

DERRY CITY AND STRABANE DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN (LDP) 2032



PPS 16 POLICY REVIEW Tourism

This Document is one in a series, which builds up to form the 'evidence base' that informs the preparation of the Local Development Plan (LDP).

The afore-mentioned evidence base will be continually updated, to additionally include the latest information, input from public engagement, statutory consultees, stakeholder groups, Sustainability Appraisal and from other Departments within the Council, including Community Planning.

The Evidence Base is published as a 'supporting document' in accordance with Article 10(a) and 15(a) of the Planning (LDP) Regulations (NI) 2015



Purpose: To consider existing planning policies relating to Tourism and to consider alternative policies which will inform the forthcoming Preferred Options Paper (POP) as part of the preparation of the Local Development Plan (LDP).

Content: The paper will provide information on:

- (i) The Context of Tourism within Derry City and Strabane District and existing plan policies;
- (ii) Derry City and Strabane District Council (DCSDC) objectives for Tourism and the linkages between DCSDC objectives, Regional Planning Policy and Strategic Planning Policy objectives;
- (iii) Consider existing policies and consider preferred/alternative policy approaches for tourism within the Local Development Plan (LDP).

Recommendation: The findings shall be used to inform the Preferred Options Paper (POP) and strategic policies in the Local Development Plan (LDP).

Introduction

- 1.1 The purpose of this paper is to consider current planning policies associated with tourism and to determine whether or not they are compatible with the Council's overall objectives for the District and whether they need to be amended to take account of local circumstances through the new Local Development Plan (LDP).
- 1.2 This paper provides an assessment of how existing tourism planning policies take account of the Regional Development Strategy (RDS), Strategic Planning Policy Statement (SPPS), Sustainability Appraisal themes and DCSDC objectives through the proposed LDP objectives.

Legislative Context

- 1.3 Article 5 of the Planning Act (Northern Ireland) 2011 states that the creation of planning policy as part of the Plan Strategy must be done with the objective of furthering sustainable development and in doing so, must take account of policies and guidance issued by OFMDFM, DOE and DRD such as the Regional Development Strategy (RDS) 2035 and Strategic Planning Policy Statement (SPPS).
- 1.4 Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires all NI Departments and District Councils in exercising their functions, to act in a way they consider to be best calculated to contribute to the achievement of sustainable development.

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

- 1.5 A sustainability appraisal is a systematic process which must be carried out during the preparation of a Local Development Plan in order to promote sustainable development by assessing the extent to which an emerging plan will achieve required environmental, economic and social objectives. All LDP strategic planning policies will be subject to SA incorporating Strategic Environmental Assessment (SEA).
- 1.6 DCSDC has commenced work on the preparation of the required Sustainability Appraisal and associated Strategic Environmental Assessment.

2.0 Planning Policy Statement (PPS) Review Parameters

2.1 In preparing the new LDP, the Council will have regard to several existing plans and documents that set out the main legal and policy context and considerations of what the LDP is required to do and can include, in relation to tourism in the District.

2.2 **The Regional Development Strategy 2035** (RDS, launched 2012). The RDS recognises tourism as a key element underpinning sustainable economic growth in Northern Ireland. Regional Guideline 4 (RG 4) seeks to promote a sustainable approach to the provision of tourism infrastructure to:

- Promote a balanced approach that safeguards tourism infrastructure while benefiting society and the economy.
- Improve facilities for tourists in support of the Tourist Signature Destinations.
- Encourage environmentally sustainable tourism development.

2.3 **Strategic Planning Policy Statement (SPPS)** (September 2015). The SPPS is the single most important document in guiding the requirements/content of the LDP. It states that in preparing LDPs councils shall bring forward a tourism strategy, together with appropriate policies and proposals that must reflect the aim, objectives and policy approach of the SPPS, tailored to the specific circumstances of the plan area. The aim of the SPPS in relation to tourism development is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment.

2.4 The regional strategic objectives for tourism are to:

- facilitate sustainable tourism development in an environmentally sensitive manner;
- contribute to the growth of the regional economy by facilitating tourism growth;
- safeguard tourism assets from inappropriate development;
- utilise and develop the tourism potential of settlements by facilitating tourism development of an appropriate nature, location and scale;
- sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale in rural areas; and
- ensure a high standard of quality and design for all tourism development.

2.5 **Draft Community Plan** - The Draft Community Plan states that to realise the full benefits of a regional status, the region needs to maximise its strengths for communication, transport, tourism, economic productivity, knowledge, education and innovation.

- 2.6 It goes on to say that tourism for example, as a key driver for our local economy, will be constrained unless we can show potential visitors that we have a stable, attractive place that is safe to visit. So we wish to continue to build a united community, based on equality of opportunity, the desirability of good relations and reconciliation - one which is strengthened by its diversity, where cultural expression is celebrated and embraced and where everyone can live, learn, work and socialise together, free from prejudice, hate and intolerance.
- 2.7 **Derry City & Strabane District Council Corporate Plan and Performance Improvement Plan 2016/17.** One of the objectives of the Corporate Plan and Performance Improvement Plan is grow our business and facilitate cultural development, and the plan recognises that Tourism, Arts and Culture is part of that.
- 2.8 **A Key Service Outcome (2016/17)** of the Directorate Delivery plan, as set down in the Corporate Plan and Performance Improvement Plan is to increase visitor numbers and bookings for council attractions by 5% to 352,200 and 402 respectively and Increasing total visitor numbers to Tier 1 events by 5% to 276,300

3.0 Existing Policy

3.1 The existing **Derry Area Plan 2011** was adopted in May 2000 and contains 3 policies for tourism:

- Policy TU 1 Tourism Development. The Department will give favourable consideration to proposals for development which are appropriate in terms of their nature, scale and location.
- Policy TU 2 Tourism Design Consideration. The Department will require that all proposals for new tourism development comply with the basic principles of good design and landscaping.
- Policy TU 3 Existing Tourism Facilities. The Department will normally give favourable consideration to proposals which involve the consolidation and expansion of existing tourism facilities.

3.2 The **Strabane Area Plan 2001** notes the District's major natural resource lies in the Sperrin Area of Outstanding Natural Beauty. Additionally the area lies at the gateway to Donegal and experiences a substantial volume of through tourist traffic. Tourist related studies and strategies affecting the District and beyond, highlighted the importance of the route from Gortin through Plumbridge into Glenelly Valley and back to Strabane. The Plan acknowledged the scenic quality of this route by assessing all development proposals submitted along it against the policy set out for the AONB. The Plan (published in 1989) stated that the area traditionally attracted a very small proportion of the Provinces Tourist trade, a situation which tourism studies and marketing strategies have sought to rectify. This included marketing the main traffic route from Newry to Strabane as an integrated tourist destination based on a range of existing and planned attractions. The studies highlighted the need for improvement and marketing of existing resources by the appropriate bodies, with a view to attracting the touring visitor, the day visitor and the activity based visitor.

3.3 **Planning Policy Statement 16: Tourism** sets out planning policy for tourism development, including the main forms of tourist accommodation and tourist amenities. In addition the PPS provides policy for the safeguarding of tourism assets from development likely to adversely impact upon the tourism value of the environmental asset.

3.4 The aim of this Planning Policy Statement (PPS) is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment. There are 8 policies in PPS 16:

1. TSM 1 Tourism Development in Settlements
2. TSM 2 Tourist Amenities in the Countryside
3. TSM 3 Hotels, Guest Houses and Tourist Hostels in the Countryside
4. TSM 4 Major Tourism Development in the Countryside – Exceptional Circumstances

5. TSM 5 Self Catering Accommodation in the Countryside
6. TSM 6 New and Extended Holiday Parks in the Countryside
7. TSM 7 Criteria for Tourism Development
8. TSM 8 Safeguarding of Tourism Assets

4.0 Councillor Workshop - Tourism

- 4.1 A paper was prepared by Council officers in relation to Tourism within the District, in order to stimulate discussion and get members feedback. This paper was presented to Members at a Workshop held on the 24th October 2016. The paper surmised that the LDP Tourism Strategy should reflect wider tourism initiatives and -should address:
- how future tourism demand is best accommodated;
 - safeguarding of key tourism assets;
 - identification of potential tourism growth areas;
 - environmental considerations; and
 - contribution of tourism to economic development, conservation and urban regeneration.
- 4.2 Discussion at the workshop suggested that there was a general consensus amongst members that there was a need to grow the rural tourism provision within the District, including farm diversification and encourage entrepreneurialism in the countryside.
- 4.3 There was a recognition that activity based tourism, including walking trails and associated facilities, are an important asset and should be encouraged. Members also raised the issue that there is a lack of campsite and caravan park provision within the District. Members also said that existing assets, such as the city walls, should be protected.

5.0 Development Management Meeting

- 5.1 Development Management are responsible for the interpretation and application of the policy provisions of PPS 16 and their input is integral to determining what aspects of this policy needs to be re-examined. A meeting was held with the Development Management section of the Planning Office in relation to the Policy Review on the 2nd March 2017 regarding a number of specific topic areas, including PPS 4 Tourism.
- 5.2 Development Management colleagues stated that most applications they receive is in relation to Bed & Breakfasts, cafes, etc. – small scale developments and mostly relating refurbishments of existing buildings.
- 5.3 It was noted that people can still use half the number of bedrooms in their house for B&B use under Permitted Development and that there is scope under Policy CTY 4 of PPS 21 for conversions of existing buildings for tourism use.
- 5.4 With regards to Tourism Assets, colleagues in Development Management suggested it may be useful to identify the specific assets in the LDP so that applicants can link their tourist proposals with the identified asset.
- 5.5 Development Management identified that there is potential within the District for a holiday village/campsite etc. and there is provision for such development within PPS 16.

6.0 Options for Policy Approach

- 6.1 Tourism is a significant economic driver for Northern Ireland. It generates income, jobs, exports, civic pride and innovation. The Draft Tourism Strategy for Northern Ireland to 2020, sets out growth targets to increase our visitor numbers to 4.5 million, the employment supported by tourism to 50,000 jobs, and the revenue generated by tourism to £1 billion for the Northern Ireland economy.
- 6.2 Tourism Statistics are produced by a team within the Economic and Labour Market Statistics Branch (ELMS) which is part of the Northern Ireland Statistics and Research Agency (NISRA). This team is responsible for producing official tourism statistics for Northern Ireland. This includes statistics on the performance of hotels, guesthouses, B&Bs and self-catering establishments; the number of visitors to attractions; overseas visitors; and domestic tourism.
- 6.3 The latest research from ELMS for Derry and Strabane Local Government District (LGD) show:
- 4,227 tourism jobs in the District - 8% of total employee jobs
 - The largest increase in overnight trips in 2013 was evident in the District (+90,000), undoubtedly helped by the Derry UK City of Culture 2013
 - This District attracts a higher proportion of European/North American overnight trips than each of the other LGDs except Belfast
- 6.4 The District has the second highest proportion of overnight business visitors (just behind Belfast LGD) and the fourth lowest proportion of overnight holiday trips of all the LGDs.
- 6.5 The District has the third largest number of hotel bed-spaces (after Belfast and the Causeway Coast & Glens) and the second highest hotel bed-space occupancy of all the LGDs
- 6.6 Visit Derry reported that summer 2016 recorded the highest hotel occupancy levels ever seen in Derry. There was an average occupancy in July of 84% followed by 89% in August 2016. Both record months. This represented an increased occupancy shift of 6% on 2015. In July 17,000 hotel rooms were sold and this was subsequently surpassed by August with over 18,000 hotel rooms sold and this represented a 13% growth in room sales on 2015. The previous record month was August 2013 during City of Culture.
- 6.7 It is therefore vital that the LDP assists to continue the growth in this area by enable appropriate tourism development within the District.
- 6.8 The overarching objectives of the Community Plan, the Council's Tourism Strategy, as well as conformity with the SPPS, will inform and help shape the Local Development Plan.

- 6.9 Tourism is spread throughout the District and not confined to the City or Strabane, therefore LDP policy should reflect this. Tourism is of massive economic benefit to the District and in order to ensure it meets its full potential, the LDP will be supportive of appropriate tourism development.
- 6.10 There are a number of options that could be taken through to the Plan Strategy in relation to Tourism:

PPS 16

- 6.11 **Policy TSM 1 - Tourism Development in Settlements** states that Planning permission will be granted for a proposal for tourism development (including a tourist amenity or tourist accommodation) within a settlement; provided it is of a nature appropriate to the settlement, respects the site context in terms of scale, size and design, and has regard to the specified provisions of a development plan.
- 6.12 The premise of this policy is retained in the SPPS, which states that there will be a general presumption in favour of tourism development within settlements, subject to meeting normal planning requirements.
- Approach 1: Retention of existing policy TSM1.
 - Approach 2: Retain policy TSM1 with modification.
- 6.13 **Preferred Approach 2** – There is general conformity of the TSM1 with the SPPS. Tourism development within the settlements can bring multiple benefits to an area, including economic benefits and therefore will be encouraged in the LDP and it is suggested that this policy is retained in the LDP.
- 6.14 Tourism is an important industry within the rural area and Policies TSM 2 to TSM 6 of PPS 16 relate in various way to Tourism in the Countryside.
- 6.15 **TSM 2** relates to **Tourist Amenities in the Countryside** and is broken down into two sections relating to:
- New Proposals; and
 - Extensions of an Existing Tourist Amenity.
- 6.16 In this instance tourist amenities do not include tourist accommodation.
- 6.17 In relation to new proposals, the thrust of this part of the policy is to provide amenities where it is associated with an existing tourist attraction. Where there is an existing tourist attraction there is a greater need for amenities at that location. Clustering tourist amenities together, intensifies the draw of an area, which should in turn, be of economic benefit. There is also scope under TSM 2 to create a new tourist amenity, if it is demonstrated that the particular proposal requires a countryside location.

- 6.18 The policy also sets down provision for the creation of a tourist amenity of regional importance, where it can demonstrate that it will provide a substantial benefit to both the region and the locality.
- 6.19 With regards to the extension of an existing tourist amenity, TSM 2 states that permission will be granted, where a proposal does not harm the rural area, landscape quality or environmental integrity of the local area.
- 6.20 In all the above scenarios TSM 2 states that, in the first instance, existing buildings should be converted or reused. If this is not possible an appropriately designed and sited building will be permitted, subject to meeting normal planning requirements.
- 6.21 There is scope for replacement/new build where it is demonstrated that that reuse and conversion is not an option.
- 6.22 This policy recognises that because of their nature, some tourist facilities and activities cannot be located within an urban context and give provision for their development and extension.
- 6.23 One of the aims of the SPPS with regard to the countryside is to manage development in a manner which strikes a balance between protection of the environment from inappropriate development, while supporting and sustaining rural communities consistent with the RDS, which corresponds with Policy TSM 2.
- 6.24 Policy TSM 2 - Tourist Amenities in the Countryside concentrates amenities together, so that the development is sustainable and will benefit from the existing tourist attraction. It recognises that there are times when by its nature, a particular tourist attraction must be located within the countryside and gives provisions for this. The policy states that applications should be supported by a tourism benefit statement and also prioritises reuse, conversion and extension over new build, which this should be carried through to the LDP.
- 6.25 It was seen that this policy currently working well. It is therefore considered the thrust of this policy is retained. It is suggested that the simplified wording of the SPPS "*there will be a general presumption in favour of tourism development within settlements, subject to meeting normal planning requirements*", is brought forward to the Plan Strategy.
- 6.26 **Preferred Approach:** Retain existing policy TSM2 - The SPPS states that the role of the planning system is securing high quality design and integrating tourism provision with necessary infrastructure.

- 6.27 **TSM 3** relates to **Hotels, Guest Houses and Tourist Hostels in the Countryside** and again is broken down into three categories:
- The replacement of an existing rural buildings;
 - A new build proposal on the periphery of a settlement;
 - The expansion of existing hotels, guest houses and tourist hostels.
- 6.28 TSM 3 provides a list of criteria where the replacement of existing rural buildings to provide the above mentioned tourist accommodation will be acceptable. The criteria listed, includes the size, heritage contribution (i.e. listed or vernacular buildings), environmental improvement, design, visual and environmental impact.
- 6.29 With regards to new building of the above mentioned tourist accommodation on the periphery of the a settlement, TSM 3 requires that it is demonstrated that there is no suitable location within the settlement/nearby settlements, no conversion or replacement opportunities exist and that the development is close the settlement, but will not dominate it or adversely affect landscape setting or contribute to urban sprawl. There is also a sequential test attached to this part of the policy regarding the location of the facility.
- 6.30 TSM 3 also resists the loss of the above mentioned tourist accommodation in the countryside, subject to its lack of viability and the provision of alternative in the locality to counteract the loss.
- 6.31 The SPPS also allows for rural tourism development and it states that planning authorities must carefully manage tourism development, which is necessary in the interests of rural amenity, wider sustainability objectives and the long term health of the tourism industry.
- 6.32 **Preferred Approach: Retain existing policy TSM 3** It is suggested that the premise of this policy should be retained - it includes policy for the replacement of existing tourist accommodation, replacement of existing rural buildings, new builds and extensions.
- 6.33 With regards to new builds, SPPS simplifies the locating of new tourist accommodation and states that where there is no suitable site within a settlement a new build hotel, guest house, or tourist hostel may be appropriate on the periphery of a settlement subject to meeting normal planning requirements. TSM 3 expands on this to make it clear where new hotels etc. will be acceptable and provides a sequential test, which is important.
- 6.34 **TSM 4** relates to **Major Tourism Development in the Countryside**, which will be permitted where it meets all the set criteria, including:
- Exceptional benefit to the tourism industry;
 - Demonstrates that it requires a countryside location;
 - It is of sustainable benefit to the locality.

- 6.35 The SPPS is similar to TSM 4 in that it states that any proposals for major tourism development in the countryside may be provided for in exceptional circumstances. Proposals must demonstrate; exceptional benefit to the tourism industry; and sustainable benefit to the locality, and that a countryside location is required by reason of its size or site specific functional requirements.
- 6.36 **Preferred Approach Retain existing policy TSM 4.** The principle of the policy, as detailed in the SPPS, is that proposals for major tourism development in the countryside may be provided for in exceptional circumstances, as set down in the policy. It is suggested that Policy TSM 4 is retained.
- 6.37 **TSM 5** relates to **Self-Catering Accommodation in the Countryside** and states that permission will be granted for self-catering tourist accommodation where:
- one or more new units all located within the grounds of an existing or approved hotel, self-catering complex, guest house or holiday park;
 - a cluster of 3 or more new units are to be provided at or close to an existing or approved tourist amenity that is / will be a significant visitor attraction in its own right;
 - the restoration of an existing clachan or close, through conversion and / or replacement of existing buildings, subject to the retention of the original scale and proportions of the buildings and sympathetic treatment of boundaries. Where practicable original materials and finishes should be included.
- 6.38 It is considered that this policy will provide sustainable environmental benefit through focusing on self-catering development in existing nodes of tourism activity, thereby avoiding random development throughout the countryside and safeguarding the value of tourism assets. Any approval for self-catering accommodation should be conditioned for that specific use.
- 6.39 Reference is also made to PPS 21, which relates to the conversion and reuse of rural buildings, farm or forestry diversification and development in dispersed rural communities may provide other opportunities for small scale, including single unit, self-catering accommodation in the countryside.
- 6.40 Similarly, the SPPS states that appropriate self-catering accommodation may be acceptable, particularly in areas where tourist amenities and accommodation have become established or likely to be provided as a result of tourism initiatives, such as the Signature Projects.
- 6.41 **TSM 6** relates to **New and Extended Holiday Parks in the Countryside** and states 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, subject to meeting normal planning requirements and a set criteria.

- 6.42 This policy corresponds directly with that set down in the SPPS, which states that any new or extended holiday park must be a high quality and sustainable form of tourism development.
- 6.43 **TSM 7** relates to **Criteria for Tourism Development**, in particular:
- Design Criteria; and
 - General Criteria
- 6.44 The purpose of this policy is so that it can be used to assess individual proposals for tourism development and to achieve a satisfactory form of tourism and high level of design.
- 6.45 This corresponds with the aim of the SPPS in relation to tourism development, which is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment.
- 6.46 **Preferred Approach Retain existing policy TSM 5**
- 6.47 **Preferred Approach Retain existing policy TSM 6**
- 6.48 **Preferred Approach Retain existing policy TSM 7**
- 6.49 The policies TSM 5, 6 and 7 as set down in PPS 16 are broadly reflective of the SPPS, they also meet Members' aspiration as presented at the Workshop of the 24th October 2016, in that there is provision within the both PPS 16 and PPS 21 to allow the growth of tourism provision within the rural area.
- 6.50 Policies TSM 2 to TSM 6 of PPS 16 and Policy CTY 4 of PPS 21 allows for the development of tourism amenities and accommodation in the rural area, including campsites and farm diversification into tourist activities.
- 6.51 Development Management also considered that this policy works well and did not suggest any changes.
- 6.52 **Policy TSM 8** relates to **Safeguarding of Tourism Assets** and states that 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.
- 6.53 This policy provides for the safeguarding of all tourism assets, including those which are subject to protection for other reasons under various legislative or policy instruments and those which are not subject to such protection.
- 6.54 The SPPS reiterates this policy, and states that the safeguarding of such tourism assets from unnecessary, inappropriate or excessive development is a vital element in maintaining a healthy tourism industry. To allow such development

could damage the intrinsic character and quality of the asset and diminish its effectiveness in attracting tourists. Accordingly, planning permission should 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.

- Approach 1: Is to retain this policy as is.
- Approach 2: Compile a list of Tourism Assets that will be protected.

6.55 Both Members and Development Management considered that the protection of our tourism assets is vital. This is also considered to be an important role of the LDP. The existing policy refers specifically to the protection of Tourism Assets.

6.56 The LDP needs to look at how we can seek to facilitate and develop tourism in the District but also ensure that its location and scale will not impact on our built and natural environmental assets. We need to understand what our key natural and built tourism attractions in the urban and rural areas are and how we can safeguard them in a sustainable manner for future generations.

6.57 It is possible that by compiling such a list, this would be seen as definitive, and there may be a possibility that other assets that are not listed, might then be vulnerable by their exclusion.

6.58 **Preferred Approach 2:** It is suggested therefore that a list is included in the LDP but it should be annotated that the list is not exhaustive. Examples could include:

- Built heritage, archaeological sites, urban attractions
 - The City Walls
 - The Guildhall
 - St Columb's Cathedral
 - St Eugene's Cathedral
 - The Long Tower
 - Conservation Areas
 - Museum of Free Derry
 - Peace Bridge
 - Tower Museum
 - Prehen House
 - The Playhouse
 - Culturlann Centre
 - Apprentice Boys Memorial Hall
 - Riverwatch Aquarium and Visitor Centre
 - The Wilson Ancestral Home
 - Newtown Stewart Castle, Harry Avery Castle
 - Gray's Printer
 - Barrontop Farm, Donemana

- Natural History
 - The Sperrins Areas of Outstanding Natural Beauty
 - The Appalachian Trail
 - Burn Walk Sculptural Trail
 - Glenelly Valley
 - Killeter Forest
 - The Rivers Foyle, Faughan, Finn, Derg etc.
 - Ness Woods,
 - St Columbs Park

Additional Approaches:

- 6.59 In addition to the above approaches, the following could also be considered for the LDP.
- 6.60 Approach 1: Propose specific areas of tourism growth potential – areas which could build upon existing tourism attractions and concentrate tourism within specific parts of the District.
- 6.61 Approach 2: Propose areas of tourism exclusion within the District, to protect sensitive sites and areas.
- 6.62 Approach 3: Propose both areas of tourism growth and exclusion.
- 6.63 Approach 4: Retain the status quo and do not proposed specific areas of tourism growth/exclusion.
- 6.64 There is a fine balance between encouraging tourism and retaining the unique qualities of an area, which attracts tourists. There are sensitive areas within the District which may be unsuitable for tourism development, while other will be more so. However, any tourism proposal will be considered under a suite of planning policies, both tourism specific and otherwise, which will ensure that any proposal will be site appropriate and will not have a negative impact. It is considered therefore that **Approach 4** is the **Preferred Approach**.

7.0 Conclusion

- 7.1 Under the overarching objectives of the Community Plan, the Council's Tourism Strategy will inform and help shape the LDP. By exploring the spatial articulation of the District's tourism needs, the LDP will capitalize on our assets for tourism. It should be supportive of and integral to the overall vision for the District and needs to be grounded in the concept of sustainable tourism and other policies for sustainability in society.
- 7.2 The LDP needs to look at how we can seek to facilitate and develop tourism in the District but also ensure that its location and scale will not impact on our built and natural environmental assets. We need to understand what our key natural and built tourism attractions in the urban and rural areas are and how we can safeguard them in a sustainable manner for future generations.
- 7.3 In light of the review of the policies contained with PPS 16, as well as discussion held with Members and Development Management, it is considered that the majority of the policy will be retained, albeit with some amendments.