are supported by this policy which links in with the Tourism Strategy. Provides shared space that is accessible.
3... provide good quality, sustainable housing.	0	0	0	The policy will influence the design of new housing in the AONB, but not the quantity. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Helps make the District a more attractive place to live, work, visit and invest. Makes best use of location. Protecting the AONB will help to attract more people to visit the District and contributes to maximising the economic benefits of sustainable tourism.
6... manage material assets sustainably.	?	?	?	The policy should not perceptibly constrain the delivery of new telecoms infrastructure. In conjunction with Wind Energy Capacity Areas the policy may potentially constrain some types of renewables development, particularly single wind turbines. Renewables are not completely precluded and can be accommodated elsewhere in the District, the effect also depends on future need / targets for renewables.
7... protect physical resources and use sustainably.	-	-	-	The policy will affect the design of development but will not perceptibly influence land use. It will potentially constrain some types of mineral development.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The policy will influence design and setting rather than quantum of development. The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The policy could indirectly help to protect some peatland or other habitats that capture carbon and/or water. There is possibly slightly less capacity to deliver renewables in the District as a consequence of the policy. Not considered to have a perceptible impact on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	The policy will influence design and setting rather than quantum of development. The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	+	+	+	Policy is protective of a wide ranging area of semi-natural land cover, protecting biodiversity and requires new development to incorporate native planting.
13... maintain and enhance landscape character.	+	+	+	The policy protects an area designated for its landscape and by minimising visual intrusion will protect setting of prominent features. Under this policy new development must be sensitively integrated to protect/ enhance local distinctiveness.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+++</p>	<p>The policy seeks to retain traditional field patterns and boundaries. It will allow 'sense of place' to be conserved in rural settings. It conserves the setting of the historic environment.</p>
<p>Summary of Policy: This policy seeks to protect, enhance and conserve the outstanding natural beauty of the Sperrin AONB and the quality of landscape, heritage and wildlife within it. The Council will be pro-active in seeking the highest standards of design that positively enhances the unique scenic quality of the Sperrin AONB.</p>		
<p>Reasonable Alternatives: No reasonable alternative has been identified. International, European & Regional legislation cover many aspects of Natural Environment. Well established and tested planning policy is the only realistic option to meet the aims of the RDS and SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives: Protecting the Sperrin AONB while supporting outdoor recreation proposals is considered to have a significant positive impact on health and wellbeing and a minor positive on strengthening society. While this policy will influence the design of new housing, it will have no effect on its delivery. Protecting the AONB has a positive effect on the objective to enable sustainable economic growth and this effect is considered to strengthen from minor to significant in the long term by enabling the economic benefits of sustainable tourism to be maximised over time. The impact on the objective to manage material assets sustainably is uncertain, as this policy may influence the siting of some types of renewables and other infrastructure. As it may be possible to accommodate such development elsewhere in the District it is not known how much this would affect renewable energy or service providers' targets. A minor negative effect is identified for physical resources as the policy would constrain some types of minerals development. Protecting the distinctive character of the AONB has a minor positive impact on the environmental sustainability objectives to protect natural resources and enhance biodiversity and to protect, conserve and enhance the historic environment and cultural heritage. A significant positive effect is anticipated for the objective to maintain and enhance landscape character, which is the main purpose of the policy. The effect on the remaining environmental sustainability objectives is negligible. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 maintain and enhance landscape character across all timescales. Significant positive effects are also identified for the objective to enable sustainable economic growth in the long term timescale.</p>		
<p>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.</p>		

Measures to reduce negative effects and promote positive effects:

An AONB management plan will provide guidance on appropriate planting and landscaping measures. Supplementary Design Guidance will also help inform developers on requirements.

NE 6 Development within Special Countryside Areas (SCA), NE 7 Development within Areas of High Landscape Importance (AHLIs), NE 8 Development within Local Landscape Policy Areas (LLPAs)				
Option	Policy thrust in line with SPPS / PPS with strengthened wording to reflect Council desire for protection of significant landscapes.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Policies help to retain areas that are important for landscape character. This is important to help protect views that people can get out and enjoy. The policies also have exceptions to enable active access routes to these areas.
2... strengthen society.	+	+	+	Policies help to provide areas for people to access. Some of these are located in urban fringes and others are across the wider countryside so policies help to retain shared space.
3... provide good quality, sustainable housing.	0	0	0	The policies do not preclude development so they are unlikely to constrain housing. They could make a local area more attractive where higher levels of design would be expected but overall the option would have a negligible effect on delivery of 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.	+	+	+	Policies could help to enhance the local attractiveness of settlements with positives for residents, visitors and investors. The policies would not preclude development but the landscape is recognised as an important local feature to be appropriately considered particularly for tourism. Some of the designations are small scale or located in areas unlikely to affect delivery of the objective and the designations are likely to add value for some economic ventures - tourism related. The AHLI designations overlap with areas of constraint on minerals development.
6... manage material assets sustainably.	0	0	0	The policies may affect distribution of telecommunications in some areas but exceptions would be feasible under regional importance and essential elements would be expected to be considered within the context of local landscape through siting. Delivery of renewables in these areas would need to consider the local landscape but would not be precluded. The scale of the areas under these policies is unlikely to affect overall delivery of the objective within the District.
7... protect physical resources and use sustainably.	+	+	+	Policies help to retain areas of semi natural land but may also be areas of constraint on minerals. Overall, the policies would not affect delivery of mineral exploration in the District. Policies therefore help to retain areas of land and soil.
8... encourage active and sustainable travel.	0	0	+	Policies would enable active travel access routes. Access for people would not be precluded. The approach of the policies would deliver for this objective in the longer term.
9... improve air quality.	0	0	0	Policies would help to retain areas of semi natural land with controls on type of development so potential to help maintain good air quality but not enough to score.
10... reduce causes of and adapt to climate change.	+	+	+	Policies would help to protect areas of semi natural land, which would help to maintain local natural resilience. LLPAs could be used to help maintain green and blue infrastructure networks.
11... protect, manage and use water resources sustainably.	+	+	+	Policies able to help protect river corridors and areas in the uplands as well as water features. Also helps to avoid artificial flood defences. Cumulatively this approach would help to provide buffers to watercourses and maintain natural water storage areas with positives for local water quality, water flows and aquatic ecology. AHLIs have intrinsic features present with additional protection feasible under the policy.
12... protect natural resources and enhance biodiversity.	+	+	+	Policies should help to protect local biodiversity through protection of wildlife corridors as well as larger areas with semi natural land cover. Designated sites for nature conservation likely to be within the boundaries under these policies.

13... maintain and enhance landscape character.	++ ++ ++	Policies would help to protect local settings and help to retain features of the local landscape. Policies help to protect and enhance local distinctiveness of areas.
14... protect, conserve and enhance the historic environment and cultural heritage.	++ ++ ++	Policies would be able to include built heritage features and help to retain a sense of place and local identity by retaining/protecting locally important features including walking routes. These features could be conserved as part of the local landscape. Various remnants of industrial heritage could also be conserved.

Summary of Policy:

NE 6 - A new policy (as provided for by the SPPS) to protect the remote wilderness parts of the upland AONB landscape from all forms of future development with a number of exceptional exemptions. Considered to reflect tone and intent of PPS2 / SPPS. This is in line with similar policies proposed by adjoining AONB Council to provide a unified approach to Sperrin AONB protection.

NE 7 - A slightly amended policy as previously contained in DAP2011. Strengthened with references to ensuring the inter-connectedness of such areas is achieved to allow the public to access and enjoy their benefits. It combines previous CPA / landscape designations to protect those most important landscape settings (beneath AONB in hierarchy) within our District. While reflecting much of the tone and content of the Derry Area Plan policy in relation to AoHSV, the designation name has been amended to move away from a suggestion of a subjective “scenic” consideration. This is to reflect that these areas are considered especially significant within our District and contain our most sensitive landscapes, but beneath AONB level and status, which we wish to identify and protect within the parameters of our PS. Such areas include our key coastal, river valley and settlement settings and their associated nature conservation assets many of which are nationally recognised and protected.

NE 8 - The SPPS (p.44) describe LLPAs as consisting of features and areas within or adjoining settlements considered to be of the greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

The review with the Biodiversity Section concluded that the Areas of Local Conservation and Amenity Importance designations as defined in the DAP 2011 are ‘hybrid’ designation. It was felt that these are more of an amenity designation, they should be taken forward as Local Landscape Policy Areas (LLPAs) in the LDP. A series of further LLPAs have also been identified as part of the settlement appraisals. It was considered that Sites of Local Nature Conservation Interest (SLNCI) have not proved themselves to be effective mechanisms for protecting sites that contain mixed landscape / nature conservation / amenity interests. Their use and role at PAC Planning Appeals has also been undermined. The recently introduced ‘Biodiversity Checklist’ has provided a more effective means of managing development in these local areas. The policy sets out a standard LLPA emphasis and directs through the J&A that the specific locations and boundaries will be finalised in the LPP.

Policies NE1, NE2 and NE3 have been appraised as a group as they all seek to achieve the same aim, the protection of sensitive landscapes.

Reasonable Alternatives:

No reasonable alternatives have been identified. The policies meet the aims of the RDS and the SPPS.

Summary and comparison of options against the Sustainability Objectives:

The policies are predicted to deliver positive outcomes for delivery of half the social sustainability objectives, as well as most of the economic and environmental objectives. Minor positive effects are identified for the strengthening society objective and significant positives for the health and wellbeing objective. These positives are based upon the policies helping to retain and provide accessible shared spaces with a high landscape value, where people from both urban and rural areas will benefit both physically and mentally. Minor positives are also predicted for delivery of the economic objectives to enable sustainable economic growth, and to protect physical resources. These effects are based upon the policies helping to enhance the local attractiveness of settlements for residents, visitors and investors by recognising landscape as an important asset for the local economy and particularly tourism related businesses. The designations are likely to add value for some outdoor economic ventures. Likewise, the policies would help to retain areas of semi natural land that may also be areas of constraint on minerals and therefore help to retain areas of land and soil. Minor positives are predicted in the long term for the environmental objective to encourage active and sustainable travel, as well as across all timeframes for delivery of the climate change and water resources objectives. These positives are based upon the policies helping to protect areas of semi natural land where people can walk or cycle, with the likely potential to encourage more people to use active travel in the longer term. The protection of green and blue infrastructure networks helps to maintain local natural resilience by maintaining buffers to watercourses and natural water storage areas with positives for water quality and aquatic ecology. Significant positive outcomes are also predicted for delivery of three of the environmental objectives to protect natural resources, maintain and enhance landscape character; and protect, conserve and enhance the historic environment. These positives are based upon the policies helping to retain and protect local biodiversity and landscape character through the protection of natural features such as wildlife corridors, as well as larger areas with semi natural land cover that add to the local distinctiveness of an area. The policies would be able to also retain and protect built heritage features that help to retain local identity through the protection of culturally important assets. These could be remnants of industrial heritage but could also be local walking routes that are indicative of the historic and cultural heritage. This option is considered to be a sustainable option.

The most sustainable option: NE6, NE7 and NE8 are these only options; the appraisal has considered these to be sustainable options.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are identified for delivery of the social sustainability objective to improve health and wellbeing, as well as for delivery of the environmental 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.

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: Partnership work on AONB related management plans.

CD 1 Coastal Development				
Option	Coastal development in line with current NI/UK marine legislation and NI planning legislation.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option indirectly helps to retain open space along the coastline and access to the coast (inclusive of rivers with an intertidal zone, though not the tidally-influenced portions of our rivers which are instead considered under policy NE4). However, rail infrastructure is a barrier to access. Coastal walks and pathways can contribute to physical and mental wellbeing.
2... strengthen society.	+	+	+	The option supports the objective by protecting and retaining accessibility to the coast and the open space located along the District's coastline.
3... provide good quality, sustainable housing.	0	0	0	The option is unlikely to impact the delivery of new housing perceptibly. However, there may be some designations which affect the location of new housing development at LPP. This is more likely to affect one-off single dwellings in the countryside which may also be constrained by other policy such as countryside policy and flooding policy. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The port, airport and a number of regeneration sites are present within the developed coast and relevant parts of the riverside. Policy will not impede development of these areas, they are part of the asset of the city (crossover with transport policy TAM12). It helps to make the District a more attractive place to live, work, visit and invest. Making the coastal area more attractive can also help to maximise economic benefits of sustainable tourism.
6... manage material assets sustainably.	+	+	+	Some of the major economic uses in the District are in the coastal area and there is infrastructure associated with these, e.g. port, airport, power stations, railway, etc. These would not be affected by policy. The option allows use and consolidation of what is already there.
7... protect physical resources and use sustainably.	0	0	0	Undeveloped coast policy helps to protect and retain some areas of semi-natural land and biodiversity. However, policy allows appropriate sustainable development that contributes to the economy. The area covered by this part of the policy is quite small in the context of the whole District and any increase to curtilage would be on derelict brownfield sites. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	Policy on protecting access to the coast retains opportunity for walking / cycling. However it is more in the leisure / recreation context and would not really contribute to active travel. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Emissions would be controlled through other regulations. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	+	+	+	Preserving the undeveloped coast protects coastal flood plain and wetlands from development. It helps to reduce risk of storm damage to properties and increases resilience of the built and natural environments.
11... protect, manage and use water resources sustainably.	+	+	+	Preserving the undeveloped coast helps to protect flood plain. Constraining certain types of development in coastal areas helps to avoid the need for flood defences in the future and may also benefit water quality by reducing pollution risk.
12... protect natural resources and enhance biodiversity.	+	+	+	The approach helps to delivers ecosystem services through maintaining wildlife corridors and a buffer to the marine area. It helps to reduce loss of distinctive habitats. Inland areas can also provide important supporting habitat.

<p>13... maintain and enhance landscape character.</p>	<p>++ ++ ++</p>	<p>The main aim of policy is to avoid major impacts on coastal views. It helps to protect landscape and seascape value and minimise visual impact of new development. The approach helps to protect views of the coast.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++ ++ ++</p>	<p>Preserving the undeveloped coast indirectly helps to protect defence and industrial heritage. The intertidal area can also be important for archaeology.</p>
<p>Summary of Policy:</p> <p>It is considered that Policy CD1 reflects the policy direction and advice as set out in the RDS / SPPS / PSRNI / UKMPS i.e. to facilitate appropriate development in developed coastal locations whilst carefully managing proposals in the undeveloped coast. The definition is expanded slightly so that it includes the primarily undeveloped but zoned Industry land adjacent to the Port. The policy is also reworded so as not to unduly inhibit coast / river-necessary development for tourism / recreation, even if it is not of national / regional importance. Tidal stretches of rivers are also referenced and their marine policy significance is highlighted. Applicants are directed within CD 1 to the relevant policy consideration in NE 4.</p> <p>The appraisal has also included paragraph 22.6, as this paragraph sets out the strategic aim of this policy.</p>		
<p>Reasonable Alternatives:</p> <p>No reasonable alternative has been identified. UK and NI Marine legislation is applicable as well as the publication of the draft Marine Plan for NI. A new planning / marine thrust for the first time in a LDP and planning policy is the only realistic option to meet the aims of the RDS, SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Through protecting and retaining accessibility to the coast and the open space located along the District’s coastline this option has a minor positive impact on the objectives to improve health and well-being and to strengthen society. Some influences on housing have been identified, however these are not thought to have a perceptible effect on the objective. A significant positive impact is identified for the objective to enable sustainable economic growth as the option will not impede development in existing economic areas, but will help to make the District more attractive going forward by protecting the undeveloped coast. A minor positive impact is also attributed to material assets, as the policy will not impede infrastructure in the coastal area. The preservation of the undeveloped coast will not have any perceptible effect on physical resources, active travel or air quality although some positive influences are identified. Positive effects are identified on the remainder of the environmental sustainability objectives, with significant positive effects predicted for protecting, natural resources and enhancing biodiversity and maintaining and enhancing landscape character through the retention of natural corridors that can function as wildlife corridors and deliver an ecosystems service. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to enable sustainable economic growth, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character.</p>		

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 a crossover between this policy and policy NE4, which will apply similar policy on the tidally-influenced rivers and other main rivers. There is also a crossover with TAM 12 which relates to development associated with strategic transport facilities. As well as the regional port this policy is relevant to the City of Derry airport, as it is also located in the coastal zone.

HE 1 Archaeology and Upstanding Remains, HE 2 Archaeological Assessment, Evaluation and Mitigation, HE 3 Development adjacent to the Walls, HE 4 Listed Buildings and their Settings, HE 5 Conservation Areas, HE 6 Areas of Townscape / Village Character (ATCs / AVCs), HE 7 Historic Parks, Gardens, Demesnes and their Settings.

Option	Historic environment protection in line with PPS / SPPS / DAP.			Explanation
Sustainability Objective	ST	MT	LT	
1... improve health and well-being.	+	+	+	Policies help to protect and provide areas where people can access and socially interact in a safe environment with connections to the outdoors providing both physical and mental health benefits.
2... strengthen society.	+	+	+	The aim of the policy is to protect and enhance heritage assets including their conservation for future generations. Cultural heritage is an integral part of local communities and local distinctiveness and the policy supports measures to promote the understanding and enjoyment of the heritage asset or better revealing their significance. Policies would help to protect areas of shared space where people can meet and socially interact.
3... provide good quality, sustainable housing.	+	+	+	Policies may constrain some proposed housing schemes in some areas but change of use to housing would not be precluded and remain feasible if sensitive design applied. Policies able to bring housing into areas that may benefit from having residents.
4... enable access to high quality education.	0	0	0	Policies unlikely to deliver directly for education but they cumulatively provide locations that are already being used as educational resources but overall the option would have a negligible effect on delivery of the objective.
5... enable sustainable economic growth.	+	+	+	Policies help to maintain local vitality and vibrancy that can help to attract visitors and investors. Policies help to enable the potential to create a variety of job types linked to conservation skills and heritage led works. The walls would also be protected as a tourist feature that must be appropriately considered - this will help to maintain its role as an important tourist asset.
6... manage material assets sustainably.	0	0	0	Policies may affect the delivery of material assets particularly if there are archaeological assets to be considered. There are likely to be issues with renewables in some locations due to potential impacts on historic settings but overall the policies are unlikely to affect delivery of the objective within the District.
7... protect physical resources and use sustainably.	0	0	0	Policies would help to protect some areas with green and blue infrastructure in urban areas but overall the option would have no effect on the objective.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on the objective.
9... improve air quality.	0	0	0	The option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	Policies reuse and regenerate so reducing use of resources and waste but
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on the objective.
12... protect natural resources and enhance biodiversity.	+	+	+	The policies protect and conserve natural and built features likely to have local biodiversity including protected species present. The gardens but also the walls and old buildings are all able to provide for this objective and help to maintain and add to local green and blue infrastructure.

13... maintain and enhance landscape character.	++	++	++	The policies together help to retain, protect and conserve local setting which protects local distinctiveness and local character. Potentially affected locations may have listed buildings that are a key aspect of that location. The policies can help to protect those key aspects and their settings. Likewise, parks and gardens are likely to be an intrinsic part of their locality and local landscape character.
14... protect, conserve and enhance the historic environment and cultural heritage.	++	++	++	Policies able to protect, conserve and enhance the historic environment, which would help to retain sense of place and local identity. Archaeological features able to be protected but also researched and accessed for educational purposes. Policies protect conservation areas which help to protect the settings of local historic/cultural areas and provide access to them.

Summary of Policy:

HE 1 - Planning permission will not be permitted where a development proposal would adversely affect archaeological remains of Regional importance. Planning permission will not be granted for a development proposal which would adversely affect archaeological remains of local importance or their settings. Is an amalgamation of PPS 6 BH 1 & 2, with some additional clarity text based on current SPPS wording. It is considered that the amalgamation does not dilute the intent of either policy. The J&A has been shortened and is based on the relevant supporting PPS 6 text, with additional clarity provided with SPPS text.

HE 2 - Planning Permission will not be granted where the impacts of a development on important archaeological remains are unclear, or the relative importance of the remains is uncertain. The Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. This is an amalgamation of Policies BH 3 & 4 from PPS 6 with a short section of J&A clarification provided from the SPPS.

HE 3 - Planning Permission will not be granted for a development near to or within sight of the Walls that would adversely affect the Monument or integrity of its setting. This is a replication of BE 5 from the DAP 2011 with enhanced text to provide additional clarity on the Council’s desire to carefully control and retain the historic fabric that surrounds the Walls.

HE 4 - The District contains a wealth of listed buildings with the greatest concentration being within Derry’s historic core within the vicinity of the City Walls, and its planned historic centre. It is important that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any other features of special architectural or historic interest which it possesses. There will be a presumption in favour of retaining Listed Buildings. Planning Permission will only be granted for a development proposal which would not adversely affect the setting of a listed building. This is an amalgamation of PPS 6 Policies BH 7 - 11 with appropriately shortened J&A. Some minor text clarity is provided via the SPPS. It is considered that the amalgamation does not dilute the intent of policy that relates to all aspects of Planning and Listed Buildings.

HE 5 - New development within or affecting the setting of a Conservation Area Planning Permission will be granted for a proposal that enhances the character or appearance where the opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. The Council will normally only permit the demolition of an unlisted building in a Conservation Area where the building makes no material contribution to the character or appearance of the area. Policy is also included for the control of advertisements. This policy is an amalgamation of SPPS and PPS 6 text that strengthens the Councils considered importance of CA’s within our District. It reinforces the requirement to ‘enhance’ the character of the CA in the first instance, with ‘preserving’ its character only when the opportunity to enhance does not arise. This requirement was stressed in HED responses.

HE 6 - The Council will normally only permit the demolition of an unlisted building within an ATC where the building makes no material contribution to the distinctive character of the area. The Council will permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area. Policy is also included for the control of advertisements. This is an amalgamation of the three relevant policies in PPS 6

Addendum along with a reduced corresponding J&A. It is considered that the amalgamation does not dilute the intent of policy that relates to all aspects of Planning and Areas of Townscape / Villagescape Character.

HE 7 - The Council will not normally permit development which would lead to the loss of, or cause harm to, the character, principal components or setting of parks, gardens and demesnes of special historic interest. This is a replication of the relevant policy (BH 6) as contained within PPS 6. The supporting J&A has been shortened slightly to provide clarity.

Policies HE 1 - HE 7 have been appraised as a group as they seek to achieve the same aim, the protection of archaeological remains and/or designated features and assets of the historic environment.

Reasonable Alternatives:

No reasonable alternatives have been identified. The policies are consistent with the RDS and SPPS.

Summary and comparison of options against the Sustainability Objectives:

The policies are predicted to deliver positive outcomes for most of the social sustainability objectives and several of the environmental objectives as well as one of the economic objectives. Minor positive effects are predicted for delivery of the social objectives to improve health and wellbeing and strengthen society. These positives are based upon the policies helping to protect and provide shared spaces where people socially interact in a safe environment with benefits for both their physical and mental health. Positives are also predicted for delivery of the social objective to deliver good quality, sustainable housing. These positives are predicted based upon the policies enabling change of use to housing and conversions that could help bring residents into areas that could benefit. Positive effects are also predicted for delivery of the sustainable economic growth objective, as the policies would help to create a variety of job types linked to conservation skills and heritage led works whilst at the same time maintaining local vitality and vibrancy by protecting assets that people want to visit and enabling new or increased uses for buildings. The city walls would also be protected as a tourist feature that must be appropriately considered. Together, the positive effects of the policies are predicted to deliver likely significant positive outcomes in the longer term. Minor positives are predicted across all timeframes for the natural resources objective based upon the policies protecting and conserving areas with natural features and semi natural land cover present but the walls and older buildings are also very likely to have local biodiversity evident. Together the policies will help to maintain and add to local green and blue infrastructure. Significant positive outcomes are also predicted for delivery of the environmental objectives to maintain and enhance landscape character; and to protect, conserve and enhance the historic environment and cultural resources. These positives are based upon the policies helping to retain, protect and conserve local setting, local distinctiveness and local character. Potentially affected locations may have listed buildings that are a key aspect of that location. The policies can help to protect those key features and their settings. Likewise, parks and gardens are likely to be an intrinsic part of their locality and local landscape character. The policies are directed at protecting the historic environment and cumulatively they enable protection, conservation and enhancement of it as a resource that can help to retain local identity as well as provide for educational/research purposes. The approach of the policies to conserve the historic environment also helps to protect a sense of place.

<p>The most sustainable option: HE 1 Archaeology and Upstanding Remains, HE 2 Archaeological Assessment, Evaluation and Mitigation, HE 3 Development adjacent to the Walls, HE 4 Listed Buildings and their Settings, HE 5 Conservation Areas, HE 6 Areas of Townscape / Village Character (ATCs / AVCs) and HE 7 Historic Parks, Gardens, Demesnes and their Settings are the only options; the appraisal has considered these to be sustainable options.</p>	<p>The preferred option: These options are the only options.</p>
<p>What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified in the long term for delivery of the economic sustainability objective to enable sustainable economic growth, and across all timeframes for delivery of the environmental objective to protect, conserve and enhance the historic environment and cultural resources.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>	

HE 8 Conversion and Re-Use of locally important Unlisted Vernacular Buildings				
Options	Policy direction in line with PPS & SPPS with strengthened wording to ensure cross referencing to other relevant policies.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The option would have no effect on the objective.
2... strengthen society.	0	0	0	Policy could provide a location for a new use for communities to benefit from. Policy could provide a new meeting place for people to interact socially, but overall the option would have a negligible effect on the objective.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on the objective.
4... enable access to high quality education.	0	0	0	The option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	The policy could help to bring in a new use for a local buildings and help to make best use of location and even add to sustainable tourism as reusing existing resources linked to local culture and history. Policy should help to make the area a more attractive place to live, work and invest.
6... manage material assets sustainably.	0	0	0	Policy would have the potential to help enable new telecommunication and electrical infrastructure links through demand but likely to have a negligible effect.
7... protect physical resources and use sustainably.	0	0	0	Policy would help to reuse existing resources and may help to reduce development of greenfield land.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on the objective.
9... improve air quality.	0	0	0	The option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	Policy would help to reuse existing resources and may help to reduce use of resources and waste production. In addition, potential sites may be located on floodplains. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Policy may enable potential sites that are located on floodplains to be converted but GDPOL2 would apply and mitigation to ensure water pollution would not occur. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy would enable conversion of older buildings that may have protected species present and a local biodiversity value but overall the overall impact on the objective is negligible.

13... maintain and enhance landscape character.	++ ++ ++	Policy would expect a level of design to ensure appropriate conversions that would not affect local visual amenity/landscape character. The policy would encourage the retention of buildings that contribute to local landscape character. Any extensions would be expected to be subservient in character.
14... protect, conserve and enhance the historic environment and cultural heritage.	++ ++ ++	Policy would aim to protect historic buildings and their settings through facilitating and encouraging their reuse. This could link to cultural activities within the local area. The approach would help to retain non-listed historic buildings and therefore sense of place.
<p>Summary of Policy:</p> <p>The Council will permit the sympathetic conversion of non-listed vernacular buildings to other appropriate uses, where this would secure their upkeep and retention. In the countryside, conversion to residential use will normally only be considered appropriate where the building to be converted is an important element in the landscape and of local architectural merit or historic interest. Proposals for conversion will normally be required to meet all of the indicated policy criteria. This is a replication of Policy BH 15 from PPS 6 along with its corresponding J&A. A short additional paragraph of J&A text has been inserted into the Chapter at 23.53 to stress the need for this policy to be read in conjunction with associated residential policies applicable in a Green Belt or Countryside Policy Area. It follows the intent of paragraph 6.24 in the SPPS.</p>		
<p>Reasonable Alternatives:</p> <p>No reasonable alternatives have been identified. The policy is consistent with the RDS and the SPPS.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy has a narrow scope with most outcomes across all of the social sustainability objectives and most of the economic and environmental objectives predicted to be negligible or no effect. Minor positive outcomes are predicted for delivery of the economic objective to enable sustainable economic growth. Positive effects are based on the policy helping to enable new uses for local buildings and making best use of location which together should help to make the area a more attractive place to live, work and invest in. The policy also encourages reuse of existing resources likely to be linked to local culture and history, which should have positive outcomes for sustainable tourism. Minor positive effects are also predicted for delivery of the environmental objective to maintain and enhance landscape character based upon the policy ensuring appropriate design that that would not affect local visual amenity/landscape character. The policy encourages the retention of the built environment that may be intrinsic to local landscape character. Significant positive outcomes are predicted for delivery of the objective to protect, conserve and enhance the historic environment and cultural heritage based upon the policy aiming to protect historic buildings and their settings through facilitating and encouraging their reuse. This approach would retain a sense of place and could also support local cultural activities.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered this the only option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? Likely significant positive effects are identified for the objective to protect, conserve and enhance the historic environment and cultural heritage.</p>		
<p>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.</p>		
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>		

HE 9 Enabling Development				
Options	Policy thrust in line with SPPS and PPS 23.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	The policy would only be applied where health and wellbeing of local people would not be adversely affected. The number of applications likely to be submitted under this policy is expected to be very low. There is some uncertainty regarding the type of application and location but benefits to health and wellbeing would have to be highlighted.
2... strengthen society.	0	0	0	The policy may enable an application that could help deliver shared space but the number of applications likely to be submitted under this policy is expected to be very low and therefore a negligible effect on delivery of the objective.
3... provide good quality, sustainable housing.	0	0	0	The policy may enable an application that could help deliver housing but this would be outside of Council quotas.
4... enable access to high quality education.	0	0	0	The policy may enable provision of a new school or retention of an educational resource but it is unlikely to deliver directly for the objective and any effect would be negligible particularly based upon the low number of proposed applications.
5... enable sustainable economic growth.	?	?	?	The policy may enable the enhancement of a historic feature that could become a tourism asset able to provide local economic benefits through both construction, development and operational. The number of applications likely to be submitted under this policy is expected to be very low. There is some uncertainty regarding the type of application and its location but the application would need to deliver long-term public benefits.
6... manage material assets sustainably.	0	0	0	The policy could enable development that would need to have fit-for purpose material assets infrastructure.
7... protect physical resources and use sustainably.	0	0	0	The policy may enable an application that could be in the wider countryside or within urban fringes. The type and its location is unknown. Due to the likely low quantity, there would be a negligible effect on delivery of the objective.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on the objective.
9... improve air quality.	0	0	0	The option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on the objective.
11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on the objective.
12... protect natural resources and enhance biodiversity.	0	0	0	The policy may enable development of sites with both natural and built heritage present that could have a local biodiversity value including protected species present. These would be mitigated for and there could be some potential to add to local green and blue infrastructure but due to the likely low number of applications, overall the option would have no effect on the objective.

13... maintain and enhance landscape character.	0	0	0	Policy may help to retain features that are intrinsic to local landscape character and any potential impact on landscape would be expected to be highlighted with measures put forward to avoid visual intrusion to local setting.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy aims to conserve and enhance features of the historic environment and their settings that may otherwise be lost. This could provide a resource for educational purposes.
<p>Summary of Policy:</p> <p>This is a replication of the policy contained within PPS 23 with a shortened J&A section. It follows the intent of paragraph 6.25 in the SPPS.</p>				
<p>Reasonable Alternatives:</p> <p>No reasonable alternatives have been identified.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy is predicted to have a narrow scope. Negligible outcomes or no effect are predicted against the majority of the sustainability objectives. Minor positive effects are predicted for delivery of the historic environment based upon the policy aim which is to conserve and enhance features of the historic environment and their settings that may otherwise be lost. Uncertain outcomes are also predicted for delivery of the sustainable economic growth objective because the policy may enable the enhancement of a historic feature that could become a tourism asset and provide local economic benefits through both construction, development and operation. However, the number of applications likely to be submitted under this policy would most likely be very low. It is also unknown as to what type of application may come forward and its location so there is uncertainty as to whether it could deliver long-term public benefits.</p>				
<p>The most sustainable option: HE9 - Enabling Development is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred Option.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: No additional measures have been identified.</p>				

RED 1 Renewable and Low Carbon Energy Development - General Criteria				
Option	Policy Option that delivers existing thrust of SPPS / PFG / PPS18 Best Practice but with strengthened and enhanced text on LDP protected landscapes and expanded text on different types of renewable and low carbon energy development.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Development brought by this policy is unlikely to improve health and well-being but the policy protects against unacceptable impacts on health, nuisance and amenity that are harmful to health and also considers safety aspects. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	Larger scale renewables developments may deliver community benefits. However the policy has no influence over these aspects and the option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective. (Domestic scale / micro generation is included under RED2).
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The policy allows best use of location to be made. Energy generation is a form of economic development. It can help to supplement income for businesses. Renewables can also support indirect employment through transport, servicing etc.
6... manage material assets sustainably.	+	+	+	Enables renewable energy production/ connections across the District. Policy requires that infrastructure is fit for purpose and connections are considered as overall part of application.
7... protect physical resources and use sustainably.	0	0	0	The policy will not constrain the minerals industry. Some types of renewables development may result in greenfield land loss, but some types may allow other land uses, such as agriculture, to occur on the same site. Effects depend on the nature, scale and location of the development coming forward. The overall impact on the objective is negligible. concurrent
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	?	?	?	The policy enables the provision of an alternative / renewable source of energy production that does not generate emissions. It is acknowledged that Anaerobic Digesters may generate some emissions, including from transport. However, some emissions from ADs could be mitigated through technology. Policy also safeguards against unacceptable impacts which would also be backed up by regulatory and legislative requirements.
10... reduce causes of and adapt to climate change.	+	+	+	The policy supports, promotes and enables renewable energy projects and may help to increase overall renewables generation. It may indirectly help to reduce greenhouse gas emissions by reducing the requirement to burn fossil fuels for power.
11... protect, manage and use water resources sustainably.	+	+	+	Policy on hydro power seeks to avoid adverse effects on water flow, fish, water birds and other water-dependent wildlife. Policy requires all development to have no unacceptable adverse impact on water quality or flood risk. The policy also recognises that the hydrology of peatland and bog may be affected by renewables and drainage effects would be a key consideration.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy requires all development to have no unacceptable adverse impact on biodiversity, nature conservation or heritage assets The policy also recognises that the hydrology of peatland and bog may be affected by renewables and drainage effects would be a key consideration. It is acknowledged that in spite of the safeguarding elements of the policy there may be some biodiversity loss. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	+	+	+	In conjunction with the WECA's and other landscape designations the policy is protective of areas that are designated for their landscape and against impacts on landscape character. It helps to minimise visual intrusion.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The policy seeks to conserve the historic environment; all development is required to have no unacceptable adverse impact on heritage assets. It links in with avoiding impacts on wider landscape and setting. The overall impact on the objective is negligible.
Summary of Policy:				
This policy relates to all renewable and low carbon energy developments including but not limited to that generated by wind, solar, tidal, biomass, hydroelectric, geothermal and anaerobic energy generation. It applies to proposals for new sites, extensions to existing sites or changes to apparatus, including their 're-powering', densification or otherwise upgrading.				
Reasonable Alternatives:				
No reasonable alternative has been identified. Policy is the only realistic option to meet the aims of draft PfG targets, the RDS and SPPS and current policy framework.				
Summary and comparison of options against the Sustainability Objectives:				
Although some potential influences are identified in terms of managing nuisance effects and protecting health, this policy has no perceptible effect on the social sustainability objectives, or the education objective. Supporting renewable energy development in appropriate locations has a minor positive impact on sustainable economic growth and delivers a significant positive impact on managing material assets sustainably by enabling efficient energy production. An uncertain impact is identified on the objective to improve air quality, as while some methods of generation coming under this policy do not produce any emissions and can reduce the need for fossil fuel generation, methods such as biomass and anaerobic digestion do have associated emissions. Specific measures have been included in this policy to safeguard water resources and sensitive landscapes and consequently minor positive effects are identified for the objectives to protect, manage and use water resources sustainably and to maintain and enhance landscape character, in addition to reducing the causes of and adapting to climate change. No perceptible impacts are identified on the remaining environmental sustainability objectives although some potential influences are identified on natural and physical resources and the historic environment. 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? There are significant positive effects identified for the objective to manage material assets sustainably.				
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:				
No additional measures have been identified.				

FLD 1 Development in Fluvial (River) and Coastal Flood Plains, FLD 5 Development in Proximity to Controlled Reservoirs				
Option	Policy Option in line with the SPPS and revised PPS 15 which clarifies exceptions broken down for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance & minor development.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The policies protect people and property from the risk of flooding, delivering significant health and safety benefits. However, the exceptions in FLD1 mean that there could still be some development that is vulnerable, reducing the scale of the effect to minor.
2... strengthen society.	0	0	0	FLD1 would allow a low risk use such as open space / recreation to occur in flood plain which helps to create / retain open space. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	+	+	+	The policies prevent housing from being developed in unsuitable areas. They reduce risk of unfit homes. These policies may slightly constrain the areas where housing can be delivered but they ensure that homes are sustainable. Stricter policy requirements for certain use types will also benefit vulnerable people.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The policies may slightly constrain the areas where economic development can take place, however they ensure that economic development is sustainable. They make best use of location. Development of regionally / sub regionally significant economic importance would be allowed by exception.
6... manage material assets sustainably.	0	0	0	Infrastructure will not be permitted in certain areas due to policy, however this should make the infrastructure more sustainable / less vulnerable. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8... encourage active and sustainable travel.	0	0	0	The policy does not inhibit the provision of transport infrastructure including greenways and walkways along rivers. It is acknowledged that the existing railway link is located in an area vulnerable to coastal flooding. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	FLD1 protects habitats that capture water (flood plain). Both policies help to increase resilience of the built and natural environment and build in futureproofing for the predicted effects of climate change.
11... protect, manage and use water resources sustainably.	+	+	+	Both policies serve to minimise risks from flooding. FLD1 helps to avoid the need for new flood defences and protects floodplains (including the coastal floodplain). Avoiding development in areas at risk of flooding also helps to protect water quality by reducing risk of pollutants being mobilised during a flood event.
12... protect natural resources and enhance biodiversity.	+	+	+	FLD 1 protects and potentially enhances local biodiversity by protecting areas of flood plain. It protects/enhances existing/potential wildlife corridors. Policies will not preclude the delivery of green and blue infrastructure and may potentially enable some enhancement. Also helps to protect designated sites by reducing risk of pollutants being mobilised during a flood event.

13... maintain and enhance landscape character.	+	+	+	FLD1 indirectly helps to minimise visual intrusion on prominent features (river valleys) and avoids major impacts on coastal views.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The policies should not impede the restoration of industrial heritage or old buildings.
<p>Summary of Policy:</p> <p>FLD 1 - The Council will not permit development within the 1 in 100 year fluvial flood plain (AEP56 of 1%) plus climate change allowance or the 1 in 200 year coastal flood plain (AEP of 0.5%) plus climate change allowance unless the applicant can demonstrate that the proposal constitutes an exception to the policy.</p> <p>FLD 5 - Development within the flood inundation area of a reservoir can only be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety. Accordingly, the policy requires that planning permission for new development can only be granted subject to such assurance.</p> <p>Policies FLD1 and FLD5 have been appraised together as a group, as they relate to development in areas which have a level of flood risk identified.</p>				
<p>Reasonable Alternatives:</p> <p>Due to DfI Rivers Consultee response requesting that no amendments be made to the to existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of RDS and SPSS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy option has a minor positive impact on the objectives to improve health and wellbeing and to provide good quality, sustainable housing by ensuring that development is located away from areas of identified risk. A negligible effect is identified for strengthening society. The policy option has a minor positive impact on the objective to enable sustainable economic growth, as it helps to ensure that new economic development is located away from areas of identified flood risk, while retaining the flexibility to respond to future changes in flood hazard and risk projections. A similar influence is reported for material assets through directing infrastructure away from risk areas, however the overall effect is considered to be negligible. Negligible impacts are recorded for many of the environmental sustainability objectives, however this policy will have a significant positive impact on the objective to protect, manage and use water resources sustainably by reducing future requirements for flood defences and reducing risk of pollution from flooding events. Minor positive impacts are also identified for the objectives to reduce causes of and adapt to climate change, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character as this policy will promote the retention of natural areas, including coastal areas, which provide resilience to storm events and flooding episodes. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	

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.

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:

No additional measures have been identified.

FLD 2 Protection of Flood Defence and Drainage Infrastructure				
Option	Precautionary approach in line with Policy direction set out in PPS 15			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Protects flood management assets which performs an important health and safety function and allows them to be maintained / repaired / upgraded where required. Flooding is a major issue in many settlements in the District and the ability to maintain defences to ensure they are fit for purpose is important.
2... strengthen society.	0	0	0	Indirectly helps communities which are vulnerable to flood risk. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	May indirectly help to reduce the number of unfit homes caused by flooding, by enabling defences to be maintained. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Will not impede overall economic growth, however may have localised effects. Ensures that some areas, such as Strabane town centre, are able to respond to future predictions of food risk / changes in predicted flood levels. Some areas of economic or industrial development are protected from coastal flood risk by defences and this policy will help to ensure that these defences can be maintained.
6... manage material assets sustainably.	0	0	0	The main railway link within the District forms part of the coastal flood defence. The option helps to protect infrastructure. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	This policy will not affect the quantum of land use, just the pattern. It may help to retain potential future use/benefit of physical resources. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The option retains the ability to adapt to effects of climate change and mitigate against storm events. It will help to reduce the risk of storm damage to property and will increase resilience of the built and natural environment
11... protect, manage and use water resources sustainably.	+	+	+	The option helps to manage water resources more effectively and allows futureproofing. It will help to minimise risks from flooding now and in the future. It may help to maintain water flows necessary for good ecological quality and improve water quality. It may also help to maintain a riparian strip for biodiversity and morphology. There is existing industrial development in low-lying areas that may be vulnerable to coastal flood risk. This policy will ensure that these sites can continue to be protected in the future and will help to reduce risk of mobilising pollutants which could be harmful to marine life.
12... protect natural resources and enhance biodiversity.	+	+	+	Maintenance strips may become wildlife corridors which benefit biodiversity. Enabling flood defences to be maintained will help to prevent breaches which could lead to mobilisation of pollutants into protected sites.
13... maintain and enhance landscape character.	0	0	0	The option attempts to maintain semi-natural corridors alongside rivers. It will indirectly help to protect and/ or enhance the setting of natural features such as river valleys and the coastal strip. The overall impact on the objective is negligible.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>May indirectly help to protect some historic assets from the effects of flooding. The overall impact on the objective is negligible.</p>
<p>Summary of Policy:</p> <p>FLD 2 closely reflects the policy direction as set out in the SPPS. The Council will not permit development that would impede the operational effectiveness of watercourses, flood defence and drainage infrastructure or hinder access to enable their maintenance. The wording of FLD 2 is the same as that of FLD 2 of the previous operating policy under PPS 15 as per DfI Advice to retain the policies of PPS 15 without alteration.</p>				
<p>Reasonable Alternatives:</p> <p>Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The option has a significant positive effect on the objective to improve health and well-being by enabling assets which perform an important health and safety function to be safeguarded, which is particularly significant in the context of the council’s baseline. While some positive influences on the other social sustainability objectives are noted, these are not thought to be enough raise a perceptible effect. A minor positive impact is identified for the objective to enable sustainable economic growth as some of our District’s town centres and economic development areas are heavily reliant on flood defence infrastructure and it is important to retain the ability to maintain, repair or upgrade these assets. This will also benefit infrastructure in the context of the material assets objective, however the effect is not considered to be strong enough to raise a perceptible impact. The policy will help to maintain undeveloped areas adjacent to rivers and coastal plains, will deliver additional resilience to areas and reduces the risk of mobilising pollutants into the aquatic and natural environment from a flood event. Consequently, positive impacts are identified for the environmental sustainability objectives to reduce causes of and adapt to climate change, to protect and to protect natural resources and enhance biodiversity and significant positive effects on managing and using water resources sustainably. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>		<p>The preferred option: This option is the only option.</p>		
<p>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 protect, manage and use water resources sustainably.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects: Continued liaison between Council and DfI Rivers will ensure that the positive effects of this policy are maximised.</p>				

FLD 3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains				
Option	Precautionary approach in line with Policy direction set out in PPS 15 and with strengthened wording re Drainage Assessments.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	Provides a health and safety benefit by helping to reduce risk of pluvial flooding. Pluvial flooding is a key issue in many urban areas in the District, an example being the recent flood event in Sion Mills.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	May indirectly help to reduce the number of unfit homes by reducing flood risk. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Helps to ensure that best use is made of location. Economic development is likely to be the main development type that will trigger this policy, although it may also be applied to development in certain town centres. Drainage assessment may incur an additional cost to the developer, however it is unlikely to be a deterrent. The option delivers long-term benefits by helping to reduce the risk of pluvial flooding across a wider area, which will benefit all types of development.
6... manage material assets sustainably.	0	0	0	Pluvial flooding has the potential to impact waste management sites and utilities / infrastructure. This policy could help to reduce risk of adverse impacts and escape of pollutants. Some new infrastructure development may require drainage assessment, but this should not preclude the delivery of the development. The policy approach helps to maintain infrastructure that is fit for purpose. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Mitigates against impacts from increase in curtilage cover, but should not cause curtilage increase / land use change in itself. May indirectly help to reduce risk of soil pollution and erosion. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The option helps to reduce the risk of storm damage to property. It helps with futureproofing against the predicted effects of climate change and designing drainage that can cope with increased intensity rainfall episodes. It helps to increase resilience of the built and natural environment.
11... protect, manage and use water resources sustainably.	+	+	+	The option helps to minimise risks from flooding and avoid the need for flood defence. Drainage assessment must take into account surface water runoff that may affect features of nature conservation importance. It may help to improve the quality of surface and ground water by reducing pollution episodes linked to heavy rainfall.
12... protect natural resources and enhance biodiversity.	+	+	+	Drainage assessment is required where surface water may impact on features of importance to nature conservation. This will help to protect local biodiversity and designated sites. The policy will benefit water-dependent designated sites by reducing the future incidence of pollution episodes linked to heavy rainfall.
13... maintain and enhance landscape character.	0	0	0	May indirectly influence landscape character if drainage assessment results in a change in design. The overall impact on the objective is negligible.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>++ +</p>	<p>Drainage assessment is required where surface water may impact on features of importance to historic environment. Historic environment assets can be vulnerable to changes in frequency or duration of periods of immersion and/or drying out and the policy benefits this objective.</p>
<p>Summary of Policy:</p>		
<p>Policy FLD 3 sets out criteria for Drainage Assessment the consideration of surface water flooding in new development proposals. It and closely reflects the policy direction as set out in the SPPS. The wording of the policy of FLD 3 is largely the same as that of FLD 3 of the previous operating policy under PPS 15, as per DfI Advice to retain the policies of PPS 15 without alteration. However, it is also strengthened to clarify inclusion of ‘phased development’ and ‘cumulative development’ in the requirement for a Drainage Assessment, and within its consideration. This addresses an issue raised by Development Management Planning Officers. The J&A has also been amended to refer to Consent to Discharge and the requirement to demonstrate how surface water will be managed prior to granting of same.</p>		
<p>Reasonable Alternatives:</p>		
<p>Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy framework.</p>		
<p>Summary and comparison of options against the Sustainability Objectives:</p>		
<p>The option has a significant positive effect on the objective to improve health and well-being by ensuring that certain types of new development do not lead to increased pluvial flood risk, which is particularly significant in the context of the council’s baseline. No perceptible effects are identified on the other social sustainability objectives. A minor positive impact is identified for the objective to enable sustainable economic growth as some of our District’s town centres are vulnerable to pluvial flooding. The requirement for drainage assessment, where applicable, will benefit all types of development. 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 mobilising pollutants into the aquatic and natural environment from pluvial flooding. Consequently, positive impacts are identified for the environmental sustainability objectives to reduce causes of and adapt to climate change, to protect and to protect natural resources and enhance biodiversity (becoming significant in the long term) and significant positive effects on managing and using water resources sustainably. The requirement for a drainage assessment to consider effects on features of importance to the historic environment will also benefit this objective and a minor positive impact is identified. This option is considered to be a sustainable option.</p>		
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>	
<p>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 reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably across all timescales. Significant positive effects are identified for the objective to protect natural resources and enhance biodiversity from the long term onwards.</p>		
<p>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.</p>		

Measures to reduce negative effects and promote positive effects:

The consideration of SuDS (especially 'soft' SuDS) into new development from the earliest stages in development design and, where feasible, the incorporation of 'soft' rather than 'hard' SuDS will help to deliver wider benefits.

FLD 4 Artificial Modification of Watercourses				
Option	Precautionary approach in line with Policy direction set out in PPS 15.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	0	0	0	Retaining natural watercourses can benefit health and wellbeing - it creates a more pleasant environment and performs a health and safety function in helping to reduce risk of localised flooding. However, a natural watercourse may also be perceived as a danger / hazard near housing. The policy encourages landscaping / barriers to reduce risk.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option would not adversely affect access into housing zonings. Does not impact on the delivery of the objective. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Some developers may perceive the retention of a natural watercourse on a site as an impediment. However it may help to reduce localised flood risk and ultimately may help to make development more sustainable. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	The option would help to retain areas of semi-natural land within development. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The option helps to enhance the resilience of the built and natural environment. Restricting canalisation may help to encourage the incorporation of SuDS and more natural means of drainage into design, and protects natural habitats that capture water.
11... protect, manage and use water resources sustainably.	+	+	+	The option helps to maintain water flows for good ecological quality. Preserving natural watercourses around development may help to improve the quality of surface water. The option may help to reduce risks from flooding in the future and avoid the need for flood defences. The option supports the aims of the Water Framework Directive.
12... protect natural resources and enhance biodiversity.	+	+	+	The option would help to retain areas of semi-natural land within development and protects local biodiversity. It would maintain wildlife corridors and support green and blue infrastructure aims. Retaining natural watercourses helps to provide a buffer to designated sites. The approach helps to encourage the integration of SuDS and more natural means of drainage.
13... maintain and enhance landscape character.	+	+	+	The option protects the setting of natural features (river corridors and valleys). It encourages better design.

<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The option allows ‘sense of place’ to be conserved at the local scale. It may indirectly help to preserve the setting of some historic assets. Changes to the water table can also affect the historic environment and this policy may help to prevent deterioration. The overall impact on the objective is negligible.</p>
<p>Summary of Policy:</p> <p>The artificial modification of a watercourse, including culverting or canalisation operations will only be permitted in exceptional circumstances. Policy FLD 4 closely reflects the policy direction as set out in the SPPS. The wording of FLD 4 is the same as that of FLD 4 of the previous operating policy under PPS 15 as per DfI Advice to retain the policies of PPS 15 without alteration.</p>				
<p>Reasonable Alternatives:</p> <p>Due to DfI Rivers Consultee response requesting that no amendments be made to the existing policy in the PPS and also due to the technical nature of the existing PPS which is well established and tested, it is considered that LDP planning policy replicating the PPS is the only reasonable option to meet the aims of the RDS, SPPS and current policy framework.</p>				
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>The policy will deliver several positive influences on several of the social and economic sustainability objectives, through the safeguarding and retention of natural features. However no perceptible impacts are identified for these objectives. Positive effects are identified for many of the environmental sustainability objectives thorough the retention of areas of semi-natural land within development. Restricting canalisation and culverting will protect natural habitats that capture water and may help to encourage the incorporation of SuDS into design. This will have a minor positive effect on the climate change and landscape objectives and a significant positive effect on the water resources and natural resources objectives. No other impacts are identified for the remaining environmental sustainability objectives. This option is considered to be a sustainable option.</p>				
<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>			<p>The preferred option: This option is the only option.</p>	
<p>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 and to protect natural resources and enhance biodiversity.</p>				
<p>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.</p>				
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The consideration of ‘soft’ SuDS into new development in the early design phase and, where feasible, its incorporation will help to deliver additional benefits.</p>				

Place-making & Design Vision For Development in the District (PDO 1 - PDO 6 and PDP 1 - PDP 18), Place-Making & Design Vision / Policy for Derry-Londonderry (DSDP 1-DSDP 11), Strabane (SSDP 1-SSDP 7), Local Towns (LSDP 1 - LSDP 4), Villages and Small Settlements				
Option	Policy in line with current design policy and relevant guidance.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	These principles seek to create and enhance open space at every settlement tier. This approach promotes good mental health by providing open space and the objectives/principles also place an emphasis on providing meeting places. The principles seek to maximise opportunities for walking and cycling and connecting in with active travel networks which can help with physical health. In Strabane and Castleterg there are identified needs for better public space and better public networks.
2... strengthen society.	+	+	+	Establishing principles and objectives in each tier encourages and promotes better connectivity and connectivity to cores - the city, towns, villages and settlement centres. The policies seek to create places which are safer and more inviting to walk and cycle. This approach provides a mechanism to deliver shared space and delivering the strategy for removing barriers / interfaces. Barriers associated with transport infrastructure and rivers can be removed / overcome to increase access to shared space. The approach enables the District to realise its potential to provide flexible space for a range of activities. In local towns, the objectives include to enhance the public realm.
3... provide good quality, sustainable housing.	0	0	0	This approach encourages planning for sustainable urban densities and signposts to HOU3. The approach also encourages consideration of where development should be located in terms of accessibility. It also helps to reinforce the positive effects of relevant operational housing policy to deliver lifetime homes, dwelling space standards, mixed tenures / types and high quality design standards. The overall impact on the objective is negligible.
4... enable access to high quality education.	+	+	+	Derry Strategic Design Policy 7 seeks to achieve improved integration and connectivity between the university, college and city centre. The strength of the effect is dependent on the degree of success of expansion at Magee - it could be a significant positive if a level of investment is achieved that helps to realise the expansion.
5... enable sustainable economic growth.	+	+	+	These policies will help to enhance the overall quality of the District as a destination for investment and tourism. It provides a framework for investment and will help to make the District a more attractive place to live work visit. It helps to make best use of each of the locations, by giving extra policy requirements to get the best out of any new development - e.g. arrival points and including the smaller towns and settlement cores, such as the Diamond area of Castleterg It seeks to maintain historic street layouts and forms to enhance attractiveness. The approach will help to maximise the tourism offer for Derry but other towns as well --it complements the tourism hierarchy in terms of launching points and gateways which are also linked with arrival points. By setting out policy and objectives on placemaking, the approach helps to encourage good quality development to be designed in at the outset -it establishes a clear framework for developers and investors and provides certainty on what is expected of them in various locations. However, it is noted that meeting the objectives may place a slight additional burden to smaller investors. This approach will distribute the benefits throughout all tiers.
6... manage material assets sustainably.	0	0	0	The prioritisation of brownfield over greenfield in the city and towns is encouraged through PDO4. This objective also supports the objective by recognising that a critical mass of people in an area is needed to sustain the services and facilities for urban life and encouraging sustainable densities and town centre living. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Settlement growth will lead to increase in curtilage cover. These principles, policies and objectives will encourage the establishment of a compact urban form over time, helping to conserve greenfield land. Surface level carparks which are an inefficient use of land are discouraged and the overall approach encourages networks of open spaces and green spaces. DSDP 7 recognises the value of the unique landscape structure and natural parkland quality around Magee and seeks to preserve this. However, other policies will have a much greater influence on how land is used and the overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	These principles, policies and objectives (in particular PDP 8: Create Walkable Settlements, DSDP 2: Sustainable Connectivity For The City and SSDP3: Connections) seek to complement and work with other operational policies and Transport Plan and encourage the provision of infrastructure which promote walking and cycling. The policies encourage proposals which facilitate public transport. DSDP 2 along with District Transportation and Movement (TAM) operational policy encourages segregated cycle paths and lanes rather than shared cycleways and there is an overall emphasis on access for cyclists and pedestrians and movement throughout all tiers.

<p>9... improve air quality.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>These principles, policies and objectives encourage the use of other modes of transport to the car. Settlement and economic growth and concentrating compact urban areas may increase pollutants - however the spatial approach of facilitating higher densities in areas next to principal public transport routes or hubs may help to offset these increases. The introduction of street trees can also help to tackle air quality issues. The overall effect is uncertain as there are so many potential variables that can act positively or negatively on air quality.</p>
<p>10... reduce causes of and adapt to climate change.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>These principles, policies and objectives encourage and support the use other forms of transport than the car. They encourage keeping valleys and coastlines free, an approach derived from landscape considerations but which will also indirectly provide resilience against the predicted effects of climate change. The overall approach encourages development to be focused on the cores, however, in many of our settlements there are parts that are vulnerable to flooding and it can be difficult to predict what the effects of climate change might be in these locations. However, other policy will help to mitigate against negative effects.</p>
<p>11... protect, manage and use water resources sustainably.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>They encourage keeping valleys and coastlines free, an approach derived from landscape considerations but which will also indirectly protect against development in areas at risk of flooding. Many settlements in the District are vulnerable to flood risk and there are acknowledged issues with flood risk management infrastructure creating barriers between the natural asset of the river or coast and the surrounding town centre or settlement. While this does not affect the objective as such, it means that going forward, more consideration should be given to avoiding severance and retaining access and views to rivers. The use of natural solutions or 'soft' SuDS is encouraged in PDP 6. These principles, policies and objectives are more concerned with the standard of development rather than the quantity or location and will have limited influence. The overall impact on the objective is negligible.</p>
<p>12... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>The overall approach encourages links to green and blue infrastructure and enhancement measures such as street tree planting. The principles under PDO 2 seek to enhance the value of the natural environment. In all settlement tiers but especially the Derry and Strabane tiers Local Landscape Policy Areas (LLPAs) and Areas of Townscape Character (ATCs) will be designated as appropriate in accordance with the policies contained within the Natural Environment and Historic Environment Chapters at LPP stage. This will help to strengthen the impact in the medium term.</p>
<p>13... maintain and enhance landscape character.</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>The option will introduce LLPAs for the first time in this District. LLPAs can help to contribute to landscape and may help to protect around edge of settlements and their identification at LPP will strengthen effects from the medium term. The overall approach encourages respect for large features such as rivers and historic environment on all settlements. ATCs will also be respected in terms of future development. The setting of entire settlements is also a consideration. The natural topography for Derry is key aspect of the place making and design principles for the city, - the river and hillside setting is a material consideration when designing high buildings and preserving views of the bordering landscape.</p>
<p>14... protect, conserve and enhance the historic environment and cultural heritage.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>These principles, policies and objectives place a lot of emphasis on conserving sense of place, street forms, traditional focal points, conservation areas and making proper use of design guidance. These aspects form a large part of why a place-making strategy has been established. The overall approach is to protect and conserve character and features of each of the settlements in the District and enhance local distinctiveness. Other aspects of the strategy such as improving the usability of public spaces in settlements and enabling more opportunities for cultural activities, and alleviating city and town centre traffic and stationary vehicles will benefit the objective indirectly. Derry Strategic Design Policy 7 recognises that Magee has a high landscape quality and setting and aims to make the most of this. Any new proposals for this site should respect that layout.</p>

Summary of Policy:

The intention of these chapters is to provide a broad design/development framework, which will provide developers and decision makers with direction and guidance for what the Council expects in term of place-making & design. It will apply when formulating more detailed proposals, either in the form of individual applications, regeneration schemes / masterplans and/or other design guidance across the settlement hierarchy (excluding the Countryside, which is covered separately).

The policies have been informed by and have taken account of a wide range of policy guidance including the 'Supporting Good Design and Place-Making' section of SPPS, the Department's 'Living Places', 'Creating Places' and 'Building on Tradition' Supplementary Guidance Documents. The Department's 'Design & Access Statements - a Guide for Northern Ireland' and the Northern Ireland Executive's 'Architecture and Built Environment Policy' have also been taken account of, along with relevant policy from the Derry Area Plan 2011, Strabane Area Plan 1986-2001, PPS 2 and PPS 21. The policies have been underpinned by the Place Making Study (undertaken as part of the LDP preparation) which forms the basis of this Chapter.

It is the intention of the LDP that the principles in these chapters are material considerations and that they are also read in conjunction with other detailed policy elsewhere in the LDP.

Reasonable Alternatives:

It is considered that the Development and the Place-Making & Design related Principles that will be material considerations set a strategic framework for the future development of the District. They have been developed for our Settlement hierarchy and the Countryside to shape the future development that is in line with the LDP Objectives and Vision. As such, it is considered that there are no reasonable alternatives to these Development / Place-making Principles that have been designed specifically with our District in mind.

Summary and comparison of options against the Sustainability Objectives:

The Place-Making & Design Vision and its associated policies, principles and objectives seeks to create and enhance open space and shared space and maximise opportunities for walking and cycling at every settlement tier. The approach will deliver significant positive impacts on the objectives to improve health and well-being and to strengthen society. While some positive influences are noted, this option is about design of new development at the various settlement tiers rather than the quantum or location, and there is no perceptible impact on housing. The option encourages the establishment of better linkages between the college and university and the city, which has a minor positive effect on the objective to enable access to high quality education. Significant positive effects are identified for enabling sustainable economic growth, through enhancing the overall quality of the District as a destination for investment and tourism. The approach of sustainable densities and town centre living has a positive influence on the objectives to manage material assets sustainably and to protect physical resources and uses sustainably but the overall effect is negligible. The policies, principles and objectives under this option strongly support and encourage walking and cycling and a key aspect is the objective '*to Implement a Sustainable Transport Hierarchy*'. A significant positive impact is identified for encouraging active and sustainable travel. While the use of other forms of transport to the car is strongly encouraged and other measures may indirectly deliver resilience, settlement and economic growth will also result in increased emissions and uncertain effects are identified for both air quality and climate change. The identification of policy areas including LLPAs, ATCs and AVCs at LPP will deliver minor positive effects for the natural resources and landscape objectives from the medium term onwards. The overall placemaking approach is considered to deliver a significant positive impact on the objective to protect, conserve and enhance the historic environment as it will help to protect and conserve character and features of each of the settlements in the District and enhance local distinctiveness. This option is considered to be a sustainable option.

<p>The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.</p>	<p>The preferred option: This option is the only option.</p>
<p>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 enable sustainable economic growth, to encourage active and sustainable travel and to protect, conserve and enhance the historic environment and cultural heritage.</p>	
<p>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.</p>	
<p>Measures to reduce negative effects and promote positive effects:</p> <p>The placemaking and design principles will be strengthened and enacted through strong cross overs with operational policies such as TAM 7 Walking & Cycle Provision and HOU 8 Quality in New Residential Developments. Several aspects of these principles will be strengthened at LPP, through the identification and review of townscape and landscape designations such as ATCs, AVCs and LLPAs. Boundaries will be informed by relevant studies / evidence based approach. The place-making and design study will be included as a technical supplement. Individual sites within the larger settlements may use information from the strategy. The broad principles of Chapter 26 will also be looked at in the context of villages and small settlements - it applies a framework consistently across settlement tiers to bring out the character of each settlement, not just Derry & Strabane.</p>	

Place-making & Design Vision/ Policy for Countryside - CY 1 Integration and Design of Buildings in the Countryside, CY 2, Rural Character, CY 3 The Setting of Settlements, CY 4 Design in Area of Outstanding Natural Beauty

Option	Policy option in line with current policy - SPPS / PPS 21.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and well-being.	+	+	+	The option aims to encourage design that protects the character of the countryside to align with what people perceive it should be. It aims for development in the countryside that looks good, functions well and maintains a pleasant natural environment while avoiding marring, providing indirect benefits to mental health and improved well-being. The countryside is valued as a resource for tourism and recreation. This option will deliver a wide-ranging benefit across the District, as much of the District is rural.
2... strengthen society.	0	0	0	The policies under this option do not in themselves deliver any new development, they are only concerned with its design. An indirect effect is identified in terms of enhancing the District's attractiveness and encouraging tourism which can enable positive social interaction. The option supports the preservation of rural character - establishing a strong rural identity can help us to sustain pride in our countryside.
3... provide good quality, sustainable housing.	0	0	0	The option doesn't influence the delivery of housing overall, it will only influence its appearance. The option may slightly constrain / limit the orientation/location of housing which may affect individual sites. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective, other than it applies to all buildings and would be a consideration if building a new school in the countryside.
5... enable sustainable economic growth.	+	+	+	CY 4 may constrain some types of economic development in order to maintain the character of AONB. CY 2 may also slightly constrain some types of economic development. However, the approach preserves the character of the rural area and AONB and makes it more attractive for other use types such as tourism, leisure and recreation which can also be income-generating. These policies may place a slight extra burden on developers (especially in the CY 4 policy area), but these policies also provide certainty upfront of what is expected of a development to meet stated requirements. It is considered that the slight constraints on some types of economic development are balanced out by the enhanced opportunity for other types of economic development and although it will encourage economic growth that is sustainable.
6... manage material assets sustainably.	0	0	0	The option does not preclude the inclusion of renewables in new building design and would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	The option will not affect the footprint of development and doesn't directly influence land use. It may encourage the use of locally sourced materials to support design and may indirectly influence minerals development in terms of the design of buildings ancillary to minerals extraction. It also encourages the retention of semi-natural land for biodiversity. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.

11... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	The amplification of CY1 encourages the retention of trees on a site and, where appropriate, new tree planting (though not as a substitute for tree loss). Policy CY 4 also includes a criterion on the conservation /retention of features including hedges, trees and walls. Policy also requires that vegetation must be replaced where necessarily removed, e.g. for visibility splays. Policy also seeks to retain natural buffers around settlements to avoid marring distinction. The overall impact on the objective is negligible but these positive influences could be further strengthened through the application of other operational policies.
13... maintain and enhance landscape character.	+	+	+	The option seeks to achieve development that is integrated with its surroundings and maintain landscape character, with a stronger test in the AONB. The safeguarding of landscape character is the main reason for the policy - to minimise visual intrusion from new development and avoid marring. The option helps to protect settings and key features and topography. Ancillary works policy will help to reduce the visual impact of big gardens beside roads.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy requires that the development of new buildings respects local architectural style and traditional boundaries. These policies help to maintain sense of place and rural setting, especially CY 4. The overall approach is that the setting of settlements and traditional settlement pattern is respected. CY4 may indirectly support this objective through encouraging the use of local architectural styles and patterns and retaining traditional features, which may in turn help to sustain traditional skills.

Summary of Policy:

CY 1-4 provide policy guidance in terms of decision making on all development proposals outside the development limits of any settlement in what is termed as Countryside. This chapter has brought forward existing policy from PPS 2: Natural Heritage and PPS 21: Sustainable Development in the Countryside, as well the SPPS. Having taken into account the views of Development Management and Members, we have proposed little or no changes to the policy approach as above in keeping with the SPPS and current policy within PPS 21. A greater emphasis has been given to take account of ‘Building on Tradition,’ to ensure more appropriate design proposals come forward, with a detailed statement of how each proposal has taken account of the Design Guide.

The proposed LDP PS approach is to ensure all development proposals in the countryside must be sited and designed to integrate sympathetically with their surroundings, including the natural topography, and to meet other planning policy and environmental considerations. Proposals must take account of supplementary planning guidance on sustainable rural design: ‘Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside’.

Policies CY1 - CY4 have been appraised as a group, as they all seek to achieve the same aim, placemaking and design for the countryside.

Reasonable Alternatives:

It is considered that the Development and the Place-Making & Design related Principles that will be material considerations set a strategic framework for the future development of the District. They have been developed for our Settlement hierarchy and the Countryside to shape the future development that is in line with the LDP objectives and Vision. As such it is considered that there are no reasonable alternatives to these Development / Place-making Principles that have been designed specifically with our District in mind.

Summary and comparison of options against the Sustainability Objectives:

These place-making & design related principles and policy for the countryside are mainly concerned with the appearance of buildings and therefore have a limited influence over the sustainability objectives. A minor positive impact is identified for the objective to improve health and well-being as the option will maintain a pleasant rural environment, providing indirect benefits to mental health and improved well-being. In terms of the economic growth objective it is considered that the slight constraints that may be imposed on some types of economic development in the policy area will be balanced out by the enhanced opportunity for other types of economic development such as tourism, leisure and recreation. The overall approach may encourage a more diverse range of economic development that is sustainable, leading to a minor positive effect. There are no perceptible impacts on the majority of the environmental sustainability objectives, but a significant positive effect is identified for the objectives to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage, through ensuring that new buildings are of a design that respects the character of their surroundings. This benefits landscape character and the setting of historic environment features and assets. 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? 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.

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 Design Guides, especially 'Building on Tradition'. A future AONB Management Plan would help to support policy CY 4. There are substantial crossovers with HOU 18- HOU 23 and ED 5 Small Scale Economic Development in the Countryside. The policies in Chapter 23 'Historic Environment' will also help to strengthen the effect of these policies.