



Derry City & Strabane
District Council

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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY
Sustainability Appraisal (SA) of the LDP Draft Plan Strategy 2032
Addendum Report (dPS Proposed Changes) – November 2021

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Non Technical Summary

Derry City and Strabane District Council is currently in the process of developing a new Local Development Plan (LDP) for the District. This will replace the existing Area Plans and provide a revised policy framework to inform planning decision making and guide development in Derry City and Strabane District until 2032.

Derry City and Strabane District Council's LDP Draft Plan Strategy was published for public consultation in December 2019, with the initial consultation period ending in January 2020. A further period of re-consultation was also held from September to November 2020. In total, approximately 250 representations were received with a further seven counter representations received in response to 12 of the representations.

The Council now proposes to make a number of changes to the draft Plan Strategy prior to submitting for Independent Examination. These amendments include changes to draft policy wording, the provision of additional text for clarification purposes, modification to other text outside of policy and other minor revisions to address editing issues, factual corrections or typographical errors.

Sustainability Appraisal is an iterative process that runs in parallel with the preparation of the LDP, including the draft Plan Strategy. Strategic Environmental Assessment (SEA) examines the environmental effects of the LDP proposals and is an integral part of SA.

All of the proposed changes were reviewed to determine whether they substantially modify the draft Plan Strategy and to identify whether they would deliver any likely significant effects which have not previously been appraised.

This Addendum provides an update where this is considered necessary to address the proposed changes to the LDP draft Plan Strategy 2032 which are proposed as a result of new evidence and in response to issues raised in representations received during the 2019-20 consultations.

This report should therefore be read in conjunction with the original SA Report November 2019.

The screening found that where implementation of the proposed changes would result in an effect, it is generally a beneficial one and would result in a minor improvement in the sustainability of the policy. Such changes are not considered significant enough to justify a review of the SA for these policies. One proposed change will result in a new policy, which has not been previously assessed. This new policy has been appraised against its reasonable alternative and was found to be a sustainable option.

None of the proposed changes would result in any likely significant effects as a result of their implementation within the draft Plan Strategy. Following consideration of the proposed changes, the Council has concluded that no further amendments to the SA are required.

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1 Introduction

Consultation on the draft Plan Strategy

- 1.1 Derry City and Strabane District Council is currently in the process of developing a new Local Development Plan (LDP) for the District. This will replace the existing Area Plans and will provide a revised policy framework to inform planning decision-making and guide development in Derry City and Strabane District until 2032.
- 1.2 The LDP is made up of two documents, the first of which is the draft Plan Strategy, which will then be followed by the Local Policies Plan. The draft Plan Strategy was published on 2nd December 2019 and consulted upon, along with its supporting documents, for an eight-week period concluding on 27th January 2020. A further period of re-consultation was also held from September to November 2020. Approximately 250 individual representations were received during these consultations periods, with a further seven counter representations received during the subsequent period ending 22nd January when counter representations were invited.
- 1.3 All representations received during the consultation period, including those made on the Sustainability Appraisal (SA), have been fully examined and considered. This process has been documented in a LDP Draft Plan Strategy Consultation Report, which will be submitted as part of the documentation required for Independent Examination (IE).
- 1.4 Following consideration of the draft Plan Strategy, the SA and Habitats Regulations Assessment (HRA) Report and the submissions received, the Council proposes to make a number of changes to the draft Plan Strategy prior to submitting for Independent Examination. These amendments include modifications to draft policy wording, the provision of additional text for clarification purposes, modification to other text outside of policy and other minor revisions to address editing issues, factual corrections or typographical errors.
- 1.5 For further information on the LDP, including the Sustainability Appraisal, please visit the Council's web pages at <https://www.derrystrabane.com/Subsites/LDP/>

Current Stage in the Sustainability Appraisal

- 1.6 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. SA is an iterative process that runs in parallel with the preparation of the LDP, including the draft Plan Strategy. Strategic Environmental Assessment (SEA) examines the environmental effects of the LDP proposals and is an integral part of SA.
- 1.7 The draft Plan Strategy SA Report contains the findings of the assessment on the 'likely significant effects on the environment' of the implementation of the draft Plan Strategy. The SA Report built upon and updated the Council's SA Interim Report, which was prepared alongside the Preferred Options Paper in May 2017. The SA is underpinned by the SA Scoping Report, which presents the evidence base to inform the appraisals of each policy. The SA Scoping Report also establishes the SA Framework for undertaking the appraisal.
- 1.8 The draft Plan Strategy SA Report, published together with the draft Plan Strategy in December 2019 was also subject to statutory and public consultation in accordance with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004.

- 1.9 Development Plan Practice Note 04¹ Paragraph 9.1a (vi) provides guidance on whether the SA report should be updated if draft development plan document (Plan Strategy or Local Policies Plan) are modified following responses to consultations. It states *“A further appraisal may be required if a change substantially alters the draft plan and may have likely significant effects which have not previously been appraised”. ...“Modifications to the SA should be proportionate to the level of change being made to the draft plan. Therefore, changes to the draft plan that are not significant should not require any further SA. A council will need to exercise judgement as whether a revised SA report will be required”*.
- 1.10 The current stage of the SA consists of assessing the likelihood of significant effects on the environment as a result of introducing the proposed changes.
- 1.11 Under the provisions of Regulation 43 of The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), the draft Plan Strategy also underwent a Habitats Regulations Assessment (HRA). The draft HRA identified 10 of the policies in the draft Plan Strategy as having a likely significant effect. The Appropriate Assessment of these policies recommended that mitigation measures, in the form of suggested case-specific policy restrictions or caveats should be included. The Addendum to the Habitats Regulations Assessment, which considers the proposed changes, is presented in a separate document.
- 1.12 This document forms an Addendum to the November 2019 draft Plan Strategy SA Report, as it identifies whether the outcomes of that original report should be varied or revised from those originally published within that report.
- 1.13 This document should therefore be read in conjunction with the SA Report of the draft Plan Strategy and the Local Development Plan 2032 Schedule of Proposed Changes, (‘the Schedule of Proposed Changes’).**
- 1.14 If any proposed change is considered to result in a variation to the original assessment, this Addendum will specify where and how this has been done in the SA.

Next Steps

- 1.15 The proposed changes to the draft Plan Strategy will be subject to an 8-week public consultation from 9th December 2021 to 3rd February 2022. The purpose of the consultation is to inform interested parties of the proposed changes to the draft Plan Strategy and afford them the opportunity to provide comment for further consideration by the Planning Appeals Commission (PAC) at Independent Examination (IE).
- 1.16 As soon as reasonably practicable after the expiry date of the 8-week consultation period, the Council will submit the draft Plan Strategy and all associated documents to the Department for Infrastructure (DfI) for IE. All documents submitted to the Department, including those comments received on the proposed changes, will also be made available for public inspection on the Council’s website.
- 1.17 Should further modifications to the draft Plan Strategy arise out of the Independent Examination; the implications of these changes will also be considered in the context of the findings of the SA and HRA. It should be noted that the DfI will ultimately be responsible for determining whether any modifications to the Plan Strategy, as recommended by the PAC after IE, should be implemented.
- 1.18 On adoption of the Plan Strategy, a SA Post Adoption Statement will be prepared in accordance with Regulation 15(4) of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 and published on the Derry City and Strabane District Council website.

¹ Department for Infrastructure (2015) Development Plan Practice Note 04 ‘Sustainability Appraisal Incorporating Strategic Environmental Assessment’ (found at <https://www.infrastructure-ni.gov.uk/publications/development-plan-practice-notes> [accessed 26/10/2021]).

2 Review and Screening of the proposed changes to the Draft Plan Strategy

- 2.1 The objective of the EAPP (NI) Regulations is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development. SA builds on this as it covers the social and economic effects of plans, as well as the more environmentally focused considerations of SEA.
- 2.2 This section summarises the process for screening the 250 proposed changes to the draft Plan Strategy as proposed in the Schedule of Proposed Changes and identification of whether these proposed changes have the potential to result in likely significant effects on the environment.
- 2.3 The fourteen social, economic and environmental Sustainability Objectives (SOs), as identified in the POP and draft Plan Strategy SA Scoping Reports and applied in the original SA Report are shown in Table 2.1 below. They 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 SOs remain unchanged from the original SA.
- 2.4 Appendix 2 of this SA Addendum report presents the full screening of the proposed changes' interaction with these SOs. To assist the reader, those changes where an effect was identified have been summarised in Table 3.1; all other changes had no effects identified.

Table 2.1 Sustainability Objectives for Derry City and Strabane District Council

SO1	1...improve health and wellbeing. 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.
SO2	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.
SO3	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.
SO4	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.

SO5	<p>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.</p>
SO6	<p>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.</p>
SO7	<p>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.</p>
SO8	<p>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.</p>
SO9	<p>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.</p>
SO10	<p>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.</p>
SO11	<p>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 Directive² and other Directives that relate to water and it takes account of the future impacts of climate change.</p>

² Following the publication of the SA Scoping Report, which identified the Sustainability Objectives for DCSDC in 2017, the European Water Framework Directive (2000/60/EC) has been transposed into Northern Ireland regulations through The Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2017. The Water (Amendment) (Northern Ireland) (EU Exit) Regulations 2019. These regulations ensure that the Water Framework Directive (as transposed) and the various supporting pieces of water legislation continue to operate here after 1 January 2021.

SO12	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.
SO13	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.
SO14	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.

2.5 The scoring and descriptions used in the original SA assessment are presented in Figure 2.1.

Figure 2.1 Scoring and definitions for Sustainability Appraisal

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 ▪ <u>insufficient</u> 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

Key:	++ Significant positive effect	+ Minor positive effect	0 No overall effect	- Minor negative effect	-- Significant negative effect	? Score uncertain
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- 2.6 One new policy, ODC 1, has been put forward in the Schedule of Proposed Changes. The SA Addendum will therefore examine whether the inclusion of this policy, and the other proposed changes to the existing Draft Plan Strategy, are likely to be significant.
- 2.7 The proposed changes have been assessed with regard to their interactions, if any, with the SOs, and their potential to produce significant effects on the specific components of the environment as identified through the Sustainability Framework.
- 2.8 In assessing the proposed changes, consideration was given to:
- Would the proposed change to the policy (either alone or in combination with the other changes) ‘materially’ change what the SA initially assessed or assumed about how the LDP would be implemented, or change the actions that the LDP might inevitably lead to?
 - Would the proposed change have an effect on the revised policy’s performance against the Sustainability Objectives and, if so, would the effect be significant?
- 2.9 These considerations have informed the assessment of whether the changes would necessitate a revision to the SA. The criteria for assessing the significance of the policy changes are shown below:

Likely to have a beneficial effect on original policy status against SOs	Likely to have a minor adverse effect on original policy status against SOs, able to be mitigated	Likely to have a major adverse effect on original policy status against SOs, mitigation necessary.	No change to original policy status against SOs
Not significant Screened Out	Potentially Significant If negative or mixed effects were previously identified and mitigation or measures to reduce significance are already present in the SA and no additional mitigation is required, can be Screened Out .	Significant Screened In - SA required to fully examine revised policy against alternatives.	Not significant Screened Out

- 2.10 Where it is indicated that the proposed change would result in no change to the original policy status against the SOs it means that the initial evaluation of the policy remains unchanged, i.e. it is the same as indicated in the original SA.
- 2.11 If the policy change enhances the original policy’s positive effects on a Sustainability Objective, these should serve to strengthen the sustainability of the LDP and will be cumulated with the original evaluation of the draft Plan Strategy SA in the SA Adoption report, once the respective amendments are adopted.
- 2.12 Where a minor adverse effect on the policy status against one or more SOs is identified, or the proposed changes to a policy may generate cumulative effects, a summary of the policy review has been placed below the proposed amendment to explain the nature of the potential effects in more detail. This summary will demonstrate the process by which a decision was made on whether the change would justify in the proposed change being ‘Screened In’ to the SA. A ‘Screened In’ change to a policy will undergo sustainability appraisal against any reasonable alternatives.
- 2.13 Where a major adverse effect on the policy status against one or more SOs is identified, the policy modification will be ‘Screened In’ to the SA and will undergo a full appraisal against the reasonable alternatives.
- 2.14 In the event that SA is required for a proposed change to the draft Plan Strategy, the SA will identify any required measures to ensure avoidance or mitigation of any potential negative environmental impacts.

3 Summary of Review Outcomes

- 3.1 The full screening has been included as Appendix 2. Table 3.1 below summarises the proposed changes for which the review identified a potential effect. Bold text has been used in Table 3.1 to highlight the policies/proposed changes where a review of significance was undertaken.

Table 3.1 Summary of the Review of the Proposed Changes to the LDP 2032 draft Plan Strategy

PC	Policy	Summary of Proposed Change(s) with an effect / potential effect identified	Effect	Previously Appraised	Conclusion
PC 29, PC 30	GDPOL 1	Changes to wording of policy	Slight strengthening of positive effect to policy against SO1 and SO12, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 49	ED 3	Changes to wording of policy	Slight strengthening of positive effect to policy against SO5, no change required to policy assessment.	Yes -ED 2 - ED 4 appraised as a group	Screened Out No change to SA
PC 55	RP 1	Changes to wording of policy to provide clarity and consistency with SPPS	Slight strengthening of positive effect to policy against SO5 and SO8, no change required to policy assessment.	Yes RP 1 - RP 6, RP 8, RP 10 appraised as a group	Screened Out No change to SA
PC 57	RP 2	Changes to wording of policy	Slight strengthening of positive effect to policy against SO5 and SO8, no change required to policy assessment.	Yes RP 1 - RP 6, RP 8, RP 10 appraised as a group	Screened Out No change to SA
PC 73 PC 74	TAM 1	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO14, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 82	TAM 5	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO12, no change required to policy assessment.	Yes - TAM 4 & TAM 5 appraised as a group	Screened Out No change to SA
PC 94	TOU 1	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO14, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 99	TOU 4	Changes to wording of policy to provide clarity and consistency with SPPS	Slight strengthening of positive effect to policy against SO5, no change required to policy assessment.	TOU 3, TOU 4, TOU 6 & TOU 7 appraised as a group	Screened Out No change to SA

PC	Policy	Summary of Proposed Change(s) with an effect / potential effect identified	Effect	Previously Appraised	Conclusion
PC 108	MIN 1	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO10, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 119	ODC 1	New Policy ODC 1	Policy appraised against the alternative (See Appendix 1) and was found to be a more sustainable option. No significant negative effects will arise from this proposed change. No further changes required to the SA	No	Screened In Options Assessed No change to SA
PC 126	HOU 1	Changes to wording of policy, new policy element introduced.	Slight strengthening of positive effect to policy against SO2, SO3, SO7, SO8. Slight strengthening of negative effect to policy against SO12, SO13. Review of significance conducted (see page 42 in Appendix 2): does not alter the original SA, which had already identified minor negative effects, no significant negative effects will arise from this proposed change.	Yes	Screened Out No change to SA
PC 133	HOU 4	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO2 and SO3, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 134- PC 137	HOU 5	Changes to wording of policy, new policy element introduced.	Slight strengthening of positive effect to policy against SO1, SO2, SO3. Policy affects composition of housing, not its overall quantum or location, therefore no perceptible effects on other SOs. Review of significance conducted (see page 47 in Appendix 2): does not alter the original SA, which had already identified significant positive effects for these SOs, no significant negative effects will arise from this proposed change.	Yes	Screened Out No change to SA
PC 140, PC 141	HOU 8	Changes to wording of policy	Slight strengthening of positive effect to policy against SO14, no change required to policy assessment.	Yes - HOU 8 & HOU 9 appraised as a group	Screened Out No change to SA
PC 143	HOU 10	Changes to wording of policy, new policy element introduced.	Slight strengthening of positive effect to policy against SO12, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 153	HOU 20	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO12, no change required to policy assessment.	Yes - HOU 20 & HOU 21 appraised as a group	Screened Out No change to SA
PC 160 PC 161	OS 1	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO1 and SO2, no change required to policy assessment.	Yes	Screened Out No change to SA

PC	Policy	Summary of Proposed Change(s) with an effect / potential effect identified	Effect	Previously Appraised	Conclusion
PC 167	UT 3	Changes to wording of J&A	Slight strengthening of positive effect to policy against SO1 and SO13, no change required to policy assessment.	Yes - UT 3 & UT 4 appraised as a group	Screened Out No change to SA
PC 181	NE 3	Changes to wording of policy	Slight strengthening of positive effect to policy against SO12 and SO13, no change required to policy assessment.	Yes - NE 1 - NE 3 appraised as a group	Screened Out No change to SA
PC 182	NE 4	Changes to wording of policy	Slight strengthening of positive effect to policy against SO 11, SO12 and SO13, no change required to policy assessment.	Yes	Screened Out No change to SA
PC 196	HE 2	Policy and J&A reworded	No effects identified. Rewording of policy does not change assessment.	Yes - HE 1 - HE 7 appraised as a group	Screened Out No change to SA
PC 198	HE 4	Policy and J&A reworded	No effects identified. Rewording of policy does not change assessment.	Yes - HE 1 - HE 7 appraised as a group	Screened Out No change to SA
PC 202	HE 8	Policy and J&A reworded	No effects identified. Rewording of policy does not change assessment.	Yes - HE 1 - HE 7 appraised as a group	Screened Out No change to SA
PC 203	HE 9	Policy and J&A reworded	No effects identified. Rewording of policy does not change assessment.	Yes - HE 1 - HE 7 appraised as a group	Screened Out No change to SA
PC 206	RED 1	Policy to be subdivided into five policies to aid with clarity and ease of implementation.	Review of significance conducted to examine cumulative effect of proposed changes (see page 67 in Appendix 2): No effects identified. The proposal to separate the policy wording and arrange it under separate themes of general, wind, solar, anaerobic digester and hydro would not alter how the SA examined the policy on renewable and low carbon energy development, nor its conclusions.	Yes	Screened Out No change to SA

- 3.2 The review of the proposed changes found that changes would result in potential effects to 24 policies that had previously been appraised, plus one new policy. For 21 of these policies, the proposed change(s) would result in a slight strengthening of positive effects that were already identified in the Sustainability Appraisal. The implementation of these proposed changes would result in no change to how the policy was scored. Therefore, **no further change to the SA is required for these policies.**
- 3.3 The proposed changes in respect of Policy RED 1 would result in the subdivision of this policy into five separate policies. A review of the significance of the cumulative effects of these proposed change was conducted and is summarised in Appendix 2. This found that the implementation of these proposed changes would not change how the SA assessed these policies, nor the outcome of the SA and would have no significant effects. Therefore, **no change to the SA is required for policies RED 1 - RED 5.**
- 3.4 The proposed changes to Policy HOU 1 would result in the introduction of a new policy element. A review of the significance of the cumulative effects of the proposed changes to HOU 1 was conducted and is summarised in Appendix 2. This found that the implementation of these proposed changes would not change the outcome of the SA and would have no significant effects. Therefore, **no change to the SA is required for policy HOU 1.**
- 3.5 The proposed changes to Policy HOU 5 would result in the introduction of a new policy element. A review of the significance of the cumulative effects of the proposed changes to HOU 5 was conducted and is summarised in Appendix 2. This found that the implementation of these proposed changes would not change the outcome of the SA and would have no significant effects. Therefore, **no change to the SA is required for policy HOU 5.**
- 3.6 The proposed change to include new policy ODC 1 had not previously been considered in the SA. Therefore, this Addendum provides a full assessment of the policy against its reasonable alternative, included in in Appendix 1. This assessment represents an update to sections 3.4 and Appendix 4 of the November 2019 SA Report. The assessment has concluded that the implementation of PC 119 to include new policy ODC 1 would make the LDP more sustainable **and would not result in any likely significant effects. No mitigation is required and no further changes are required to the SA.**

4 Conclusion

- 4.1 All of the proposed changes listed in the Schedule of Proposed Changes were reviewed in the context of Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 to determine whether they substantially modify the draft Plan Strategy and would have any likely significant effects which have not previously been appraised. The proposed changes were screened against the Sustainability Objectives to identify their potential effects.
- 4.2 The screening of the proposed changes, presented in Appendix 2 and Table 3.1 of this report, has found that the majority of the proposed changes would not 'materially' change what the SA initially assessed, or what it assumed about how the LDP would be implemented.
- 4.3 The majority of proposed changes to the draft Plan Strategy are minor changes to the document for the purposes of clarification and factual update and are logical and rational updates in response to representations. Those changes which may not be considered minor in nature are proposed to improve the workability of a Policy or the dPS as a whole. As the majority of the proposed changes are for the benefit of the reader and so do not in practice change the direction or application of the policy they have minimal influence on the policy effects that have already been identified and described in the SA.
- 4.4 A small proportion of the proposed changes deliver one or more policy elements that would not have been considered in the original SA. Perceptible effects arising from these changes were identified for 24 of the operational policies of the draft Plan Strategy.

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- 4.5 The screening found that where implementation of the proposed changes would result in an effect, it is generally a beneficial one and would result in a minor improvement in the performance of the policy against certain Sustainability Objectives. The implementation of the proposed changes to policy HOU 1 would result in a slight enhancement of a negative effect against two of the Sustainability Objectives. This does not present any conflict with the original SA, which had identified that the policy delivers minor negative effects on these sustainability objectives and put forward a number of measures to reduce the scale of negative effects and enhance positive effects where it was possible to do so at LPP stage. This remains the case and there is therefore no requirement to 'Screen In' the modified policy to the SA.
- 4.6 The implementation of the proposed change to include new policy ODC 1 is considered to be a more sustainable option than not including this proposed change. This proposed change would have **no likely significant effects and therefore no mitigation is required.**
- 4.7 Taking into account measures which have been already integrated into the draft Plan Strategy to provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from the implementation of the proposed changes are already accounted for in the SA and will not change. Implementing the proposed changes will have no significant effect on the overall performance of the policy or the draft Plan Strategy against the Sustainability Objectives.
- 4.8 None of the proposed changes would result in any likely significant effects as a result of their implementation within the draft Plan Strategy. Following consideration of the proposed changes, other than including the assessment of options for ODC 1 via this Addendum, the Council has concluded that no further amendments to the SA are required.

Appendix 1: Addendum to SA Report Section 3.4 - Appraisal of Social Development - Strategy, Designations & Policies

This section updates section 3.4 of the Sustainability Appraisal Report November 2019, to include an assessment of options for ODC 1. ODC 1 is proposed as a new policy to be located before AGR 1 - AGR 3; AGR 1 - AGR 3 will have their title prefixes renamed to ODC 2 - ODC 4. This change is a typographical change to the titles of AGR 1 - AGR 3 only and will not have any effect on the SA of those policies.

ODC 1 Other Development in the Countryside

Option 1: rely on SPSS and non-specific policy. The draft Plan Strategy has included a number of policies for Development in the Countryside, arranged under the LDP's themes and chapters. These policies set out a range of development types that, in principle, may be acceptable in the countryside and have followed the thrust and direction of all policies that were previously included in PPS 21, with some minor amendments. The LDP also includes the requirement that proposals are screened against all relevant policies. In a limited number of instances, a proposal for development in the countryside may be brought forward which does not fall within the standard range of development types. Depending on the characteristics of the proposal, it may also fall outside the scope of the LDP's policies on Environment. In such cases, the only applicable policy may be GPOL 1, which is written as essential criteria for all development.

Option 2 supplements the policies on Development in the Countryside by providing new policy to establish that for any other use or development in the countryside [not included within the general range of development types], the applicant will need to demonstrate to the satisfaction of the Council why there are overriding reasons why that development is essential in this countryside location and could not be located in a settlement. This policy will provide flexibility for the LDP to assess future proposals which do not fall under the principal categories for development in the countryside that have been derived from the former PPS 21. This policy therefore has a very narrow scope as almost all applications for development in the countryside will fall in to the general range of development types (i.e. agricultural/forestry, tourism, industry and business, retail, minerals, sport and recreation, energy or community) and will therefore be assessed under other that category's relevant policy. However, it is an important clarification to support the LDP's spatial strategy and settlement hierarchy and to reinforce the LDP's overall objective that development is sustainable.

Preferred Option:

Option 2: specific policy for assessing development in the countryside that falls outside the common range of development types.

What reasonable alternatives have been considered?

Option 1: rely on SPSS and non-specific policy.

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

Summary and comparison of Options against the sustainability objectives

Option 1 has a narrow scope as the LDP's policies concerning the various general development types in the countryside will examine the vast majority of development proposals brought forward. Proposals for housing, recreation, community facilities, retail, economic development, minerals, etc. all have relevant policies and therefore the option has no impact on the social or economic sustainability objectives. While there may be some influences arising from development in the countryside on the environmental sustainability objectives, due to the very low number of proposals that would fall outside of general development categories or environmental policy, the impacts are negligible other than for encouraging active and sustainable travel, where a minor negative impact is identified.

Option 2 also has a narrow scope as the general range of development types will cover the vast majority of development proposals brought forward. As with Option 1, proposals for housing, recreation, community facilities, education facilities etc. all have relevant policies for development in the countryside and therefore the option has no impact on the social or economic sustainability objectives. However, by introducing a criteria for development that falls outside the general categories for development in the countryside to demonstrate why it cannot be located in a settlement, it has a positive influence on some of the environmental sustainability objectives. While effects on natural resources and landscape will be negligible due to the likelihood that the number of such proposals would be low, minor positive effects are identified for material assets and encouraging active and sustainable travel.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for 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 and promote biodiversity net gain.

ODC 1 Other Development in the Countryside										
Options	Option 1: rely on SPPS and non-specific policy.					Option 2: specific policy for assessing development in the countryside that falls outside the common range of development types.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation		
1... improve health and well-being.	0	0	0	The option would have no effect on this objective.	0	0	0	The option would have no effect on this objective.		
2... strengthen society.	0	0	0	The option would have no effect on this objective.	0	0	0	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.	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.	0	0	0	The option would have no effect on this objective.		
5... enable sustainable economic growth.	0	0	0	The option would have no effect on this objective.	0	0	0	The option would have no effect on this objective.		
6... manage material assets sustainably.	0	0	0	Demand for / pressure on utilities and infrastructure from new development in the countryside may be increased depend on the nature and scale of the development, but is unlikely to have a perceptible adverse effect.	+	+	+	Reinforcement of the sequential approach directs development to areas where infrastructure required to serve the proposal will already be present and capable of accommodating it. Although the number of proposals impacted directly by the policy is likely to be very small, the policy acts to direct development to more sustainable locations.		
7... protect physical resources and use sustainably.	0	0	0	Development in the countryside may result in incremental loss of greenfield land through conversion to developed land. As the number of proposals coming forward that cannot be assessed under other specific policies for development in the countryside is likely to be very low, the impact would be negligible.	0	0	0	Ensures that the sequential test is applied for all development and that efficient use is made of land.		
8... encourage active and sustainable travel.	-	-	-	Development in the countryside generally has reduced opportunity to avail of active and sustainable travel and is disproportionately reliant on cars for travel.	+	+	+	Reinforcement of the settlements-first approach directs development to areas with greater opportunity for accessing active and sustainable travel options and reducing reliance on car. Although the number of proposals impacted directly by the policy is likely to be very small, the policy acts to make development more sustainable.		
9... improve air quality.	0	0	0	The option would have no effect on this objective.	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.	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.	0	0	0	The option would have no effect on this objective.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy allows for development in the countryside, which would be subject to other natural heritage policy to avoid unacceptable losses and is unlikely to have a perceptible impact, however may contribute to incremental loss of greenfield land.	0	0	0	May slightly reduce scope for development in greenfield areas and incremental loss of semi-natural land, however as the number of proposals impacted directly by the policy is likely to be very low, the impact would be negligible.
13... maintain and enhance landscape character.	0	0	0	Scale/scope of development influenced by this option is limited and would have no effect on this objective.	0	0	0	Scale/scope of development influenced by this option is limited and 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 - development with the potential to adversely impact historic environment features or assets would be considered against heritage policies.	0	0	0	The option would have no effect on this objective - development with the potential to adversely impact historic environment features or assets would be considered against heritage policies.

Summary of Policy:

Option 1: rely on SPPS and non-specific policy. The draft Plan Strategy has included a number of policies for Development in the Countryside, arranged under the LDP's themes and chapters. These policies set out a range of development types that, in principle, may be acceptable in the countryside and have followed the thrust and direction of all policies that were previously included in PPS 21, with some minor amendments. The LDP also includes the requirement that proposals are screened against all relevant policies. In a limited number of instances, a proposal for development in the countryside may be brought forward which does not fall within the standard range of development types. Depending on the characteristics of the proposal, it may also fall outside the scope of the LDP's policies on Environment. In such cases, the only applicable policy may be GDPOL 1, which is written as essential criteria for all development.

Option 2 supplements the policies on Development in the Countryside by providing new policy to establish that for any other use or development in the countryside [not included within the general range of development types], the applicant will need to demonstrate to the satisfaction of the Council why there are overriding reasons why that development is essential in this countryside location and could not be located in a settlement. This policy will provide flexibility for the LDP to assess future proposals which do not fall under the principal categories for development in the countryside that have been derived from the former PPS 21. This policy therefore has a very narrow scope as almost all applications for development in the countryside will fall in to the general range of development types (i.e. agricultural/forestry, tourism, industry and business, retail, minerals, sport and recreation, energy or community) and will therefore be assessed under other that category's relevant policy. However, it is an important clarification to support the LDP's spatial strategy and settlement hierarchy and to reinforce the LDP's overall objective that development is sustainable.

<p>Reasonable Alternatives:</p> <p>Option 1: rely on SPPS and non-specific policy.</p> <p>Option 2: specific policy for assessing development in the countryside that falls outside the common range of development types.</p>	
<p>Summary and comparison of options against the Sustainability Objectives:</p> <p>Option 1 has a narrow scope as the LDP’s policies concerning the various general development types in the countryside will examine the vast majority of development proposals brought forward. Proposals for housing, recreation, community facilities, retail, economic development, minerals, etc. all have relevant policies and therefore the option has no impact on the social or economic sustainability objectives. While there may be some influences arising from development in the countryside on the environmental sustainability objectives, due to the very low number of proposals that would fall outside of general development categories or environmental policy, the impacts are negligible other than for encouraging active and sustainable travel, where a minor negative impact is identified.</p> <p>Option 2 also has a narrow scope as the general range of development types will cover the vast majority of development proposals brought forward. As with Option 1, proposals for housing, recreation, community facilities, education facilities etc. all have relevant policies for development in the countryside and therefore the option has no impact on the social or economic sustainability objectives. However, by introducing a criteria for development that falls outside the general categories for development in the countryside to demonstrate why it cannot be located in a settlement, it has a positive influence on some of the environmental sustainability objectives. While effects on natural resources and landscape will be negligible due to the likelihood that the number of such proposals would be low, minor positive effects are identified for material assets and encouraging active and sustainable travel.</p>	
<p>The most sustainable option: Option 2: provide specific policy to cover all forms of development in the countryside.</p>	<p>The preferred option: Option 2: provide specific policy to cover all forms of development in the countryside.</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>Use of the biodiversity checklist and consultation with NIEA will help to avoid losses of important biodiversity and promote biodiversity net gain.</p>	

Appendix 2: Summary of Review and Screening of all Proposed Changes

****TABLE BELOW BASED ON SCHEDULE OF PROPOSED CHANGES ISSUED TO COUNCIL 01/11/2021 - TO BE UPDATED TO FINAL, ONCE AGREED BY COUNCIL****[NB Planning Team Highlights have been removed]

All references to Annex 1 - Annex 5 in the table below refer to the Annexes presented in the original schedule of proposed changes.

Proposed Change Ref: PC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change	Rep (Issue Ref)	Likely to have a beneficial effect on original policy status against SOs	Likely to have a minor adverse effect on original policy status against SOs, able to be mitigated	Likely to have a major adverse effect on original policy status against SOs	No change to original policy status against SOs	Conclusion
PART A- Contextual Chapters										
1. Introduction to the LDP Plan Strategy (PS)										
PC 01	1-15	All Pages	The dPS Consultation Stage wording should be updated, as it will be out of date.	Replace with wording for Adopted LDP Plan Strategy	n/a					Screened Out (SA not applicable)
PC 02	2	Whole Page	Foreword for 2019-20	Revise Foreword for Adopted LDP Plan Strategy, expected in 2023	n/a					Screened Out (SA not applicable)
PC 03	9, and generally	Para 1.7	For clarification and consistency on which plan is referred to.	Change 2 nd word from 'plan' to 'LDP' There are a number of similar occurrences throughout the document which would be better changed, for clarity.	n/a					Screened Out (SA not applicable)
2.Survey & Profile of the Derry City and Strabane District										
PC 04	24	Para 2.28	Correct reference to Ramsar. This is a location not an acronym.	Correct reference to Ramsar (not RAMSAR). Rest of dPS is correct. Also amend any references in the supporting documents, if/when updated, especially the 4 references in EVB21.	82 RSPB					Screened Out (SA not applicable)
3.Policy Context for the LDP										
PC 05	37	Para 3.12	To be consistent with SPPS and 8 (5) of the 2011 Planning Act	On the 8 th line, change 'be in general conformity with' to 'take account of'	106A DfI Strategic Planning					Screened Out (SA not applicable)
PC 06	42	Para 3.29	Update reference to relevant documents	Include the Council's Climate Adaptation Strategy and the NW Regional Energy Strategy.	n/a					Screened Out (SA not applicable)
PART B- Overall Strategy										
4. LDP Vision and Objectives										
PC 07	47	Para c (iv)	In relation to Social Development Objective (c) (iv), it should include all Section 75 groups.	After 'equality of opportunity, add 'for all, including Section 75 groups'	72 Zero Waste NW					Screened Out (SA not applicable)
PC 08	47 (and p92)	Para d (i); (and Para 7.61)	Add references that tree planting should be in the correct locations.	Amend wording to Objective d (i) line 4, to '...more tree cover (in the correct locations ...' Also add a sentence at end of para 7.61, that 'It is also important to have a strategic approach to woodland expansion, one that is well integrated with the landscape features, peatland restoration, proximity to dwellings, rural communities and other land use planning considerations.'	82 RSPB					Screened Out (SA not applicable)

Proposed Change Ref: PC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change	Rep (Issue Ref)	Likely to have a beneficial effect on original policy status against SOs	Likely to have a minor adverse effect on original policy status against SOs, able to be mitigated	Likely to have a major adverse effect on original policy status against SOs	No change to original policy status against SOs	Conclusion
5. Growth Strategy for the Derry City and Strabane District										
PC 09	52	Table 6	To clarify the Table heading, as per the preceding text, to avoid misunderstanding	Change the heading of table to 'Table 6: Overall Growth Strategy for District, as Proposed at LDP POP Stage'	106A DfI Strategic Planning				All SOs	Screened Out
PC 10	53 54	Para 5.13 Para 5.15	To correct a typo To reflect the intention of RG5 of the RDS in the Council's LDP Growth Strategy	Amend the typo on 5 th line to read '... almost <u>5,000</u> social houses...' At the end of bullet point 3, insert sentence 'Additionally, to have a sustainable and secure energy infrastructure to meet the needs of the District and Region'	n/a 43 NIE Networks				All SOs	Screened Out
6. Spatial Strategy for the Derry City and Strabane District										
PC 11	64	Para 6.18	Amend LLPA text, to be consistent with SPPS wording.	Amend the first two sentences, inserting the underlined text, as follows: 'Local Landscape Policy Areas (LLPAs) will be identified and defined at LPP Stage. <u>These consist of known features and areas of greatest amenity value, landscape quality or local significance, in terms of natural and historic environment, within or close to settlements. New LLPAs identified at LPP stage will replace...</u> '	79 HED				All SOs	Screened Out
PC 12	65	Para 6.22	Missing word	At end of 5 th line, insert the word 'and'	n/a				All SOs	Screened Out
PC 13	67	Para 6.30	To clarify that this paragraph refers to all three types of Strategic Development Pressure Policy Areas; it is not just as part of the J&A for WECA's.	Move the text of Para 6.30 up to the end of Para 6.23 and insert at its end '... (see Para 39.6: Interim Measures).'	n/a				All SOs	Screened Out
7. General Development Principles & Policies										
PC 14	73	After Para 7.4	Insert paragraph to clarify the role of the LDP and other policy documents in Development Management. To reference that all development should be in accordance with the UK MPS and Marine Plan for NI.	'In accordance with Part 2, Section 6(4) of the 2011 Planning Act, this LDP will be the prime document to be used in deciding on Planning applications for this District, unless material considerations indicate otherwise. All development proposals will be assessed against the relevant policies in this LDP, which need to be read together 'in the round', including the relevant General Development Principles, Policies GDPOL 1 & 2 and the relevant topic or location-specific policies. Other material considerations to be taken into account include the Regional Development Strategy (RDS 2035), the SPPS and the UK Marine PS and Marine Plan for NI, where relevant.'	78A DAERA Natural Environment, NED				All SOs	Screened Out
PC 15	74 (and p 93)	GDP 1 (GDPOL 1)	To ensure that the marine / coastal area is explicitly referenced in GDP 1 (and in in the related GDPOL 1), and that it is not just the designations that are protected, in principle.	Amend Part iv of GDP 1, 2 nd line to read '... net gain, <i>protect the District's Natural, Coastal and Historic Environments and particularly their associated designations and protect...</i> ' Also insert corresponding reference into part vii of GDPOL 1 to reference Coastal Development Chapter. '...as set out in the Natural Environment and Coastal Development Chapters'.	78A DAERA NED - Marine				All SOs	Screened Out

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PC 16	74	GDP 1	To be consistent in wording with the other GDPs (all others are 'should'), and to reflect that these are 'principles' rather than 'policies'.	On the 3 rd line, change the word 'must' to 'should'	n/a 78A DAERA (NED) 82 RSPB					Screened Out (SA not applicable)
PC 17	74	GDP 1	Include a requested reference to public transport	In part iii, 3 rd line, amend to '...including <u>public transport</u> , active travel and...'	???					Screened Out (SA not applicable)
PC 18	74	GDP 1	Remove the word 'significant' so it does not lower the threshold for biodiversity protection and replicates SSPS / biodiversity strategies.	In part iv, line 1, amend by removing the word 'significant'	82 RSPB					Screened Out (SA not applicable)
PC 19	74	GDP 1	To reference 'working with nature' and 'biodiversity net gain' into GDP1, 2 and 6, as well as being in GDP7.	Amend part iv of GDP 1 to read 'development to <u>work with natural environmental processes</u> to prevent the loss of biodiversity...' Amend part x of GDP2 to add the phrase ' <u>incorporating biodiversity net gain</u> ' after the text in brackets. In GDP 6 alter the final paragraph, 1 st line, to read 'Development proposals are required to <u>incorporate biodiversity net gain and to be sensitive to all protected species...</u> '	82 RSPB					Screened Out (SA not applicable)
PC 20	76	GDP 2	Reword text, as requested in Rep.	Reword part iv, as: 'facilitating sustainable travel by improving active travel infrastructure and public transport options in preference to the private car.'	106B Dfi TPMU					Screened Out (SA not applicable)
PC 21	86	Para 7.44	Alternative word, to be consistent terminology with PPS 2 and dPS Policy NE3.	Amend the 7 th bullet point of Para 7.44 to 'rare or threatened <u>native</u> species'.	82 RSPB					Screened Out (SA not applicable)
PC 22	86	GDP 7	Include the term HNV, as a more modern and relevant concept to protect.	Amend part ii to: 'avoidance of loss of High Nature Value (HNV) areas, as well as of Best and Most Versatile (BMV) agricultural land.'	82 RSPB					Screened Out (SA not applicable)
PC 23	87	7.47	Insert cross-reference, related to Chapter 21 Proposed Change.	Amend the end of the paragraph to '...or mitigated, using the mitigation hierarchy (see Chapter 21).'	82 RSPB					Screened Out (SA not applicable)
PC 24	88	7.50	Alternative wording, for clarification.	Amend the end of part iv to '(outside of <u>in addition to normal</u> landscaping requirements)'	n/a					Screened Out (SA not applicable)
PC 25	89	7.51	To provide explicit clarification about the implementation and applicability of the General Development Principles.	Add additional wording at the end of Para 7.51: For larger-scale development proposals, applicants will be required to submit a proportionate level of information to demonstrate compliance with the principles, and hence that it is an acceptable development proposal subject to their relevance to a given proposal. (The Council will provide implementation guidance for applicants / developers.)	106B Dfi TPMU 3G Enagh YF					Screened Out (SA not applicable)

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PC 26	93	7.70	To provide explicit clarification about the implementation and applicability of the General Development Principles and the Policies.	Amend the 4 th line to '... Therefore, in order to expressly implement the key aspects of the General Development Principles, Policies GDPOL 1 and GDPOL 2 will apply to all Planning applications. These policies should be taken as the essential criteria that must be met by all development proposals, subject to their relevance to a given proposal. All applicants will be required to submit a proportionate level of information to demonstrate compliance, and hence that it is an acceptable development proposal. (The Council will provide implementation guidance for applicants / developers.)	106B DfI TPMU n/a					Screened Out (SA not applicable)
PC 27	93	GDPOL 1	Delete a sentence, as it repeats the requirement stated in lines 2-3 above.	In part iv, delete the final sentence: Where it is not feasible to incorporate renewable energy measures, this must also be demonstrated.	n/a				All SOs	Screened Out
PC 28	93	GDPOL 1	To clarify why and how much carbon off-setting is sought.	At the end of part v, insert wording: '... not feasible, <u>aiming for the development to be carbon-neutral or carbon-negative as far as possible;</u> '	n/a				All SOs	Screened Out
PC 29	93	GDPOL 1	Various Reps requested that there should be a specific requirement for biodiversity net gain, within a policy, as well as in the GD Principles.	Add a new part xi: 'the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and the presence of existing valuable habitats and species in the area.'	82 RSPB	SO12			All other SOs	Screened Out
PC 30	93	GDPOL 1	An explicit mention of health and wellbeing was requested by a number of respondents, in policy. To include a general requirement to avoid risk of major accidents, in addition to COMAH-specific in Chapter 33.	Add a new part xii: 'the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it.' Insert a new point xiii of GDPOL 1 to read: 'there will be no significant adverse impact on human health or the environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33)'.	3G Enagh YF All are MKA - 122, 123, 124A, 124B, 124C, 124D and 126 James Construction; Millwell Properties, PJD Construction Ltd and Porthall Enterprises Ltd	SO1			All other SOs	Screened Out
PC 31	96	Footnote No. 12	Complete the footnote, typo.	Insert Published by 'DEFRA, with DOE (NI), etc.'	n/a				All SOs	Screened Out
PC 32	97	7.86 7.87	To provide an update on named document.	Amend line 1-2 of Para 7.86: ' an Air Quality Clean Air Strategy for Northern Ireland (AQ-CASNI) ...' in the latter half of 2019 <u>2020</u> . On the 2 nd line, change AQSN to <u>CASNI</u> At the end of Para 7.87, insert new sentence: 'In 2020, Derry City and Strabane District Council adopted an Air Quality motion, by which its Departments will seek to work to phase out fossil fuel heating and stoves in new developments in the District.'	n/a				All SOs	Screened Out
PC 33	104	GDPOL 2	Amended wording suggested in part iv.	Amend text at the start of part iv to read 'they have transport permeability and provide and / or link to a hierarchy of...'	80B DFI TPMU				All SOs	Screened Out
PC 34	105	Para 7.125	Additional text was suggested, as GDPOL 2 was	Add a new sentence at the end of Para 7.125 to read: 'For all planning applications for any major* development that	82 RSPB				All SOs	Screened Out

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			not considered sufficiently ambitious.	contributes towards a sense of place, developers should submit a Design Statement to take account of this broader description of design'. * as per Footnote 2 on p 77						
8. Enforcement of Planning										
No Representations received resulting in Proposed Changes to Enforcement Chapter										NA
PART C- Economy – Strategy, Designations & Policies										
9. Economic Development										
PC 35	112	9.1	Insert missing word, a typo.	In the last line: ... ' <u>and</u> are centres of local commerce.'	n/a				All SOs	Screened Out
PC 36	112	9.4	A missing word / typo and a reference to emphasise transport-accessibility.	On the 1 st line, insert the word 'One of <u>the</u> Council's key objectives...' and on the last line add '... accessible to workers across the District, by all modes of transport.'	106B DfI TPMU				All SOs	Screened Out
PC 37	113	After para 9.6	A new paragraph to reference the sub-economies and their part in sustainable economic development for all.	Insert a new paragraph after para 9.6: 'There are also a number of sub-sector 'economies', all of which can be accommodated and indeed encouraged, within the ED policies and designations; these include the 'Green Economy', 'Circular Economy', as well as the 'Social Economy'. The requirement for SuDS, for renewable energy and the incorporation of sustainable design principles in all future proposals are some examples of how the dPS includes measures which would encourage the Green Economy. The Circular Economy is largely referenced and addressed within the 'Waste' Chapter 20 – see its footnote for definitions. Similarly, the Social Economy is accommodated through a range of aspects, such as considering disadvantage, city/town centre uses policies, locally-based business units and encouragement of social clauses. It is recognised that all of these 'economies' play an important part in achieving sustainable economic growth.'	72 Zero Waste – M. McGuigan				All SOs	Screened Out
PC 38	114	Tier 1 Designation box, for Derry City Centre	For clarification	On the 2 nd line, amend '... as set out in the Retail Chapter 10 ...' On the final line, insert '... roundabout (see p 416 for further details).'	n/a				All SOs	Screened Out
PC 39	114	Tier 1 Designation box, for Strabane Town Centre	For clarification	On the 2 nd line, insert words '... opportunities for <u>main town centre uses including</u> office accommodation...'	n/a				All SOs	Screened Out
PC 40	116	General Economic Development Areas (GEDAs) Designation box	To point to the explanation of LUPAs, which are designations / allocations rather than zonings, in villages and small settlements.	In the final para of p 116, in line 2 after '(LUPAs)', insert '(see Designation SETT 2)'	106A DfI Strategic Planning				All SOs	Screened Out
PC 41A	114	Para 9.9	To strengthen the introduction of the ED Land Supply section, to clarify that localised lands will be	Insert additional sentence at the end of Para 9.9: '... as set out above. It is also important that there should be a range of sites and locations, to be transport-accessible and to meet local needs, including addressing disadvantage / social exclusion (TSN / PSI). Therefore, whilst there is generally an	106A DfI Strategic Planning				All SOs	Screened Out

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			required, though there is enough ED land generally.	adequate quantity of Economic Development land across the District, some limited localised additional provision may be required, to be identified at LDP Local Policies Plan stage'.						
PC 41B	116	GEDA Designation Box	To provide clarification of which policy applies, to clarify that there is a shortage in Strabane town (as stated in the Evidence Base EVB 9) which will justify a GEDA identification, and to mention accessibility of sites.	At the end of the 1 st paragraph, amend wording to '... under the retail policy Chapter 10 policies.' Amend the 1 st sentence of the 2 nd paragraph to ' <u>The Economic Development Land Monitor and evidence base concludes that we have more than sufficient land in terms of quantity, other than in Strabane town. Strategically, it is...</u> ' At the end of the 2 nd paragraph, add the words '... taking advantage of key infrastructure, <u>including the main transport routes.</u> ' Amend the 1 st sentence of the 3 rd paragraph to 'There is no <u>overall strategic need for additional or to expanded GEDAs through the LDP;...</u> '	n/a 106A Dfi Strategic Planning 106B Dfi TPMU				All SOs	Screened Out
PC 41C	117	NEDA Designation Box	Additional wording to justify designating a New ED Area, when there is enough ED land generally.	In the 1 st column, insert the sub-title 'Relevant Planning Policies', the same as for all the other boxes. At the end of the main paragraph, insert ' <u>...section of the city. Strategically, it should be located on the mid-outer area of the Buncrana Road, with its scale and nature and boundary to be decided at the LDP Local Policies Plan stage, taking account of the existing ED land supply in the area and adequate to meet local-specific and accessible-employment requirements.</u> ' Also, strengthen EVB 9 re this NEDA.	106A Dfi Strategic Planning				All SOs	Screened Out
PC 42	117	ED 1	To clarify that under Policy ED 1, that ED 2 to ED 7 also apply to any proposal.	In ED 1, line 1 - Insert '... in addition to <u>the relevant policy provisions...</u> '	106B Dfi TPMU				All SOs	Screened Out
PC 43	118	ED1	It was not clear what 'a movement pattern' is, so an alternative wording is provided.	Amend the start of part h to read ' <u>the site layout will be designed and landscaped</u> as far as possible, that supports ...'	106B DFI TPMU				All SOs	Screened Out
PC 44	118	Para 9.13	To clarify that there may be a need for a Transport Assessment (as noted in TAM 6, p168)	Insert words at end of Para 9.13: '... parking arrangements, including a transport assessment where appropriate (see Policy TAM 6 for details.)'	106B DFI TPMU				All SOs	Screened Out
PC 45	118	Para 9.13	Clarify that this policy also applies to applications to extend existing ED uses.	At the start of para 9.13, insert words to read, 'In facilitating new <u>and extended</u> economic development uses,...	106A DFI Strategic Planning				All SOs	Screened Out
PC 46	119	ED2	To clarify that Use Class B1(c) should be included in draft Policy ED 2.	Amend 1 st line of ED 2 to read 'Proposals for Class B1(a) and B1(b) (business uses as offices and call centres <u>and also B1(c) (Research & Development) (where the main use is an office) will be permitted...</u> '	59 Ebrington Holdings (via Turleys)				All SOs	Screened Out
PC 47	119	ED2	To clarify terms and also that the sequential test includes 'edge of centre' sites, before 'elsewhere in the city and towns', as is already indicated by J&A	In the 5 th line, amend to 'Elsewhere in the cities -city and towns...' After bullet point (iii), insert a sentence: 'Where a development proposal for Class B1 business use satisfies the above criteria, applicants will be expected to demonstrate that an edge of town centre location is not	106A DFI Strategic Planning				All SOs	Screened Out

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			para 9.20, and same as in current PPS 4 PED 1.	available before a location elsewhere in the urban area is considered. Amend the end of the final sentence of ED 2 to '...200 sq m gross.'						
PC 48	119-120	Para 9.20	Additional J&A wording to clarify that ED 2 applies to all city / town centres, that there is a sequential preference for appropriate offices, call centres and R&D businesses to be in the city / town centres, and also to explain "other location specified for such use in the LDP".	Amend the wording of paragraph 9.20, as follows: 'The development of Derry city centre is a key element of delivering the SGP and the LDP's economic strategy. Key to this is directing appropriate economic development proposals, such as office development, to the city / town centres and also ensuring there is provision to allow for a supply of such development over the plan LDP period. Derry and Strabane city / town centres (as well as the other town centres, proportionately) present the most sustainable locations for office development in the district. <u>Most small to medium-sized offices, call centres and office-type R&D businesses should be able to be accommodated within the existing or new buildings in these centres.</u> and Therefore, new business uses should locate within town centre boundaries first, or specific locations identified for business use. (The LDP Local Policies Plan will identify certain other specific locations i.e. Economic Development Areas, or parts thereof, where these ED 2 offices will be acceptable.) Outside of these areas, ...'	28 WYG – various clients				All SOs	Screened Out
PC 49	121	(ED 3) Para 9.23	Additional J&A wording to clarify that small to medium-scale businesses should firstly be directed to town centres, but otherwise they will be permitted in ED areas and other appropriate locations.	In ED 3, in sub-heading on the 5 th line of page 121, insert an 's' to end of '... Settlements' Insert wording at end of Para 9.23: 'Consistent with Policy ED 2, if proposals for B1c (R&D) or B2 (Light) or even B3 (General) or B4 (S&D) are small to medium-scale, clean, compatible, etc., they are expected to locate in the city / town centres firstly, then edge-of-centres, or otherwise they can locate in an ED 3 area. These will be dealt with on a case-by-case basis and mindful of any potential unintended consequences from incompatible uses.'	19 Invest NI 106A DfI Strategic Planning				All other SOs	Screened Out
PC 50	122-124	ED 4 Para 9.30	Additional wording to emphasise that any non-compatible uses on ED land will only be approved in exceptional circumstances.	Additional words to lines 2-3 of ED 4: '... an exception will <u>only</u> be permitted where <u>the proposed use</u> has demonstrated an essential need and the proposed use...' Amend the opening of J&A paragraph 9.30 to read as follows: ' <u>Exceptionally</u> , a small-scale complementary / ancillary use ...' At the end of 9.30, insert: ' <u>Particular care is needed to avoid soft play areas, jump zones, care settings, etc. that can attract the public and vulnerable users such as children, those with disabilities, parent drop-offs, etc. that are incompatible with an Economic Development area. Therefore, to maintain the integrity of these areas, such non-compatible uses will only be approved in exceptional circumstances, where it can be clearly demonstrated that it is ancillary to the main use and would primarily meet the needs of the immediately nearby employees.</u> '	19 Invest NI 106A, p Ax4 DfI Strategic Planning				All SOs	Screened Out

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PC 51	122	ED 4 Para 9.32	Correct typos and clarify the role of existing / LDP-adopted Supplementary \Planning Guidance (SPG).	On the last 3 lines of ED 4, insert the word 'development' after the word 'economic' (3 occurrences). Insert clarification wording to the final 4 lines of Para 9.32 'Supplementary Planning Guidance to Planning Policy Statement 4 – Policy PED 8: 'Development Incompatible with Economic Development Uses' (as adopted or replaced by the Council – see Chapter 38 of this document) will be a material consideration in the assessment of proposals under this policy.'	106A, p Ax4 Dfl Strategic Planning				All SOs	Screened Out
PC 52	124 124-125	ED 5 Paras 9.33-9.38	Policy ED 4 is mostly an amalgamation of rural ED opportunities in line with the existing policies in PPS 4 and the SPPS. Due to the potential complex nature of ED proposals in the countryside, it is necessary to provide further detail in these revised and strengthened J&A paragraphs, in order to aid the implementation of this policy.	Within ED 5, on the 1 st line, replace a word 'Proposals for Criteria Category b development ...' Amend the J&A paragraphs: 9.33 In the interests of rural amenity and wider sustainability objectives, the extent of new buildings outside of settlement limits will be controlled <u>and the sympathetic extension or re-use of existing buildings will be preferred</u> . However, in some circumstances, it may be possible to justify a small-scale new build economic development use outside of a development limit, <u>particularly</u> where there is no suitable site within the settlement. Applicants will be required to demonstrate that they meet subject to meeting normal planning and other environmental considerations <u>as set out in other chapters of this LDP</u> . 9.34 The guiding principle for policies and proposals for economic development in the countryside is to provide opportunities likely to benefit and sustain the rural community, while protecting or enhancing the character of the rural area. A number of economic development opportunities exist for small-scale economic development, home-working, appropriate re-development and re- use of rural buildings for a range of appropriate uses. New Para 9.?? <u>Proposals to be assessed against Category a) should demonstrate that they would benefit the local economy or contribute to community regeneration, that there is no suitable site within the settlement and that the development is clearly associated with the settlement, but will not dominate it, adversely affect landscape setting or otherwise contribute to urban sprawl. In assessing the acceptability of sites, preference will be given to sites in the following order:</u> <u>(1) land adjacent to the existing settlement limit, subject to amenity and environmental considerations;</u> <u>(2) a site close to the settlement limit which currently contains buildings or where the site is already in a degraded</u>	106A, p Ax5 Dfl Strategic Planning				All SOs	Screened Out

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				<p><u>or derelict state and there is an opportunity to improve the environment; and</u> <u>(3) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape.</u> <u>Storage or distribution uses will only be permitted where these are clearly ancillary to a proposal for a community enterprise park/centre or an industrial use.</u></p> <p>9.35 Criteria Category b) is intended to... [paragraph unchanged]</p> <p>9.36 Opportunities may also exist for proposals <u>under Category c) relating to the re-development of an existing site or the conversion or re- use of existing buildings for certain industry and business uses. Applicants should demonstrate that the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a limited increase in the site area. There should be environmental benefits as a result of the redevelopment and the redevelopment scheme should deal comprehensively with the full extent of the existing site</u> The overall visual impact of replacement buildings should not be significantly greater than that of the buildings to be replaced. The redevelopment of an established storage or distribution site for continuing storage or distribution use will also be permitted subject to the above criteria. However, the redevelopment of an established industrial or business site for storage or distribution purposes will only be permitted in exceptional circumstances. Proposals involving the conversion or re-use of listed or unlisted vernacular buildings or other historic buildings of local importance must also meet the requirements of Policies HE 4 and HE8.</p> <p>9.37 Homeworking does not necessarily require planning permission. Permission is not normally required where the use of part of a dwelling house for business purposes does not change the overall scale, nature and character of the property's use as a single dwelling. Assessment of whether a material of change of use has taken place is matter of fact and degree. 9.38 Those considering working from home are advised to seek the advice of <u>the</u> Council at an early stage. <u>Homeworking businesses that do require planning permission, under category d), will be assessed on an individual basis, they should be of an appropriate scale and nature for its location and meet the requirements for amenity, transport and other relevant policies in the LDP.</u></p>						
<p>10. City/Town Centres, Retailing, Offices, Leisure and Other Uses</p>										

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PC 53	130	Para 10.7	To provide additional text to reference District and Local Centres in the Strategy.	On the 3 rd last line, insert a sentence ‘... within that centre. <u>Derry City and Strabane Town will also have a number of District and Local Centres identified, with an important role to play. The local towns ...</u> ’	92 Lidl				All SOs	Screened Out
PC 54	131	HC 1 (& Para 10.18 and in RP 9 on p 141) RP 1	To provide clarity for the sequential test and the hierarchy detailed at HC 1.	Rename Designation HC 1 (p 131) as ‘Designation NC 1: Proposed Hierarchy Network of Centres’ (Change the same reference in Para 10.18 ‘Designation NC 1:Proposed Network of Centres’ and in RP 9 indent 2.’ (See Designation NC 1:Proposed Network of Centres’). Add in footnote at bottom of p 131 that phrase ‘town’ centre also include ‘city’ centre, as per SPPS 6.269. (Footnote 25 on the 2 nd line of RP 1 on p 131 is referenced on p 132. Move to bottom of p 131 to rectify.)	106A Dfl – Strat Planning				All SOs	Screened Out
PC 55	131 & 133 131 131	RP1 & 10.18 RP 1, continued Various locations	To provide clarity to Policy RP 1 to reflect taking account of SPPS; sequential consideration of other main town centre uses and being judged on the basis of suitability, availability and viability. To amend Retail hierarchy in line with SPPS. To provide reference to ‘City’ wording required alongside ‘town’ in all the dPS policy & J&A. ‘Village centres’ is removed from sequential test and non-designation text clarified in J&A.	See Annex 1 for the proposed re-wording of Policy RP 1, for clarity Amend last sentence in first paragraph of RP 1 to read: <u>“DCSDC will require proposals for retail and other main town centre uses to be considered sequentially in the following order of appropriate preference as applicable to the specific nature of the proposal and the settlement in question”.</u> Reference the SPPS para 6.279 in terms of vitality and viability in expanded J&A. Add new sentence to end of LDP para 10.18 p 133 as follows: <u>“All policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment”.</u> Number the sequential order & amend indent 2. Town Centres & 3. Edge of town centres to read as follows: 2. Town Centres (including town, district, and local centres). 3. Edge of town centre (including edge of town, edge of district and edge of local centres). Amend as follows: <ul style="list-style-type: none"> All relevant references to Town centres in policy or J&A will be amended to include City where appropriate. Insert following line onto end of para 10.14 <u>‘The LDP will not be defining or designating ‘village centres’ in relation to the retail policies.’</u> 	92 Lidl; 21 Inaltus; 106 Dfl – Strat Planning 92 Lidl 92 Lidl	S05, S08		All other SOs	Screened Out	
PC 56	132	RP 1 Para 10.17	To clarify the extent of edge-of-centres and the current ‘300m’ reference.	Replace 2 nd sentence in para 10.17 with the following: <u>‘In line with SPPS para 6.287, to be considered as edge-of-centre, a site should either be adjacent or clearly associated with that boundary of that centre, taking account of physical or perceived barriers, with the proximity being proportionate to the scale of that settlement and the centre in question e.g. in a Derry City Centre context, 300 metres from the City Centre boundary could be reasonable, whereas for Strabane or a</u>	21 Inaltus				All SOs	Screened Out

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				local Town Centre, it would be less. For District or Local centre contexts, it would need to be immediately adjacent.'						
PC 57	133	RP2	To provide clarification on how proposals would demonstrate that no suitable sites are available and the degree of detail necessary to satisfy the requirement.	RP 2 p 133. - Make the following amendments: (a) Insert following policy text after last policy paragraph on p 133 based on SPPS para 6.279 & 6.282: <u>'All proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment. Applicants will be required to prepare an assessment of need which is proportionate to support their application. All proposals will be required to accord with GDPOL 1.'</u> (b) Remove last part of sentence of Policy text Part a) <u>'safeguard historic character and improve the appearance of the city centre.'</u> (c) Amend policy typo A) & D) to read in lower case a) & d) on policy sentence starting <i>Elsewhere within Derry City Centre....</i> (d) Amend criteria i) <u>'proposals demonstrate that no suitable sites are available within the PRC and that they satisfactorily...'</u> For policy intent and clarity, amend last sentence of RP 2 on page 133 to read ...'to the city centre if it is demonstrated that no suitable sites are available within the PRC, or the rest of the city centre, and subject to considerations i) & ii) above.'	106 Dfl – Strategic Planning	SO5, SO8			All other SOs	Screened Out
PC 58	134-135	RP 3 Strabane PRC & Town Centre.	To provide policy clarity on protecting the LDPs 'town centre first approach' for Strabane Town.	Correct typo error in middle of policy text box sentence (page 135) starting 'Elsewhere within Strabane Town', remove text stating a, d, & e to read just a) & d). Amend criteria i) <u>'proposals demonstrate that no suitable sites are available within the PRC and that they satisfactorily...'</u> Amend last policy sentence of RP 3 to read: <u>'...to the town centre if it is demonstrated that no suitable sites are available within the PRC, or the rest of the town centre, and subject to considerations i) & ii) above.'</u>	106 Dfl – Strat Planning				All SOs	Screened Out
PC 59	136	RP4	The avoid confusion of distant town centres and district centres within the same policy context.	Amend (<u>as underlined</u>) last line of policy RP 4 to read: <u>'... subject to the above considerations (a-c), as it applies to that centre and other centres in its catchment.'</u>	106 Dfl – Strat Planning				All SOs	Screened Out
PC 60	137	RP 5 Local Centres	To avoid any conflict between the policy and the regional strategic objectives as set out in the SPPS.	RP 5 p 137 Amend (<u>as underlined</u>) last criterion (3) in policy text to read: <u>'on any other centre within the hierarchy in that catchment.'</u>	106 Dfl – Strat Planning				All SOs	Screened Out
PC 61	137	10.33	To provide further clarity as to which Local Centres this policy would apply.	Amend first sentence (<u>as underlined</u>) to read: <u>'This policy applies to the existing Local Centres, as identified in Derry Area Plan 2011 and those which may be proposed in the LDP Local Policies Plan (LPP).'</u>	106 Dfl – Strat Planning				All SOs	Screened Out

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PC 62		10.33	To enhance J&A text with the details set out in previous para 10.16 identifying the function of a local centre.	Copy LDP para 10.16 p 132 and replicate onto end of paragraph 10.33.	106 Dfl – Strat Planning				All SOs	Screened Out
11. Transport and Movement										
PC 63	This Chapter has an irregular format, is not quite in sequence and is unlike the style of others in the dPS. Ideally, the first half of this Chapter would be re-arranged: Start with paras 11.14-11.20 and then 11.36 and Maps 13 & 14, then the LTS of 11.1 to 11.7 and the Parking Study of 11.30 to 11.33, before setting out the other paras of the dPS proposals and Strategy, and then the Operational Roads policies of 11.43 onwards which may require re-ordering in terms of strategic importance. i.e. should TAM 1 on physical accessibility be first? THIS WILL BE A RE-ORDERING OF THE CHAPTER CONTENT, RATHER THAN NEW CONTENT.								All SOs	Screened Out
PC 64	148	11.7	To reference the use of Transport Accessibility Analysis and associated Best Practice as per SPPS (6.293)	Amend (as underlined) para 11.7 (p 148) to read: 'In line with the LTS, the LDP will also promote and seek to enable, through development-delivered infrastructure, more sustainable forms of transport such as walking, cycling and public transport. <u>The integration of land use and transport planning will be key to this. The Council will use Transport Accessibility Analysis (TAA) to assist this delivery. TAA is a long-established concept in integrating land-use and transport planning. Accessibility Analyses will be employed to assist in the identification of appropriate development sites where integration with public transport, cycling, walking and the responsible use of the private car can be best achieved.</u> ' Remainder of para 11.7 starting 'Regard has been had...' to be moved to new para and sequentially renumbered accordingly.	106 (B) Dfl TPMU					Screened Out (SA not applicable)
PC 65	148	After Para 11.7	Consistent defined use of 'accessibility' sought throughout chapter.	Insert the following clarification into a new para 11.8 after 11.7 (p 148) as follows: ' <u>Accessibility</u> ', in this context, relates to the ease of access of essential services. Accessibility can be considered by different modes of transport – for example walking, cycling, public transport or car. Accessibility in this context differs from the consideration of the physical accessibility of the mode of transport or the design of access to a building or place, involved in making the mode, building or place usable by people with common impairments (visual, mobility etc.)'	106 (B) Dfl TPMU					Screened Out (SA not applicable)
PC 66	149 152 169	1 st bullet point p149 & para 11.26 p152 TAM 7 p169 also relevant.	Include reference to best practice policy approach on Active Travel Networks.	Replicate TPMU-provided text at: 1 st bullet point p149; Para 11.26 p152; & TAM 7 - J&A para 11.88 p169. 'The LDP will seek to identify active travel networks and provide a range of infrastructure improvements to increase use of more sustainable modes. In particular, within urban areas, this could be providing enhanced priority to pedestrians, cyclists and public transport and an acceptable level of parking provision which is properly managed'.	106 (B) Dfl TPMU					Screened Out (SA not applicable)

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PC 67	148/49	11.8 11.9	Slight re-ordering of page text required to create logical flow.	Remove sentence from 11.8 p 149 and insert it immediately after main the heading Main Transport Challenges for the City and District at bottom of p 148. Delete para 11.9 as it is a repetition of the first 2 bullet points at the bottom of p 148.	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 68	151	11.20	To amend text with enhanced reference to connectivity / access.	Add following sentence to end of 11.20 p 151: '...whilst also improving local connectivity and access to existing and new developments in the west of the city.'	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 69	154	11.34	To provide clarity on whether public transport services have been taken into account when allocating rural uses.	Insert underlined new text to amend the last sentence of para 11.34 to read: "In such areas, <u>there is very limited public transport service</u> , so the use of the private car is almost a practical....'	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 70	156	11.39	Amended text sought for clarity purposes.	Amend last sentence (with the underlined text) of para 11.39 p156 to read: 'The NTWS, in tandem with the Car Parking Study, will <u>assess the previously mentioned orbital routes against economic, environmental and social objectives as these routes may be advantageous</u> in facilitating the required transport change needed to implement such major urban re-modelling in these areas'.	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 71	157	Objectives Box	New bullet point sought in the Objectives text box to strengthen reference to TAA.	Insert new bullet point in Objectives text box on p 157 to read: ' <u>The Council will undertake accessibility analyses by active travel modes and public transport to influence the choice of zonings and major developments at the LPP stage.</u> '	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 72	157	Objectives Box	Amended text sought for clarity purposes.	Amend last bullet in Objectives box p157 with underlined text below to read: '... means of travel – walking, cycling and <u>public transport, with appropriate infrastructure or support for services.</u> '	106 B Dfl - TPMU					Screened Out (SA not applicable)
PC 73	159	TAM 1 (Creating an Accessible Environment) 11.52	TAM 1 amended policy text sought for soundness purposes.	Replace 11.52 with suggested text to read: 'In the case of listed buildings, it <u>may</u> be possible to plan suitable access for <u>all without adversely impacting on the building's special architectural or historic interest. All proposed changes to a historic or listed building should be based on a clear understanding of the significance of the building, be of high quality design, and use sympathetic materials, details and finishes, in keeping with the building's essential character.</u> '	79 DfC – HED	SO14			All Other SOs	Screened Out
PC 74	160	11.55	TAM 1 amended J&A policy text sought in relation to Built Heritage.	Amend text as follows in J&A para 11.55 to read: 'In the case of existing buildings, particularly historic buildings, such a statement would enable a designer / developer <u>to state why the proposed change is necessary</u> , identify the constraints posed by the existing structure and its immediate environment and to explain how these have been overcome,	79 DfC – HED	SO14			All Other SOs	Screened Out

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				<u>through informed and high quality design solutions. Design and Access Statements must accompany all Listed Building Consent applications.'</u>						
PC 75	160	11.56	To clarify future use of referenced extant planning guidance.	Insert wording at the end of Para 11.56 '... Accessible Environment' (as may be adopted / revised by the Council – see Chapter 38 on SPGs.)'	106A Dfl – Strategic Planning				All SOs	Screened Out
PC 76	163		Amended wording sought within the Outside Settlements Limits section. Requested replicated use of word <i>direct</i> throughout the TAM 3 policy.	In the policy box for TAM 3, p 163 amend the wording in the first sentence under the Other Protected Routes - Outside Settlement Limits heading to read: 'Planning permission will only be granted for a development proposal involving <u>direct</u> access, or the intensification of the <u>use of an existing access</u> , onto this category of Protected Route in the following cases:' Replicate use of 'direct' (i.e. 'involving direct access') consistently throughout the TAM 3 policy where appropriate.	106 C Dfl Roads				All SOs	Screened Out
PC 77	164	TAM 3 (Access to Protected Routes)	Need for criterion (c) queried.	Remove criteria c) of TAM 3	106A Dfl – Strategic Planning				All SOs	Screened Out
PC 78	165	11.74	To insert correct Map reference.	Remove reference to 'Annex 1' in first sentence of para 11.74 and replace with 'Figure 15'	106 C Dfl Roads				All SOs	Screened Out
PC 79	165	11.76	To clarify the definition of terms, and the status of future P&R or P&S facilities.	Insert wording at the start of Para 11.76: 'The categories in this policy refer to 'Outside / Within' the <u>Settlement Development Limits</u> as defined in the LDP. In the 'All locations' category, the provision of a Dfl-approved [or LTP] Park & Ride or Park & Share facility would be considered to be of 'regional significance' (see also Paras 11.105 to 11.106). In all cases...'	106 C Dfl Roads				All SOs	Screened Out
PC 80	166	11.77 (Protection for New Transport Schemes)	To include reference to future NWTP in TAM 4 text.	Amend (as underlined below) second sentence of para 11.77 of TAM 4 p 166 to read: 'Such land will be identified in the LDP <u>and the North West Transport Plan (NWTP) which is to be prepared in conjunction with the LDP Local Policies Plan.'</u>	106 (B) Dfl TPMU				All SOs	Screened Out
PC 81	167	11.78	Clarification of issue of responsibilities & any future legal implications arising from such 'other schemes'	Insert wording at the end of Para 11.78: ' <u>All future transport schemes shall be identified and progressed or approved by Dfl as the regional transport authority, primarily through the Regional Transport Plan and the North West Transport Plan (NWTP). Such schemes as are at a suitably advanced stage will then be identified and incorporated in the LDP, at LPP stage or at Review stage. However, as set out in Para 1.9, the inclusion or otherwise of a scheme does not mark a commitment by the Council or other public body to expenditure on a particular proposal, nor does it make the Council responsible or otherwise liable for compensation or other legal claims in relation to such schemes.'</u>	n/a				All SOs	Screened Out

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PC 82	167	TAM 5 (Disused Transport Routes) 11.79	To provide enhanced text to reflect SPPS & LDP LPP requirement to identify and protect disused transport routes for transport or alternative purposes, consistent with the SPPS.	<p>Insert reference to ‘nature conservation’ in range of potentially acceptable re-uses in the 2nd sentence of para 11.79, to read as follows: ‘Many of these former transport routes have potential for re-use either for transportation purposes <u>or alternative purposes such as nature conservation, recreation or tourism-related.</u>’</p> <p>Amend the 1st sentence of para 11.81 to read: ‘Disused railway lines, canal stretches <u>and roads, including any future abandoned stretches of the former A6 and A5 network,</u> within the District have the potential for greenway regeneration or for public access, <u>nature conservation,</u> recreation and tourism.’</p> <p>Amend the 1st sentence of para 11.82 to read: ‘It is anticipated that the forthcoming North West Transport Study Plan, or other DfI report, will assess the need ...’</p> <p>Amend para 11.83 to read: ‘The LDP will identify and safeguard those disused transport routes, together with any associated facilities at the LPP stage <u>where there is a reasonable prospect of their re-use for future transport purposes.</u> In addition, the LPP will also identify those disused routes of District-level importance which offer potential in the longer term for <u>future transport use alternative purposes.</u>’</p>	106 (B) DfI TPMU	SO12			All Other SOs	Screened Out
PC 83	168	TAM 6 (Transport Assessment) 11.84	To provide enhanced text to fully reflect the role of <u>TA & TP</u>	<p>Amend new text (as underlined) as a new sentence at end of para 11.84 to read as follows: ‘<u>A primary aim of the TA is firstly to assess accessibility by sustainable modes and to develop measures to maximise use of sustainable modes - only subsequently should the residual traffic be assessed and its impacts ameliorated.</u>’</p> <p>Delete J&A para 11.86. It is a direct copy of the sentence in the Policy box.</p>	106 (B) DfI TPMU				All SOs	Screened Out
PC 84	171 (& p 153)	TAM 8 (Provision of Public & Private Car Parking) Paras 11.102 to 11.106	To re-order page text to create more logical flow..	Relocate paras 11.102 – 11.104 and insert after para 11.30 on p 153. Retain the ‘Park and Ride...’ heading, as a sub-heading (with a smaller font) within the J&A of TAM 4 (Car Parks), with 11.105 & 11.106 remaining here as J&A but re-numbered accordingly.	n/a				All SOs	Screened Out
PC 85	172	11.100	To amend sentence to include missing text.	Insert missing text (as underlined) at end of last sentence in 11.100 p 172 to read as follows: ‘...to ensure that long stay <u>car-parking in the long term becomes dis-incentivised.</u> ’	106 C DfI Roads				All SOs	Screened Out
PC 86	176	TAM 9 (Car Parking) 11.116	Amended text sought in J&A in relation to Built Heritage.	Amend J&A with underline text in para 11.116 to read: ‘In assessing developments affecting Conservation Areas, Areas of Townscape Character or the surroundings of listed buildings or other <u>heritage assets and their settings,</u> it may not always...’	79 DfC – HED				All SOs	Screened Out

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PC 87	p 178-179	TAM 10 (Design of Car Parking)	Standardise formatting to replicate LDP format consistency throughout.	Standardise use of sub-headings & font size on pages 178 – 179.	n/a				All SOs	Screened Out
PC 88	P180	TAM 12 Para 11.138	To make policy and J&A to read District specific.	Amend the title of Policy to 'TAM 12 <u>Strategic</u> Transport Facilities' Amend line 2 of TAM 12 to '... such as the Foyle Port and City of Derry Airport (CODA).' Amend Para 11.138 (line 1) to 'Development at the ports and airport...' Amend bullet point 3, 2 nd sentence to read 'General warehousing and economic developments are unlikely to be permitted in adjacent rural areas, <u>but in accordance with their SEDA status and boundaries (see Para 9.11 and page 115).</u> '	n/a				All SOs	Screened Out
12. Tourism Development										
PC 89	183	Para 12.4	Correct the typo of a line missing.	Amend the 2 nd sentence to read: 'The Walled City is strategically located 'where the Wild Atlantic Way meets the Causeway Coastal Route', as noted in the Council's Tourism Strategy.	n/a				All SOs	Screened Out
PC 90	183 185 190	Para 12.4, map on p 185, para 12.21	To use the correct title 'the International Appalachian Trail'.	In Para 12.4, map on p 185 and Para 12.21, change to ' <u>International Appalachian Trail</u> '	n/a				All SOs	Screened Out
PC 91	183 187	12.5 12.15	Clarify if there are to be 9 or 10 Tourism settlements. Amend text in 12.5 to make this explicitly clear.	Insert at start of 12.5: <u>Nine tourism settlements have been identified</u> – Tourism Hubs, Gateways and Historic Villages <u>that</u> are important... On the 3 rd line of para 12.15, delete the word ' <u>ten</u> '	106A DfI Strategic Planning				All SOs	Screened Out
PC 92	184	12.8	Update to name of body	On the 3 rd -4 th line, amend '... with regard to the Future Search <u>Sperrin Partnership</u> and the Sperrins Forum...'					All SOs	Screened Out
PC 93	186	TOU 1 (Safeguarding of Tourism Assets) Appendix 2 Para 12.11	Include the indicative list of Tourism Assets as referenced in the Tourism EVB within the J&A at para 12.12.	Add definitions to Appendix 2 - add a few lines of definition / examples of Tourism Assets and other terms, to ensure consistency with the J&A and in line with the Glossary of existing PPS 16 / SPPS and related to the definitions in the Tourism (NI) Order, where appropriate. In Para 12.11, add wording to end of 1 st sentence '... to tourists – see Appendix 2 for definition / examples.' Add note to EVB 12 appendix list, to clarify if necessary.	106A DfI Strategic Planning				All SOs	Screened Out
PC 94	186	TOU 1 para 12.12	new amplification text to be inserted to make more sound	Insert sentence at the end of para 12.12 p186. <i>Where development is being sought due to association with a heritage asset, the proposal must adopt a heritage-led design approach and be in line with the appropriate historic environment policy as set out in the LDP</i>	79 DfC Historic Env Div	SO14			All other SOs	Screened Out
PC 95	187	TOU 2 (Tourism Development in Settlements)	Made explicit that all the GDP & GDPOs could be applicable to an application. Also details of the TBS & SBS.	Minor text change to 5 th line of TOU 2 to read '...Chapter 7, in <u>terms of including</u> Sustainable Development and also the normal <u>operational</u> Planning criteria... Insert wording at end of final sentence of TOU 2:	106A DfI Strategic Planning				All SOs	Screened Out

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				'... visitor experience – see Appendix 2 for details of a Tourism Benefit Statement and a Sustainable Benefit Statement.'						
PC 96	188	12.18 Appendix 2	To clarify terminology and to signpost to policy for rural short-term-let accommodation.	Amend the 3 rd line of para 12.18 to 'Most B&Bs and S-C units are 'permitted development' <u>i.e. not requiring planning permission</u> , in urban...' Amend the final sentence to read 'Applications for such short-term let proposals in the countryside will be dealt with in Policy TOU 4 <u>and also Policy ODC 4.</u> ' [This is currently Policy AGR 3 on page 216.] Also include definition / information on short-term-let accommodation (urban and rural) in Appendix 2.					All SOs	Screened Out
PC 97	189	TOU 3 (Tourism Amenities in the Countryside) Appendix 2 12.19	To standardise the text on TBS&SBS across all policies. Ensure list of Tourism Amenities in the District as set out in the EVB 12: Tourism Development complies with stated definition as used in J&A 12.19. In point b), amend spelling typo of word 'location'	In TOU 3, move the middle paragraph to the bottom of this box and add words to its end '... Benefit Statement – see Appendix 2 for details.' In the existing Appendix 2, add a few lines of definition / examples of Tourism Amenities and other terms, to ensure consistency with the J&A and in line with the Glossary of existing PPS 16 / SPPS and related to the definitions in the Tourism (NI) Order, where appropriate. In Para 12.19, add wording to end of 1 st sentence '... tourist accommodation – see Appendix 2 for definition / examples.' Add note to EVB 12 appendix list, to clarify if necessary. amend spelling typo of word 'location' on the 5 th line	106A DfI Strategic Planning				All SOs	Screened Out
PC 98		TOU 4 (Hotels, Guest Houses, B&B's & Tourism Hostels in the Countryside)	To avoid potential confusion and achieve consistency of numbering, letters, etc.	Items (a & b) should be renumbered i & ii. NB. As part of general standardisation of numbering and lettering across the LDP dPS, this will be addressed for all categories, criteria and bullet points to ensure consistency of approach.	79 DfC Historic Env Div				All SOs	Screened Out
PC 99	190-191 191 & 192	TOU 4 TOU 4 & 12.23	Insert 'New...' sub-heading to provide clarity between existing tourist facilities policy text and that relating to new tourist facilities. B&B is not defined / referenced in the PPS or SPPS. Review Evidence Base.	For clarity, a new full version of TOU 4 is included in Annex 2, incorporating all the changes below. Insert a) and new category b) , in bold, for clarity: a) Expansion of Existing Hotels, Guest Houses, B&Bs and Tourist Hostels b) Conversion / Replacement or New-Build Tourist Accommodation Under b) above, change sub-category (a) to: 1) Conversion or Replacement of an Existing Rural Building Change the 1 st line to read: A proposal to <u>convert or</u> to replace existing buildings in the countryside... Change the title of sub-category (b) to: 2) New-Build Hotel, Guest House, or Tourist Hostel on the Periphery of a Settlement	79 DfC Historic Env Div	S05			All other SOs	Screened Out

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	191	Appendix 2 TOU 4	There would be a potential conflict here with the present policy, with unintended consequences.	The word B&B should be deleted from the title of 12.23, so that it aligns with the SPPS (para 6.260). There is also no reference to B&B in sub-category 1) above, or in the categories of the first sentence of 2) or in para 12.22. However, it is included in the second sentence of 2) and also in 12.23 (3 times). [Delete these references to 'B&B'] Put a definition of B&B & Guest House into Appendix 2. Also insert J&A clarification for penultimate paragraph on policy re long-term viability of facility: 'It is important that all proposals for tourism accommodation in the countryside are of a high quality and that they meet an identified tourism need or market. Any new-build or substantial expansion proposals must therefore demonstrate how they make a positive and sustainable contribution to the tourism offer and visitor experience - see Appendix 2 for details of a Tourism Benefit Statement and a Sustainable Benefit Statement.'	79 DfC Historic Env Div					
	(192)	12.22	Under subheading of 'Replacement of an Existing Rural Building' insert <i>B&B</i> and amend 4 th bullet point to include reference to <i>...historic building of local importance</i> .	Under sub-heading 1, of 'Conversion or Replacement of an Existing Rural Building' amend 4 th bullet point to: 'where the existing building is a vernacular building and is considered to make an important contribution to local heritage or character historic building of local importance, replacement will ...' (Also amend the related J&A., para 12.22 on p 192, 7 th line, replace 'vernacular' with 'locally important') Immediately after these bullet points, amend the policy references, to: 'Refer to related policies ODC 4 (currently AGR 3), HE 3 and HOU 21 regarding the conversion and re-use of existing buildings for other suitable rural uses.'	n/a					
	191	TOU 4	Direct the accommodation to a tourist settlement, consistent with TOU 2.	Under sub-heading of ' 2) New-Build Hotel, Guest House, or Tourist Hostel on the Periphery of a Settlement ', amend the 1 st line to 'Where there is no suitable site within <u>one of the nine tourist</u> settlements, a new-build hotel, guest house, or tourist hostel may be appropriate on the periphery of that settlement subject to meeting normal planning requirements.' Following this point, insert the word 'tourist' before the word 'settlement' on the 2 nd , 3 rd and 7 th lines thereafter. Also on the 1 st and 3 rd lines of Para 12.23.	n/a					
	192	12.24	To clarify that S-C and B&B short-term lets can be considered in this accommodation policy (and others), as it is already referenced in J&A 12.24	Amend para 12.24, as follows: 'There can be tourist accommodation which is marketed under short-term-let tourist accommodation such as B&Bs and serviced / self-catering apartments. Most S-C or B&Bs <u>are not considered to be development requiring planning permission</u> (permitted development) in urban and rural situations; however, where there is a new-build or material change of use, planning						

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				applications are required for S-C or B&Bs in the countryside and will be assessed under this policy, TOU 6 and ODC 4 as relevant. Short-term-let tourist accommodation will be monitored and reviewed over the period of the LDP.'						
PC 100	193	TOU 5 (Major Tourism Development in the Countryside)	Amend a word in the policy so that it is the same as the SPPS and is more consistent with this type of proposal being 'an exception'. 'Will' could be considered to set a lower policy test than that set out in SPPS. There is no good evidence-based reason for deviation from the SPPS in this instance.	In the first line of TOU 5, change the word 'will' to 'may be permitted...'	106A DfI Strategic Planning				All SOs	Screened Out
PC 101	193	12.28	DfI seek clarification on whether <i>Region</i> apply to NW region or NI as a whole?? To make the policy 'more sound', HED recommends insertions/ amendments to the J&A text:	Amend text to 12.28, at the end of bullet point 1 '...and the District. The proposed scale / importance of the development will dictate whether it needs to be of District or Regional importance.' Amend 12.28 Bullet point 3 • Justification for the particular site chosen and illustrative details of the proposed design and site layout. <u>Design quality and sympathetic integration of the proposals within the existing context and setting, will be important considerations.</u>	106A DfI Strategic Planning 79 DfC Historic Env Div				All SOs	Screened Out
PC 102	194 195	TOU 6 Criteria c para 12.32	Suggested inclusion of clachan-specific text in J&A para 12.32	Change the start of criteria (c) to: (c) the restoration of an existing group of vernacular or historic buildings including a clachan, through... In para 12.32, change penultimate sentence to: Policies that relate to <u>the restoration of an existing historic building group or clachan, through conversion, reuse and / or replacement of existing buildings, will be assessed under this policy and policy HE 8 Conversion and Re-Use of Non-Designated Heritage Assets. Proposals relating to farm or forestry diversification may provide ...</u>	79 DfC Historic Env Div				All SOs	Screened Out
PC 103	196	TOU 7 (New and Extended Holiday Parks)	Policy TOU 7 is unsound and requires a minor wording amendment to make it sound. They suggest the addition of the text <i>heritage assets</i> to make policy sound.	Amend the final line of 4th para of policy TOU 7, to replace the words 'and designated built' with 'heritage assets'.	79 DfC Historic Env Div				All SOs	Screened Out
13.Minerals Development										
PC 104	200	13.9	Clarify that MIN 1 applies to all areas, including non-designated areas.	Insert a sentence at the end of paragraph 13.9 'Policy MIN 1 applies to consideration of minerals developments in all areas	16 MPANI				All SOs	Screened Out

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				of the District, but particularly to the designated areas referred-to below.'						
PC 105	200	13.10	Clarify J&A to support Policy MIN 1 bullet point 1	Amend para 13.10: "The Natural Environment – An extension to an existing mineral working, which minimises <u>additional</u> environmental <u>impact</u> in the countryside will normally be preferred to new workings on green-field sites. Minerals development within (<u>or in close proximity to</u> , or with a pathway to) potential to adversely affect) protected habitats or designated areas such as Areas of Special Scientific Interest (ASSIs), National Nature Reserves (NNRs) or Special Areas of Conservation (SACs) which have been declared or proposed for declaration on the basis of their scientific value in regard to flora and fauna, will not normally be given permission where they would prejudice the essential character of such areas (<u>These habitats and areas are as defined in Policy NE 1 and NE 2 of Chapter 21 Natural Environment, particularly those that have European / International and National / Regional protection.</u>) Earth science features, which underpin AONB designations, will also be protected from minerals development. <u>In applying this policy, it is acknowledged that there can also be biodiversity enhancement as a result of minerals development"</u> .	16 MPANI, 82 RSPB, 52 Dalradian & 106A Dfl Planning				All SOs	Screened Out
PC 106	201	13.11	To delete the reference to nature conservation sites in 13.11 as it is covered in 13.10. To clarify latter part of paragraph.	Amend final sentence of 13.11 to read 'Applicants must ensure that their proposals accord with the physical preservation of important nature conservation sites and historic buildings and ancient monuments <u>heritage assets</u> along with their settings.' Amend later part to read 'Minerals development within or in close proximity to areas which have been or are to be designated, scheduled or listed...'	79 DFC (HED), 52 Dalradian				All SOs	Screened Out
PC 107	201	13.12	To delete the reference to areas that are 'proposed for designation...'	In paragraph 13.12, on second/ third line, delete '(or is proposed for designation)' .	52 Dalradian				All SOs	Screened Out
PC 108	203	13.23	To reinforce the importance of peatland for carbon storage.	Insert in Para 13.23, line 4, the words '... conservation interests <u>and for carbon storage as well as</u> with the protection...'	82 RSPB	SO10			All Other SOs	Screened Out
PC 109	203	MIN 2	Clarify the term 'expansive tracts of land', that it does not amount to a 'development opportunity' for planning applications stage.	Move middle paragraph of MIN 2 to the end of J&A para 13.24, to make it clear that this is not intended to be an exception for Development Management purposes; instead, it is intended to assist the Council's LDP team in deciding the extent of designations, at LDP LPP stage.	NED 78 A				All SOs	Screened Out
PC 110	205	13.29 bullet point 8	To clarify that <u>all</u> temporary permissions are not necessarily exempt.	Add a few words to clarify, paragraph 13.29 bullet point 8: 'Applications for temporary Planning Permission, <u>where this doesn't prejudice the mineral resource...</u> '	106A Dfl Planning				All SOs	Screened Out
PC 111	203		To correct typo.	MIN 2 second para, second line – typo: 'considered' should read "consider".	82 RSPB & 106A Dfl Planning				All SOs	Screened Out

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14. Signs and Outdoor Advertising										
PC 112	207	Policy AD 2	Amend text for clarification.	Amend AD 2: Advertising Consent will only be granted, for the display of an advertisement on or adjacent to a Scheduled Monument, Listed Building, Conservation Area, or an Area of Townscape / Village Character where: <ul style="list-style-type: none"> The signage or advertising is in keeping with the historic and architectural form and detailing, does not detract from the character or setting of the monument, building or location, does not cause or add to clutter in the area, adequately controls illumination, is not detrimental to public safety and is in accordance with the relevant advertisement policies within Chapter 23: Historic Environment, where applicable. 	HED 79				All SOs	Screened Out
PC 113	208	14.8	To make the policy more sound	Insert new paragraph after 14.8; 'In assessing the impact of an advertisement or sign on amenity, the Council will take into account all of the following matters: the effect the advertisement will have on the general characteristics of the area, including the presence of any features of historic, archaeological, architectural, landscape, cultural or other special interest;'	HED 79				All SOs	Screened Out
PC 114	209	14.9	To clarify the named legislation.	At the end of bullet point 1 Article 87 & 21 are correctly referred to as part of the Roads (Northern Ireland) Order 1993, however Article 34 should be referred to as part of the Road Traffic Regulation (Northern Ireland) Order 1997.	106 c DfI Roads				All SOs	Screened Out
PC 115	209	14.9	To include additional text re LED signage – at an appropriate level of detail for inclusion in the DPS.	Insert a new J&A paragraph after the 2 nd (LED) bullet point on page 209. State that "The detailed technical specifications will be as approved by DfI Roads Service, plus only the key text (underlined below) Full text to be inserted into EVB and possibly a relevant SPG. 'DfI Roads would recommend that the following guidance is included for LED signage — <u>"(Digital advertising screens should only display static images and should not contain moving images. The rate of change between successive displays should not be instantaneous and should not include the sequencing of images over more than one advert or a message sequence, where a message is spread across more than one screen image. "</u> <u>"The minimum duration any image shall be displayed shall be determined by the Council.) "</u> <u>"The minimum message display duration should ensure that the majority of approaching drivers do not see more than two messages. The minimum message display duration of each image shall be calculated by dividing the maximum sight distance to the digital advertisement (metres) by the speed limit (metres/second) of the road (30mph = 13.4m/s, 40mph =</u>	106 c DfI Roads				All SOs	Screened Out

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				<p>17.9m/s, 50mph = 22.4m/s, 60mph = 26.8m/s, 70mph = 31.3m/s."</p> <p>"The luminance of the screen should be controlled by light sensors which automatically adjust screen brightness for ambient light levels, in order to avoid glare at night and facilitate legibility during daytime. <u>The proposed advertising screen should generally comply with the Institute of Lighting Professionals' guidance PLG05, 'The Brightness of Illuminated Advertisements'</u>. Maximum night time luminance of the digital screen must not exceed the appropriate value from Table 4 of PLG05, which must be considered in conjunction with the environmental zones as defined in Table 3 of PLG 05. Proposed luminance levels and control arrangements are to be agreed by the Department for Infrastructure – Roads.</p> <p>"Advertisements shall not resemble traffic signs or provide directional advice."</p> <p>"Road Traffic Regulation (M) Order 1997 makes it an offence to display any sign which resembles a traffic sign on or near a public road. '</p> <p><u>"Telephone numbers and website addresses should not be displayed. '</u></p>						
PC 116	210	14.13	Amend text for clarification.	Amend J&A text at start of para 14.13 to read as follows: 'The Council is aware that our Scheduled Monuments (including the City Walls & Star Fort walls at Ebrington Barracks)...	HED 79				All SOs	Screened Out
PC 117	210	14.15	Add additional text for clarification	<p>Additional text (<u>underlined</u>) is required in para 14.15 1st sentence – Scheduled Monument Consent may be required for applications on <u>the Derry Walls and other scheduled monuments</u> under...</p> <p>Final sentence – However the Council may undertake consultation with HED for an <u>application</u> seeking.</p> <p>Requested new final sentence – <u>An application for advertisement consent on a Listed Building will be assessed against this policy and policy HE4 The Control of Advertisement on a Listed Building.</u></p>	HED 79				All SOs	Screened Out
<p>15. Agriculture & Other Development in the Countryside</p> <p>The SPPS requires the Council to bring forward a 'strategy for sustainable development in the countryside' as part of the LDP; this amended chapter will consolidate the existing policies into the 'strategy' required by the SPPS.</p> <p>It is implicit throughout the LDP dPS that 'sustainable development' will accommodate those types of developments that are appropriate in the countryside and that other forms of development should be located in settlements. However, this is now made more-explicit, through this chapter and its policies.</p> <p>The SPPS requires the LDP to further sustainable development and this is currently done through the first 3 paragraphs, and final paragraph, of Policy CTY 1 of PPS 21, which set out the underlying approach, for the various types of developments that will be considered to be acceptable in the countryside, and there being a 'presumption against' other types of development. It is considered to be appropriate and necessary that this 'default' policy position is explicitly carried through to the LDP dPS, in the interests of ensuring sustainable development and to enable the Council to manage future development proposals in the countryside.</p>										

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PC 118	211		Amend Chapter Title, Introduction & Policy References	<p>- Change the Chapter title to 'Other Development in the Countryside' and the Initials of all these policies from AGR 1-3 to ODC 1-4.</p> <p>- On page 211, the introductory text of this Chapter is amended, to move its emphasis away from agriculture / forestry towards the 'other development'.</p> <p>It is made clear that GDPOL 1 applies to developments in this section and hence the relevant requirements in the Transport Chapter apply including TAM 6 Transport Assessment and TAM 7 Walking & Cycling Provision.</p> <p>See Annex 2 for the proposed re-wording of the introductory paragraphs from page 211.</p>	106 A Dfl Strategic Planning. 80b Dfl TPMU				All SOs	Screened Out
PC 119	212	New Policy ODC 1	Insert new Policy ODC 1, with accompanying Justification & Amplification paragraphs – see ANNEX 3	<p>See Annex 3 for a full version of new Policy ODC 1 and its J&A paragraphs</p> <p>ODC 1 Other Development in the Countryside</p> <p>There are a range of types of development which in principle are considered to be acceptable in the countryside and that will help sustain rural communities and contribute to the aims of sustainable development. The main types of sustainable rural housing and non-residential developments are covered in the respective chapters of this LDP dPS.</p> <p>Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in this LDP. This presumption against such other developments will be particularly important within the defined Green Belt areas.</p> <p>Justification & Amplification – see Annex 2</p>	106 A Dfl Strategic Planning.					New Policy Screened In
PC 120	216	Current Policy AGR 3, becomes Policy ODC 4	Insert new words in the policy and new J&A.	<p>Change title of ODC 4 to include The Conversion, <u>Change of Use</u> and Re-Use....</p> <p>Insert the word 'use' near the start of criteria (b) and (d).</p> <p>Amend criteria (h) to ...Natural Environment and Historic Environment chapters.</p> <p>The above amendment will include listed buildings as well as other historic assets, so delete the following 'Listed Buildings' paragraph.</p> <p>- Insert a new criteria (i) If it is for a tourism development, it must also submit a statement of why the use is site-specific and cannot be located in one of the named 'tourism settlements'.</p>	106 A Dfl Strategic Planning.				All SOs	Screened Out

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PC 121		Policy ODC 2,3 & 4	To clarify that developments should be located outside of the Green Belt or in a nearby settlement, if this is an option.	insert the words near the end of the Policy: '...cannot be located <u>outside of the Green Belt or</u> in a nearby settlement.' Also Insert an appropriate paragraph in J&A in this Chapter similar to para 16.140 p 262 to clarify GB avoidance where possible. For ODC 2 and same for ODC 3 and ODC 4.	106 A DfI Strategic Planning.				All SOs	Screened Out
PART D- Social Development- Strategy, Designations & Policies										
16. Housing in Settlements and the Countryside										
PC 122	219	Para 16.4	Add wording to better reflect the position with strategic Housing land – as set out later in the chapter.	Insert wording on 3 rd line of para 16.4 '... on 'brownfield' <u>or vacant and under-developed</u> sites within the built-up area.'	n/a				All SOs	Screened Out
PC 123	221	16.10	Two minor points of clarification.	On the 1 st line, clarify the reference to '...Table 1 <u>of Appendix 5</u> provide...' On the 5 th line, insert a word '... As part of the LDP Evidence Base, <u>initial Settlement Appraisals</u> have been undertaken...'	n/a				All SOs	Screened Out
PC 124	223	STRATEGIC Table 9: Summary of Land for Delivery of Housing, in District's Settlements. Para 16.14	Amend a typo of the hectares of Urban Capacity land To clarify that the LDP will be zoning additional lands but not peripheral / beyond the development limits generally.	In the 7 th column of Table 9, amend the hectares for the City from 125 to 61. This also changes the column total from 307 to 243. The other figures remain unchanged. Insert word in criterion b. 'b. Not zoning additional <u>peripheral</u> land for housing generally;'	n/a 36 JP McGinnis				All SOs	Screened Out
PC 125	P 224	Para 16.16 Strategy box	To put the emphasis on accessibility when choosing sites for housing.	Amend last sentence (as per underlined text) of para 16.16 p224 to read as follows: 'The LDP aim is to deliver 9,000 new, quality homes by 2032 at sustainable locations that are <u>accessible, especially by walk, cycle and public transport</u> , to employment, shopping, community services, leisure, and recreational facilities.'	106 B DfI TPMU				All SOs	Screened Out
PC 126	225	HOU 1	Clarification and a typo. To address non-development and land-banking to encourage land to come forward for house building and to clarify that 'certain Phase 1 lands' depends on whether or not they have legally implemented their planning permission. To Introduce 'Phase 3 Zoning' of additional land	For clarity, see Annex 4 for a full version of new Policy HOU 1 and its J&A paragraphs In policy HOU 1, amend reference on line 2: 'Table 1 8 or Appendix 5 Table 1.' Add an 's' to 'brownfield sites' on line 8 In HOU 1 Part (a) second sentence, amend as underlined to read as follows: '...housing land within the City, Main Town and the Local Towns in two <u>three</u> phases' In HOU 1, under the LDP Phase 2 Zonings heading, add the following sentence (as underlined) to the end of the 3 rd bullet point to read as follows: ' <u>Conversely, if certain Phase 1 land is not implemented, it can be re-zoned as Phase 2 or alternatively, either Phase 1 or</u>	50 Turley (& similar) other Turley submissions)	SO2, SO3, SO7, SO8	SO12, SO13		All Other SOs	Review of Significance for cumulative effects (see below)

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			<p>into HOU 1 to meet the Social Housing Need. This will formalise and manage the 'exceptional circumstances' provision and ensure that adequate and sustainable-as-possible lands can be brought forward for affordable housing primarily.</p> <p>To further clarify in the J&A that the LDP Plan Review will consider the rezoning of both Phase 1 & 2 Lands if not brought forward within a reasonable time</p> <p>To explain the rationale in the J&A as to the requirement of Phase 3 Lands.</p>	<p><u>Phase 2 lands can be rezoned for an alternative land-use, following an LDP Review;</u></p> <p>In HOU 1, under the LDP Phase 2 Zonings heading, remove the sentence under the 4th bullet point starting 'In exceptional circumstances....' and its associated two bullet points and replace with the following underlined text: <u>'LDP Phase 3 Zonings – Strategic Housing Land Reserve</u></p> <p><u>A strategic reserve of Phase 3 Housing lands will be identified at the LPP stage, comprising land that previously lay just outside of the City / Town settlement development limits (SDL) and is located immediately adjacent to those areas identified (by NIHE) as having the most acute social housing need.</u></p> <p><u>In exceptional circumstances, where there is extreme localised social / affordable housing stress / need and it is demonstrated to the Council that the need cannot be met through the above sequence of Phase 1, Phase 2 or other HOU 2 lands, then a planning application can come forward on a Phase 3 site for immediate development to address that need. Such a planning application, after the LPP adoption, shall be from NIHE or a registered housing association*, primarily for affordable housing, and the development shall be part of a Balanced Community in accordance with Policy HOU 5. Such a need should be supported by NIHE.'</u></p> <p>* Insert a footnote to explain that where the term 'registered housing association' is used, this can generally also mean NIHE, who have recently changed status, to enable them to build houses, as a HA.</p> <p>Amend J&A para 16.21 by inserting following sentence (as underlined) after second sentence to read as follows: <u>'In addition, both Phase 1 and Phase 2 Lands may be considered for rezoning to alternative land uses, such as community open space, if residential development on such sites is not brought forward within a reasonable timescale. At the LDP Reviews, the Council will use this mechanism, to review the identified housing land and may rezone all or some of that land, so as to ensure commencement and delivery of housing, rather than contribute to delay and land-banking of the Housing lands that it has identified in the LDP.'</u></p> <p>Amend J&A Para 16.24 as follows: 'As an exception to In addition to the Phase 1 and 2 approach, ...' Insert new sentence after end of 2nd sentence:</p>						

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				<u>'These Phase 3 Lands are being introduced to formalise the potential provision of additional land at the edge of the city or towns for social / affordable Housing, in exceptional circumstances, thus ensuring the orderly and consistent release and development of such lands by the Council through the LDP. The amount of Phase 3 land identified will be limited to that which is reasonably necessary and sustainable; it will be decided by the Council at LPP stage, dependent on the amount of Phase 1 & Phase 2 land that can be identified / Zoned in a local area (related to the NIHE-defined local housing areas) and dependent on the amount of Housing Need prevailing in that area at that time.'</u>						
PC 127	227	16 24	To remove a sentence placed at this location in error	Remove final sentence from para 16 24 and insert as is, as a new sentence at end of first sentence in J&A Para 16.112 on page253.					All SOs	Review of Significance for cumulative effects (see below)
<p>Summary of the Review of the Cumulative Effect of the proposed changes to HOU 1</p> <p>The proposed changes to policy HOU 1 do not alter the policy's strategic thrust of encouraging consolidation and the establishment of a more compact urban form and encouraging housing to be delivered in the most sustainable locations. The proposed changes provide clarification to ensure that development of the most sustainable Phase 1 and Phase 2 lands does come forward, acting positively against the policy's original status on the sustainability objectives to protect physical resources and use them sustainably and to encourage active and sustainable travel. However, the effects of implementing the proposed changes are not considered strong enough to alter the original policy score on these sustainability objectives, which was minor positive.</p> <p>The proposed changes also formalise the procedure by which exceptional development in Phase 3 land may be permitted. This change has been recommended following consultation to facilitate the delivery of social /affordable housing in areas where acute housing need has been identified by NIHE, where that the need cannot otherwise be met. The proposed changes have a beneficial influence on the original policy's status against the objectives to strengthen society and to provide good quality, sustainable housing, but would not alter the overall SA score for these sustainability objectives. As Phase 3 lands will be peripheral lands, this aspect of the modified policy would result in a small increase in the scale of negative effects on the sustainability objectives to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. The proposed changes have strengthened the policy wording around the application of the sequential test, to ensure that such development is by exception only and this will limit the scale of the negative effects. The SA of HOU 1 has already recognised that the Strategic Allocation and Management of Housing Land will have minor negative effects on these sustainability objectives and it is considered that the proposed change will not result in any significant negative effects. The changes to the original policy would also result in no change to the original policy's assessment against the sustainability objective to encourage active and sustainable travel; minor negative impacts are identified during the short term due to the locations of lands already committed, but over time with consolidation and the establishment of a more compact urban form creating the necessary 'critical mass' to deliver services, effects will gradually shift to positive. The SA has already identified the measures that will enhance the sustainability of this objective, such as factors and KSRs to consider when identifying zonings at LPP, and other measures where minor negative effects are predicted, and no further assessment is required.</p>										
PC 128	p 229 – 230	HOU 2	To provide clarity on perceived disparity between policy intent and summarised LDP intent that all new housing development will be delivered on previously committed sites or within the existing settlement limit.	Amend the first para of HOU 2 policy text p 229 to read as follows: <u>'It is the LDP's intent that all new housing development within the city and towns of the area will be delivered on land zoned under Policy HOU 1 or elsewhere on appropriate sites within the Settlement Development Limits under this policy. This policy promotes the development of new housing on appropriate vacant and underutilised land at sustainable locations within the settlements.'</u>	106A Dfl Strategic Planning					Screened Out

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			To remove possible confusing reference to regional brownfield and inclusion of open space, as per RDS definition.	In addition, the following part of the last sentence in the first para of the policy text of HOU 2 '... to contribute to the regional target for 60% of new housing to be located in appropriate brownfield sites.' Is to be removed and inserted at the end of para 16.30 p 229 so it reads as follows: <u>'Development on 'brownfield' sites within settlements will be encouraged as it can assist in returning derelict sites to a productive use; help deliver more attractive environments; assist with economic renewal; reduce the need for development on existing underdeveloped or greenfield sites; and to contribute to the regional target for 60% of new housing to be located in appropriate brownfield sites.'</u>						
PC 129	229	HOU 2	Consistent use of supplied 'accessibility' wording requested.	Amend criteria b to read as follows: 'b. The location is accessible by walking, cycling and public transport to key services and facilities.'	106 B DfI TPMU				All SOs	Screened Out
PC 130	229	16.31	To clarify that the size thresholds cannot be side-stepped, consistent with the policy text as well as the SPSS.	Insert new sentence onto end of HOU 2 para 16 31 p 229 to state: <u>'The Council will not accept proposals which seek to artificially divide larger sites and bring them forward in a succession of smaller sites to meet the size criteria as set out in Policy HOU 2.'</u>	17 John Black, 36 JP McGinnis				All SOs	Screened Out
PC 131	229	16.30	To provide clarity within the J&A text in relation to HOU 2 lands for Housing.	Amend the opening sentence of para 16.30 p 229 to read as follows: <u>'In accordance with HOU 1, proposals on Brownfield sites; small whiteland sites; or open space (in accordance with OS 1) will be contrary to HOU 1 as they would undermine the LDP Housing Strategy.'</u>	MKA Reps: 122 MKA-James McLaughlin, 123A & B MKA - Millwell Properties Ltd, 124A - D MKA – Doherty (various), 126 MKA - Daniel Lusby, 136 - Diocese of Derry - MKA				All SOs	Screened Out
PC 132	231	16.38	To clarify re policy application / density definition	Add text at end of HOU 3 para 16.38 p 231 to read as follows: <u>'The Council acknowledges that particular care needs to be taken when increasing the density in established residential areas.'</u>	106 A DfI Strat Planning				All SOs	Screened Out
PC 133	233	16.44	To further clarify the policy intent, including control of short-term residential lets.	Amend HOU 4 J&A with amended para 16.44 text (underlined) and insertion of a new para 16.45 as follow: Para 16.44 amendment: 'This policy therefore seeks to restrict the type of proposals for non-residential uses <u>or for non-permanently occupied dwellings</u> that are permitted in established residential areas and areas where higher density residential accommodation is appropriate. Where <u>such non-residential uses or non-dwelling</u>	n/a	SO2, SO3			All other SOs	Screened Out

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				<p>uses are permitted, they should be complementary to the surrounding residential uses and protect established residential amenity. In such cases, all other policy requirements still apply to the proposal such as open space provision, density and sustainable transportation all of which are of critical importance in sustainable neighbourhoods.’</p> <p>New para 16.45 text & re-number accordingly: 16.45 ‘<u>In protecting the existing housing stock, the Council recognises that some proposals for small-scale uses such as a local shop, community facility, small scale employment uses or an office and short-term residential lets may be acceptable. However, such proposals will be subject to careful consideration, on a case by case basis, to ensure the proposed use is compatible, subordinate to the existing residential use, complementary to the surrounding residential uses and does not result in unacceptable adverse effects on existing residential amenity.</u>’</p>						
PC 134	233	Policy box HOU 5	<p>To amend the policy title to include Private and Affordable tenures.</p> <p>To put the onus on the developer to demonstrate the suitable private / affordable housing mix, with a minimum of 20% affordable being the norm.</p>	<p>For clarity, see Annex 4 for a full version of new Policy HOU 5 and its J&A paragraphs</p> <p>Amend policy title to ‘Affordable and Private Balanced-Tenure Housing in Settlements’</p> <p>Amend (new text is underlined) HOU 5 policy text to read as follows: Affordable housing should consist of social rented housing and/or intermediate housing. In determining the appropriate mix of affordable housing in terms of size, type and tenure, regard will be had to NIHE’s up to date analysis of demand, including housing stress and prevailing housing need.</p> <p>Amount of Affordable Housing</p> <p><u>‘In order to achieve the Council’s stated objectives of delivering adequate numbers of affordable housing and also providing balanced / mixed communities, Planning permission will be granted for a residential development scheme of, or including 10 or more residential units (or on a site of 0.5 ha or more), where a minimum of 10% 20% of units are provided as affordable housing. Where there is an acute localised need as demonstrated by the NIHE, the proportion required may be uplifted on an individual site, and this will be indicated as a KSR at the LDP LPP stage.</u></p> <p>All such housing schemes will be required to deliver in order to achieve balanced and mixed communities. all housing schemes will normally be expected to have no more than a maximum of 70% of either private or affordable houses. All relevant proposed housing developments will be expected to provide a balance of suitable tenures, taking account of the proposed and existing mix in that local area. <u>Applicants will be</u></p>	106 A Dfl Strat Planning				All SOs	Review of Significance for cumulative effects (see below)

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				<p><u>required to clearly demonstrate and submit underpinning evidence, supported by the NIHE, of how they intend to deliver an appropriate affordable / private housing mix to meet any identified acute localised need.</u> Any exceptions to <u>proportions of tenures</u> will need to be specifically justified and evidenced by the applicant.</p> <p>Where it can be demonstrated that there is no <u>insufficient</u> need and / or it is not sustainable or viable for a proposed development in the area to meet the full requirements of this policy, the Council will consider a suitable proportion on a fully-evidenced case-by-case basis.</p> <p>The agreed ratio of private to affordable housing will need to be implemented and maintained during, <u>and for an agreed period after</u>, the construction of the scheme.</p> <p>In rural villages and small settlements, the minimum viable number of affordable units will be 2 in a development of 10 or more. <u>In such settlements</u>, sites below the normal threshold of 10 dwellings may also need to provide affordable housing if there is an identified need.</p> <p>Planning permission will not be granted for development proposals containing less than 10 housing units where lands have been artificially divided for the purposes of circumventing these policy requirements. Where there is a phased approach to the development of a site, this should be discussed with the Council at the outset to ensure that the affordable housing requirement can be developed in a comprehensive way over the whole scheme.</p> <p>Affordable housing will be secured as appropriate, depending on size of the development, by way of a condition or Section 76 Planning Agreement, which should be in place in advance of planning permission being granted. An off-site developer contribution may be required and will be considered on a case by case basis.</p> <p>Mixed Tenure / Tenure-Blindness</p> <p>The design and external appearance of the affordable housing in the development should reflect the character of the remainder of the site. These should be interspersed within the market housing so that they are not readily distinguishable in terms of external design, materials and finishes’.</p>						
PC 135	234	Para 16.46 & 16.49	To make it explicit that the Council believes that a minimum 20% affordable housing will be required to address the remaining social housing need	Add the following new text as underlined, as a new sentence onto end of Para 16.46 (p 234): <u>‘Therefore, the general requirement in this policy that 20% of all new Housing units should be affordable housing should be adequate to deliver the remaining number of dwellings to address ongoing Housing Need.’</u>					All SOs	Review of Significance for cumulative effects (see below)

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				Re-word Para 16.49, as follows: 'Where the developer Council can demonstrate, supported by up-to-date evidence provided by NIHE, that an acute localised need for a higher proportion of affordable housing cannot be fully addressed by the minimum 10% 20% requirement, the proportion of affordable housing required may be uplifted on an individual site. If this is the case, the LDP Local Policies Plan will vary the proportion of affordable housing through a Key Site Requirement (KSR) on zoned housing land'.						
PC 136	235	Para 16.51	To provide J&A clarity on the indicative private / affordable housing mix.	Re-word Para 16.51 to read: ' The 70% indicative <u>Council has indicated that there should be no more than a 70 – 80%</u> proportion of either private or affordable housing <u>in an area</u> is in the interests of achieving balanced and sustainable communities. <u>The Council will seek an indicative mix from proposed housing schemes of no more than a maximum of 80% of either private or affordable houses to deliver the Council objective of such balanced communities.</u> The applicant will need to provide evidence and submit a statement which takes into account the existing tenure mix. This would include up-to-date NIHE information <u>including</u> supported private-rented accommodation evidence if required'.					All SOs	Review of Significance for cumulative effects (see below)
PC 137		16.52 – 16.55	Note amended DfC definition of Affordable Housing issued 19 th April 2021	Remove paras 16.52 – 16.54 and replace with new para 16.52 to read as follows: 16.52 'The Department for Communities issued a revised definition of affordable housing in April 2021. Affordable housing is now defined as: a) Social rented housing; or b) Intermediate housing for sale; or c) Intermediate housing for rent that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.' Additionally, amend / shorten the related Para 16.55, as follows, and remove Footnote 41 on page 236 - as it is now superseded: 16.55 'The SPPS recognises that the definition of intermediate housing 'may change over time to incorporate other forms of housing tenure below market rates'. The NI definition of intermediate housing may be further expanded in the future to include these other products to support the SPPS aim of assisting eligible households into affordable housing. Where this is the case, such additional products will be considered	n/a.				All SOs	Review of Significance for cumulative effects (see below)

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				suitable to meet the affordable housing obligations of this policy in the future.'							
<p>Summary of the Review of the Cumulative Effect of the proposed changes to HOU 5</p> <p>The proposed changes to policy HOU 5 do not alter the policy's strategic approach to 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 through policy and mechanisms. The policy-led approach is in line with the SPPS and DfC guidance and is the only realistic option to meet the aims of the RDS, SPPS and current policy framework across the District. The proposed change to amend the policy wording from minimum 10% to minimum 20% affordable housing is a new policy element and thus its potential impacts on the sustainability objectives require consideration.</p> <p>HOU 5 does not influence the overall quantum or the location of housing, only the composition/affordability of housing within settlements in future developments comprising 10 or more residential units; or on a site of 0.5 ha or more. It therefore has limited effect on economic and environmental sustainability objectives SO6-SO14. The proposed change from 10% to 20% does not conflict with levels of demand currently identified by the NIHE and the ongoing and increasing high levels of Social Housing Need that Council wishes to address. The other proposed changes to policy wording and J&A are minor, for clarity and consistency and do not influence the sustainability appraisal.</p> <p>The proposed change from 10% to 20% may have a slight beneficial effect on the previously identified significant positive impacts of this policy on the social sustainability objectives to improve health and well-being, to strengthen society and to provide good quality, sustainable housing, through the potential to deliver a slightly greater proportion of affordable homes over the plan period. However, the policy will have no effect on existing committed development and therefore its effects are unlikely to be fully achieved until the long term. The proposed change maintains a maximum proportion of 80% of either private or affordable houses. This policy element acts as a safeguard against negative effects, ensuring that the housing mix does not become imbalanced, and retains the benefits of stimulating positive social interaction and reducing factors causing inequalities.</p> <p>The proposed changes to policy HOU 5 do not introduce any new impacts that were not already considered in the original SA and therefore do not alter any of the outcomes or recommendations of the original SA. The proposed amendments to the policy, alone and in combination, are considered to be 'not significant' and can therefore be Screened Out.</p>										SO1, SO2, SO3	Screened Out
PC 138	237	HOU 6	To clarify that Tenure is dealt with by HOU 5 and not by HOU 6.	Remove reference to 'Tenure' from title of policy HOU 6. New title to read as follows: <u>'HOU 6 House Types and Size.'</u> In HOU 6, remove references to Tenure in last sentence in middle policy paragraph to read as follows: <u>'An appropriate mix of house types and size will also be required'</u> . In J&A Para 16.63 (p 238) amend penultimate sentence to read as follows: <u>'A well-designed scheme can add visual interest through a variety of house types and allow households with different backgrounds and incomes to live together.'</u>	45, Heron Bros 48, Apex Housing 49 PCI 114, Turleys – Hamilton Bell 116, Turleys Howard Fulton 128 Turleys – Apex Housing				All SOs	Screened Out	
PC 139	241	HOU 8 16.73	To provide clarity on what a 'movement pattern' is and to provide enhanced reference to physical walking and cycling infrastructure and potentially new bus services.	Amend HOU 8 J&A para 16.73 by inserting new text (as underlined) as a new sentence to start after end of current para text as follows: <u>'The Council will require any submitted Movement Pattern to provide sufficient information as to how people will access the development – internally and externally. This will include all possible forms of internal physical access (walking /</u>	106 B DfI TPMU				All SOs	Screened Out	

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				<u>cycling) and internal / external connections from the site to the surrounding area – which should include physical access, public transport and private car. The appropriate information, commensurate to the scale of the development, can be provided by means of illustrated maps; Accessibility Analysis and site layout drawings etc..</u>						
PC 140	241	HOU 8	To provide clarity in line with relevant heritage legislation.	Amend first sentence of HOU 8 policy text by inserting underlined text to read as follows: '...that the proposal will create a <u>high</u> quality and sustainable residential...' Amend criteria (a) – (c) as follows text by inserting underlined text to read as follows: (a) 'The design and layout respects the landscape, local character, <u>historic</u> and natural environment (including trees)... (b) <u>In Conservation Areas, housing proposals will be required to enhance, or where the opportunity to enhance does not arise, preserve its character.</u> (c) <u>Heritage assets</u> are identified and where appropriate...'	79 DfC-HED 79	SO14			All other SOs	Screened Out
PC 141	242	HOU 8	To provide enhanced text in reference to delivering biodiversity net gain.	Insert a new criteria 'm' to be inserted onto the end of the criteria list in the policy text box on p 242 to read as follows: <u>m) The proposal will result in no net loss of biodiversity and preferably contribute to biodiversity net gain, being incorporated into the design and layout as part of the development proposal.</u>	82 RSPB	SO12			All other SOs	Screened Out
PC 142	245 245	HOU 10 Para 16.86	To remove reference of other residential institutions from policy box to J&A. To amend a typo - Para 16.86 refers to Chapter 25 SPG Annex A. Should be Appendix 6 SPG on p 516.	Amend policy box of HOU 10 by removing last paragraph of policy text and re-locating it to end of para 16.84 p 245. In final policy sentence of HOU 10, amend italics typo to document title 'Guidance for Residential Extensions and Alterations.' Amend last sentence of 16.86 p 245 by removing reference to Chapter 25 Supplementary Planning Guidance PG Annex A and replacing (as underlined) with the following: <u>'...and decisions will be informed by the guidance provided in Appendix 6 SPG of the LDP Plan Strategy.'</u>	106 A DfI Strat Planning 107 Paul McGarvey 106 A DfI Strat Planning				All SOs	Screened Out
PC 143	245	HOU 10 New criteria e) to be added to policy box	To enhance Policy HOU 10, with an additional requirement to achieve no net loss of biodiversity	Insert a new criterion e) into policy text of HOU 10 p 245 to read as follows: e) 'The proposal will result in no net loss of biodiversity and preferably contribute to biodiversity net gain'.	82 RSPB	SO12			All other SOs	Screened Out
PC 144	246	HOU 10 – Para 16.87	Rep considers proposed wording is outdated / misleading.	Remove all text from para 16.87 and append on to end of para 16.84.	107 Paul McGarvey				All SOs	Screened Out
PC 145	247	Para 16.95	To provide for a suggested Building on Tradition reference to be inserted into Rural Design para 16.95 p247.	Amend final sentence of para 16.95 to read: '...any relevant local design guidance, <u>including Building on Tradition.</u> '	107 Paul McGarvey				All SOs	Screened Out

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		Para 16.97	To remove reference to PPS6 and its Addendum which will cease to have effect once dPS is adopted.	Amend text (as underlined) in para 16.97 to read as follows: '...the Council will also consider the relevant policies contained <u>within the Council's own Historic Environment SPG</u> , together with any policy'	106 A Dfi Strat Planning					
PC 146	251 & 252	HOU 13 Para 16.104 16.106	To correct typos and provide policy clarity. To correct typos and provide policy clarity.	Amend text in Para 16.104 as follows: Correct typo – 3 rd line to read: '...rented by <u>at</u> least one....' Remove duplicated legislation reference in 4 th sentence to now read: 'Over-concentration of HMOs has the potential to place pressure.....' Insert new text into final sentence to read: '...potential to detract from the amenity and supply of existing traditional family homes...' Amend text in Para 16.106 as follows. Amend 2 nd bullet point by deleting word 'registered' to now read: '...for HMOs not yet licensed.'	n/a				All SOs	Screened Out
PC 147	253	HOU 15 – second line of policy text	Clarification sought on terminology / definition of a retirement villages and how this differs from sheltered housing.	Amend first sentence in policy box HOU 15 p 253 deleting a word, to read as follows: 'Planning permission will be granted for sheltered accommodation, residential or nursing care accommodation, retirement villages and care-related facilities, where the proposals....'	106 A Dfi Strat Planning				All SOs	Screened Out
CHAPTER 16 Housing; Rural p255 to 276										
PC 148	256	16.121 16.122	To include reference to heritage assets. To cross-reference to the applicable Design policies.	Reword as follows (fourth line): 'while protecting the landscape, <u>heritage assets</u> and natural resources of the rural area' At the end of the final sentence add the words '... as well as Design Policies CY 1 to CY 4.' On the 3 rd last line at end of 16.122, insert the words 'relevant LDP policies particularly CY 1 –CY 4...'	79 DFC HED n/a				All SOs	Screened Out
PC 149	264	HOU 20 (Restoration/ Replacements)	Add text regarding the preference to conserve non-listed vernacular buildings.	Add text at the head of Policy HOU20: ' <i>The retention and conservation of non-listed vernacular buildings will be encouraged in preference to their replacement.</i> '	79 DFC HED				All SOs	Screened Out
PC 150	265	HOU 20 (listed dwellings paragraph)	Correct typo.	Correct typo– Policy HE4 not BH 4.	n/a				All SOs	Screened Out
PC 151	266	HOU 20 16.150	Add text to clarify that restoration is an important element of rural housing renewal.	Add text to start of para 16.150: ' <i>The restoration or replacement of existing dwellings is important to the renewal and upgrading of the rural housing stock...</i> '	79 DFC HED				All SOs	Screened Out
PC 152	268	HOU 21 (Conversions) 16.160.	Require report to demonstrate that a building is structurally sound and capable of conversion.	Add text to para 16.160 – 'Where there are significant concerns about the structural condition of the building to be converted, a structural report shall be submitted, with the level of detail and the credentials of the author being commensurate with the condition of the building.'	79 (HED)				All SOs	Screened Out
PC 153	265	HOU 20 Para 16.155	Request that the importance of old buildings & underused sites for biodiversity is	Add a paragraph to J&A after 16.155 (change numbering accordingly) – ' <i>Old buildings and homesteads in the countryside can have well-established boundaries, mature trees, hedges and low walls, as well as existing laneways. They</i>	82 RSPB	SO12, SO13, SO14			All other SOs	Screened Out

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	268	HOU 21 Para 16.164	recognised and to require no net loss of biodiversity.	<i>can be of significant biodiversity value and visually anchor the dwelling to the surrounding countryside. Therefore, the restored or replacement dwelling should seek to retain those landscape features and achieve no net loss of biodiversity and preferably contribute to biodiversity net gain. Planning conditions will be used to ensure the incorporation of biodiversity features into the design including the provision of sites for species that nest or roost in the built environment. See also Policies GDPOL 1 and NE 3.</i> Add a similar paragraph after paragraph 16.164 (renumber paragraphs accordingly) but opening as follows – “ <i>Old buildings in the countryside can have well established boundaries...</i> ”						
PC 154		Paragraph 16.165	Delete part of paragraph (not relevant here).	Delete final sentence in paragraph 16.165.	n/a				All SOs	Screened Out
PC 155	271 264 267 268 272	HOU 23 (New Single Dwelling in a Small Gap in a Frontage) HOU 19 16.149 HOU 20 16.158 HOU 21 16.164 HOU 23 16.173	J&A already provided for ‘why it is important in the Green Belt’ for HOU 18 (16.140) and HOU 22. Similar J&A text to be added to HOU 19, HOU 20, HOU 21 and HOU 23 (after 16.173) for completeness and consistency.	Similar paragraphs to be added to J&A for HOU19, HOU20, HOU21, HOU23. All will start with the following text – ‘ <i>Within the Green Belt, there is likely to be greater development pressure than in the countryside generally so it will be particularly important to carefully manage the numbers and locations of new dwellings.</i> ’ They will continue as follows – In new paragraph to replace 16.149 – ‘Therefore within the Green Belt, exception c will not apply and any planning permission granted under this policy will be subject to a condition restricting occupancy of the dwelling for the use of the business.’ In new paragraph after 16.158 – ‘Therefore within the Green Belt, bullet point 2 (visual impact of the proposed dwelling) will be strictly applied’. In new paragraph after paragraph 16.164 – ‘ <i>Therefore within the Green Belt, criteria c in particular (scale of new extensions) will be strictly applied.</i> ’ In new paragraph after 16.173 – ‘ <i>Therefore within the Green Belt, planning permission will not be granted for infill development in the countryside within such a built-up frontage.</i> ’	n/a				All SOs	Screened Out
PC 156	275	16.181 16.180	To explain why Policy HOU25 does not allow affordable housing adjacent to/ near small villages & settlements in the Green Belt. To expand on the exception to the rule that only one	Add text to paragraph 16.181 (new text underlined – ‘ <i>It is envisaged that adequate affordable housing provision can be found within <u>Derry or Strabane or within villages and small settlements within the Green Belt...</u> will not be permitted <u>in the Green Belt.</u></i> ’ Add extra J&A para after 16.180 expanding on ‘generally’ (in the policy) – ‘ <i>If more than one development is required by exception, it must be justified by ongoing social housing need</i> ’	45 Heron Bros 44 NIFHA and 24 MKA				All SOs	Screened Out

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			group of housing will be allowed on eligible countryside sites.	<i>and should be reflective of the scale of the settlement. The design, layout and quantum of development should be as per guidance in paragraph 16.29 [informal groupings of 5 to 10 dwellings]’.</i>						
PC 157	275	16.180	To clarify that HOU 5 (Affordable Housing), 70% threshold does not apply to Policy HOU 25.	Add text to the end of paragraph 16.180 – ‘ <i>The “balanced community” 70% indicative tenure split would not apply to schemes considered under Policy HOU 25.’</i>	73 Co Ownership				All SOs	Screened Out
17. Open Space, Sport & Outdoor Recreation										
PC 158	278	Para 17.3	Add SPPS objectives 2 and 3 from paragraph 6.201 of the SPPS which were omitted in error.	Amend paragraph 17.3 to include additional second and third bullet points: <ul style="list-style-type: none"> ‘ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity; Facilitate appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents.’ Also add a sentence to the end of the paragraph – ‘see SPPS paragraph 6.201’.	106A DFI Strategic Planning				All SOs	Screened Out
PC 159	280	OS 1 Protection of Open Space Para 17.14	Add text to acknowledge the implications and permanence of any open space loss.	Add the following text after “town cramming” in paragraph 17.14: ‘ <i>In the case of either exception, the Council will consider the implications and permanence of any loss of open space.’</i>	106A DFI Strategic Planning				All SOs	Screened Out
PC 160	282	Para 17.18	Add text to require legal and maintenance agreements when replacement open space provision forms part of any scheme.	Add amended text to the end of J&A paragraph 17.18 to reflect the contents of PPS8 paragraph 5 - ‘ <i>where an exchange is acceptable in principle the Council will secure this through the use of planning conditions and/ or a s76 Planning Agreement. This will tie redevelopment to the provision of the new facility and ensure that this is capable of being maintained adequately through appropriate management agreements.’</i>	106A DFI Strategic Planning	SO1, SO2			All Other SOs	Screened Out
PC 161	282	Para 17.19	Explain that where playing fields in settlements are part redeveloped to retain and enhance the remaining facility, this will be set out in a legal agreement.	Add text from PPS 8 paragraph 5.10 to J&A paragraph 17.19 – ‘ <i>any grant of planning permission will normally be reliant on the applicant entering into a s76 agreement tying the financial gain arising from redevelopment to the retention and enhancement of the open space facility.’</i>	106A DFI Strategic Planning	SO1, SO2			All Other SOs	Screened Out
PC 162	284	OS 2 Public Open Space in New Developments	Make it clearer that for smaller schemes, the listed criteria will be used to determine the need to provide public open space.	Policy OS 2 to be reworded as follows – ‘ <i>In smaller residential schemes, of less than 25 units, the need to provide public open space will be considered on its individual merits, bearing in mind the type of the development...</i> ’	106A DFI Strategic Planning				All SOs	Screened Out
PC 163	290	OS 4 Outdoor Space & Recreation in Countryside	To correct typo where text from PPS 8 Policy OS3 and SPPS was omitted in error. Also to reference HNV land – to be consistent with this	Add the following to the start of bullet point 2 (new text underlined) - ‘ <i>there is no loss of High Nature Value (HNV) land or of the Best and Most Versatile (BMV) agricultural land and no unacceptable...</i> ’	106A DFI Strategic Planning n/a				All SOs	Screened Out

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			Proposed Change elsewhere in the dPS.							
PC 164	292	OS 5 Intensive Sports Facilities.	Split bullet points as they had been run together in error.	Amend Policy OS 5 bullet point 5 to be reworded and split to read <ul style="list-style-type: none"> <i>'The proposed facility takes into account the needs of people with disabilities;</i> <i>'The development is located so as to be accessible to the catchment population by walking, cycling and public transport...'</i> 	106B DFI TPMU				All SOs	Screened Out
18. Community Infrastructure										
No Representations received resulting in Proposed Changes to this Chapter										
19. Utilities Development										
PC 165	303	UT 1	Additional wording to reflect that upgrades would affect existing electricity infrastructure, maybe beneficially.	Insert the following word in bullet point 5: ' <u>... upgrades do not adversely affect existing...</u> '	46 NIE				All SOs	Screened Out
PC 166	305	UT 2 Water Infrastructure Para 19.3	Additional wording to recognise the limitations of the sewerage 'network' as a potential constraint to development.	Para 19.3, 4th line: ' <u>...little or no sewerage 'headroom capacity' and also network inadequacies; ...'</u> At the end of the 5th line: ' <u>... Details of the specific network and WWTW capacity...</u> ' Update EVB 19, especially the table at Appendix 1 to reflect the latest information on WWTWs and network issues.	69(NI Water)				All SOs	Screened Out
PC 167	306	UT 3 Telecoms J&A Para 19.23	Add text to refer to the approach to be taken in respect of this type of development in the vicinity of airports as per airport safeguarding set out on page 463, Para 37.5. Stipulate the requirement for technical spec and details of mast / apparatus to be submitted, as in Policy TEL 1 in PPS 10.	Insert new bullet point 5 in UT3: ' <u>It does not adversely affect the operation of the Airport or public safety'</u> Replace text in Para 19.23 with the following: 'Applications for telecommunications development will need to include details of its location, any enabling works, the height of the antenna, the frequency / modulation characteristics and details of power output. Developments in proximity to City of Derry Airport should address any potential to affect safety of aircraft due to height / proximity / direction, lighting, radio interference, etc. (see also paragraph 37.5 on airport safeguarding.) An ICNIRP declaration will address compliance with guidelines on public exposure to electromagnetic fields or interference with existing broadcasting apparatus. All permissions shall include a condition requiring the removal of the mast / apparatus and the site restored, when it is no longer required for telecommunications purposes.'	106A DFI Strategic	SO1, SO13			All other SOs	Screened Out
PC 168	306	UT3 Telecoms 3rd bullet point	Clarify that a Statement is not just required in designated areas, and cross-reference to the respective designations in Ch.21 and 23.	Amend the 2 nd sentence of the 3 rd bullet point ' <u>... level of detail. For proposals in areas of... or affecting designations relating to the or on the Natural and/or Historic environment the Statements will need to address how the proposal meets the requirements of their respective policies (see Chapters 21and 23).</u>	Council-Internal				All SOs	Screened Out
PC 169	306	UT3 Telecoms 19.24	To correct typo.	Correct typo 'Statements to be submitted will need to... [and the final sentence should end] ... within such areas is a	n/a				All SOs	Screened Out

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				particularly important consideration.' [This was a typo, with the sentence being unfinished.]						
20. Waste Planning										
PC 170	p310	EVB 20	The Northern Ireland Waste Management Strategy (NIWMS) 2013 is outdated. Refer instead to The Waste Prevention Programme for NI - The Road to Zero Waste, 2014 in EVB. Include brief explanation on 'Circular' economy and 'Green' economy.	Insert at bottom of p310 a footnote defining 'circular economy': 'A circular economy produces no waste or pollution and uses fewer resources and energy. It keeps products, parts and materials at their highest use and value at all times. It offers a sustainable alternative to our current linear economy - one where we make, use and then dispose of products, parts and materials. This means there is less cost to the environment, precious resources will be saved and more jobs will be created.' The dPS policies also support the concept of a 'green economy' which builds low carbon skills base through innovation and a focus on competitive strengths. It would 'do more with less', by setting targets, standards and regulations that encourage improvements in energy efficiency. Fossil fuels will be replaced by renewables, with a particular focus on wind and hydrogen. It will also create a digitised energy system integrating renewable energy across heat, power and transport sectors. This would increase the security of energy supply.'	72 Zero Waste				All SOs	Screened Out
PC 171	p316 & p318	WP 2 WP 3	This typo was previously identified and corrected as an 'Erratum' in the dPS	On the 2 nd line of Policy WP 2, replace 'MIN 1' with 'WP 1' On the 2 nd line of Policy WP 3, replace 'MIN 1' with 'WP 1'	n/a				All SOs	Screened Out
PC 172	p318	Policy WP 3 Waste Disposal Criteria ii	To clarify that certain developments may be appropriate rather than a blanket ban.	The following text should be inserted at the end of criteria ii, ' <u>unless it is demonstrated that the proposal would not cause harm to, or undermine the reason for that designation;</u> '.	61 Dalzell				All SOs	Screened Out
PC 173	P310	Para 20.6	To include 'zero waste' definition from Zero Waste International Alliance.	Definition of Zero Waste to be included as a footnote (bottom of p310) from zero waste reference in para 20.6: 'The conservation of all resources by means of responsible production, consumption, reuse, and recovery of products, packaging, and materials without burning and with no discharges to land, water, or air that threaten the environment or human health.'	72 Zero Waste				All SOs	Screened Out
PC 174	310	Para 20.8	Rewording to reflect that there are no authorised landfill sites in the District.	Replace first sentence of paragraph 20.8 with the following text: 'There are no <u>current</u> landfill sites... within the District. EVB 20 lists existing waste management sites i.e. recycling centres and bring sites.'	3E EYF				All SOs	Screened Out
PC 175	P314	Para 20.15	Additional text to require wheel cleansing equipment.	Para 20.15 add another bullet point: 'where appropriate, the Council will attach conditions to approvals requiring the installation of wheel cleansing equipment and the cleaning of roads adjacent to the proposed site...'	106 C Dfl Roads				All SOs	Screened Out
PC 176	p321	20.31	Amend policy text - odour assessment encompasses	In paragraph 20.31 remove reference to 'prevailing wind direction'	69 NI Water				All SOs	Screened Out

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			worst-case scenarios of all wind directions.	Add reference as new 3 rd sentence in Para 20.31: 'Please refer to NIW Development Encroachment Procedures'.						
PART E- Environment- Strategy, Designations & Policies										
21. Natural Environment										
PC 177	p 324	para 21.6	To strengthen Natural Environment pre-ambles with Mitigation hierarchy text.	Amend end of para 21.6 p 324 with inserted new text (as underlined) as follows: '..the Council, as the Planning authority, <u>has an important role to ensure their protection from inappropriate development. The Council will apply the 'precautionary principle' and the 'mitigation hierarchy' across all relevant NE policies in this chapter.</u> <u>The mitigation hierarchy requires, in order of preference, that, in terms of potential habitat damage, proposals should:</u> <ul style="list-style-type: none"> • <u>Avoid – where possible, habitat damage should be avoided;</u> • <u>Minimise – where possible, habitat damage and loss should be minimised;</u> • <u>Remediate – where possible, any damage or lost habitat should be restored;</u> • <u>Mitigation – as a last resort, damage or lost habitat should be compensated for.'</u> 	82 RSPB				All SOs	Screened Out
PC 178	P 326	NE 1 – Nature Conservation Sites	To Include "proposed Special Protection Area" and "Sites of Community Importance" within European sites, which are referred to in para 6.175-178 of the SPPS	Amend NE 1 policy text to include those European designations (as underlined) that were accidentally omitted as follows: <ul style="list-style-type: none"> - 'A European Site (Special Protection Area – SPA; <u>proposed Special Protection Area – pSPA</u>; Special Areas of Conservation – SAC; candidate Special Areas of Conservation – cSAC; & <u>Sites of Community Importance, or;</u> - A listed or proposed Ramsar site:' Amend (as underlined) opening sentence of para 21.13 p 327 to read: ' <u>The following formal designations will benefit from the highest level of statutory protection – Special Protection Area (SPA) & proposed SPA; Special Areas of Conservation (SAC) & candidate SAC; Sites of Community Interest and Ramsar, so it is essential that the ...'</u>	106A DFI Strategic Planning				All SOs	Screened Out
	327	NE 1 – 21.13	Typo – delete repeated sentence. To correct the abbreviated forms of European sites	(a) In NE1 delete replicated last sentence in last para under Local Designations / Sites heading on p 327. (b) At start and end of para 21.13 p 327, amend the correct abbreviation for candidate Special Areas of Conservation (as underlined) to read as follows: '...candidate Special Areas of Conservation (<u>cSAC</u>)'	78 A NED 82 RSPB					

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	328	21.15	To amend the correct legislation responsibility	(c) Amend (as underlined) legislation responsibility in the last sentence in para 21.15 p328 to read as follows: <u>'The Council has the powers to declare Local Nature Reserves. Nature Reserves and Wildlife Refuges are declared by DAERA under the Nature & Amenity Lands (NI) Order 1985 and the Wildlife (NI) Order 1985 respectively.'</u>						
PC 179	328	NE 2	To strengthen the LDP commitment in NE2 to avoid impacts on protected species and their habitats.	Amend (as underlined) last sentence of para 7.47 p 87 to read as follows: '...are identified to enable effects to be considered, avoided or mitigated, <u>using the 'mitigation hierarchy'. The prospect of mitigation should not be used as a justification for the development's location in the first place. Developers must refer to the mitigation hierarchy and seek to avoid impacts as a first principle.'</u>	The following are all PARC Reps: 25A - L, 111 82 RSPB				All SOs	Screened Out
PC 180	328	NE2	To provide clarity on where full lists of protected species of animals and plants can be found.	Para 21.11 p325 contains reference to DAERA NE map viewer. P55 of EVB 21 contains a list of all protected sites in the District. Insert following new text onto end of Para 21.11 p325: <u>'As lists of protected animals and plants are constantly being updated, it is recommended that applicants check the DAERA website for up to date information on species protection.'</u>					All SOs	Screened Out
PC 181	330	NE 3	To provide a policy that clearly covers TPO protection & wider tree retention generally.	Insert new third indent in NE 3 policy text box (before 'active peatland') to read as follows: - 'trees and hedgerows;' Insert new paragraph in policy text (as below) before the last paragraph at end of policy NE 3: 'In order to protect the amenity value of trees and woodland, the Council will, where appropriate, make Tree Preservation Orders (TPOs) on woodlands, groups of trees and individual specimens which satisfy the TPO criteria and contribute to the visual amenity and character of the surrounding area.' Put the following text below into a new J&A paragraph 21.21 relevant to policy NE3 (and subsequently renumber) p 330. 21.?? 'Article 121 of the Planning Act (NI) 2011 places a duty on the Council when granting planning permission for any development, to make adequate provision, by the imposition of conditions, for the preservation or planting of trees; and, when considered appropriate, to make Tree Preservation Orders in connection with the grant of such permissions under Article 122 of the same Act. In order to meet this duty, development proposals will be expected to take account of existing trees and hedges which in the interests of visual amenity or wildlife habitat should be retained. The Council will seek to ensure the protection of such features through	119 Prehen Historical & Environmental Society.				All other SOs	Screened Out

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				<p>the inclusion of conditions in any permission granted, or permission will be refused if appropriate.</p> <p>All development proposals on sites which contain or are adjacent to trees or hedgerows, will be required to submit a survey and take account of them, protecting them where appropriate, during their design and any future construction stage. This is to ensure that such trees are not at risk to unacceptable adverse impacts as a result of development activities.</p> <p>Particularly important trees will be protected if they are of significant public amenity value by the making of a Tree Preservation Order. This prohibits the cutting down, topping, lopping or wilful destruction of protected trees without the prior consent of the Council.</p> <p>Where the Council consents to the removal of protected trees, it will be a requirement that suitable replanting occurs.</p> <p>The Council will require that development proposals on sites containing, or adjacent to, protected trees will require the submission of a site survey accurately showing the positions, species, heights, canopies and health condition of all protected trees. Existing and finished site soil levels will also be required to be shown relevant to the protected trees.</p> <p>In considering development proposals, the Council will seek to achieve site layouts which avoid the root systems of existing trees and minimises future concerns over residential amenity. The Council will require developers to manage their sites and their responsibilities to protect trees in strict accordance with BS 5837 (2012) Trees in relation to Design, Demolition & Construction.'</p>						
PC 182	331	NE4 Development adjacent to Main Rivers and Open Water Bodies.	To provide amended text to make NE 4 more robust	Amend (as underlined) the second dashed point in the policy box for NE 4 p 331 to read as follows: <u>'The proposals meet the relevant requirements as set out in the Natural Environment Chapter and does not result in net biodiversity loss.'</u>	82 RSPB	SO11, SO12, SO13			All other SOs	Screened Out
PC 183	333	NE 5 – Development within or affecting the setting of the Sperrin AONB. 21.28	To provide strengthened AONB reference within NE 5 in line with SPPS (para 6.186 – 188) & PPS 2. To strengthen supporting AONB J&A text.	Insert new text (as underlined) following text at end of middle paragraph in policy box for NE 5, to read as follows: <u>'Development proposals in the AONB must be sensitive to the intrinsic special character of the area and the quality of its landscape, heritage and wildlife.'</u> Insert the following new text (as underlined) at end of para 21.28 p 333 to read as follows: <u>'AONBs are designated by the Department of Infrastructure primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage under the Nature Conservation and Amenity Lands (NI) Order 1985 (NCALO).'</u>	106 Dfl Strat Planning				All SOs	Screened Out

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		21.29		Insert the following new text at end of para 21.29 p 333 to read as follows: <u>'In assessing proposals, including cumulative impacts in such areas, account will also be taken of the Council's Landscape & Seascape Character Review EVB 6b.'</u>	n/a					
PC 184	333	NE 5 – amend second para in policy text box.	To enhance Landscape protection within the AONB.	Amend (as underlined) second para in NE 5 policy box to read as follows: <u>'...in order to positively enhance and / or complement our important AONB landscape.'</u>	78A DAERA (NAT ENV)				All SOs	Screened Out
PC 185	334	NE 6 – Development within Special Countryside Areas	To provide policy clarity re finish of works within the AONB.	Insert additional text (as underlined) at the end of the last dashed point within the NE 6 policy box to read as follows: <u>'All works including surfacing, edging, fencing, signage, and way-marking must visually integrate with their surroundings, taking account both of visual amenity and landscape character of the area.'</u> In addition, correct typo in para 21.34, end of 3rd sentence as follows: Replace 'comprise' with 'compromise'	78A DAERA (NED)				All SOs	Screened Out
PC 186	336	NE 7	To provide clarity on the role, purpose and Planning benefit of policy NE 7.	Amend the running order of the paragraphs in policy NE 7 text box. No text changes are proposed, just a reordering (as underlined) of the previously published text as follows. <u>'Proposals for development which would adversely affect or adversely change either the quality or character of the landscape, including its intrinsic nature conservation interest, within the Areas of High Landscape Importance will not normally be permitted. AHLIs are also identified as Areas of Constraint on Minerals Development (ACMDs) and will be subject to the requirements of Policy MIN 2.'</u> <u>'Within AHLIs, the Council will be supportive of the provision of pathways and informal recreational facilities of an appropriate scale and in a suitable location, subject to policy provisions contained elsewhere in the LDP.'</u> <u>Where development is proposed within AHLIs, the proposals must clearly demonstrate special regard to siting, massing, shape, design, finishes and landscaping in order that it may be integrated into the landscape. In exceptional circumstances, significant proposals will only be permitted within AHLIs where their regional or District-wide importance is considered to outweigh any potential adverse impact on the intrinsic features of the AHLI.'</u>	56 Foyle River Gardens (Turley)				All SOs	Screened Out
22. Coastal Development										

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PC 187	P 341	CD 1	To provide clarity on flooding text due to rising sea levels linked to climate change.	Amend CD 1 Policy text with inserted new text (as underlined) to read as follows: 'The Council will require the protection or enhancement of the District's coastal area and seascape. Development proposals must comply with NE 1 (Chapter 21) and FLD 1 (Chapter 25) and should not have an unacceptable effect, either directly, indirectly, or cumulatively, on the <u>natural character & landscape of the coastal area</u> . Development will not normally be permitted in areas of the coast known to be at risk from flooding including areas which may become at risk from rising sea levels due to Climate Change, coastal erosion or land instability. Development proposals will also be assessed against the UK Marine Policy Statement (MPS) and any adopted Marine Plan'.	106E WDPD Dfl (Water & Drainage Policy Division)				All SOs	Screened Out
PC 188	P 341	CD1	To provide a relevant cross reference to policy FLD 1 within policy CD 1 text.	Insert reference to FLD 1 in policy text box for policy CD 1 as underlined as follows: 'Development proposals must comply with NE 1 and <u>FLD 1</u> and should not have' In addition, insert a new text reference (as underlined) in the J&A text at the end of the last sentence in para 22.13 p 343 to read as follows: ' <u>Proposals must accord with Chapter 25 Development & Flooding and policy FLD 1 p 379.</u> '	106D) Dfl Rivers (Planning Advisory & Modelling Unit - PAMU)				All SOs	Screened Out
PC 189	P 341	CD1	To provide enhanced landscape reference within the Coastal chapter.	(a) In line with 6.35 SPPS insert new text (as underlined) into the 2 nd sentence of CD1 to read as follows: '.....indirectly, or cumulatively, on the <u>natural character & landscape of the coastal area.</u> ' (b) Amend the end of sentence at the first bullet point for Underdeveloped Coast in the CD 1 policy text box p 341 with new text (as underlined) to read as follows: '....archaeological / heritage assets, geological or <u>landscape / seascape quality and character of the area.</u> ' (c) Amend the end of the final sentence in the second paragraph for Developed Coast in the CD 1 policy text box p 342, with new text (as underlined) to read as follows: '....geological or landscape / seascape quality and character of the area.'					All SOs	Screened Out
23. Historic Environment This Chapter has been amended and re-worded throughout - see below and Annex 5 of this document for detail.										
PC 190	346-348 Chapter 23 Context, Designations, General 23.1 to 23.12	23.1 23.4 23.5	To include amendments requested primarily by DfC Historic Environment Division (HED), as well as Dfl Strategic Planning, in order to closely align with the wording, layout, definitions	23.1 Line 2 – insert ... <u>heritage assets</u> ³ ...in line 2 Line 4, change designated to <u>identified</u> Line 5, after ...Supplementary List. Insert <u>There is also an array of other heritage assets across the District, many of which are</u>	DfC HED 79				All SOs	Screened Out

³ Heritage Asset can be defined as a 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in Planning decisions, because of its heritage interest.'

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		23.7 23.10 23.11	and strategic policies in the SPPS, as well as to mirror the existing policies in PPS 6. These are considered to reflect their technical expertise and to follow policies that are 'proven' and accepted widely. Therefore, these changes should assist the implementability of these HE policies.	<u>not yet recorded or even discovered</u> . Full details of <u>heritage assets recorded by HED</u> can be found... Line 2, after ...settings, add a footnote to https://www.communities-ni.gov.uk/publications/guidance-setting-and-historic-environment At the end of the para, insert additional text: '...architectural integrity, with a heritage-led design approach. (See also GDP 8, GDPOL 1, PDP 1-3 and various other heritage-related policies.)' Lines 4-7, after ... State Care <u>and</u> Listed Buildings. Insert /replace sentence with: <u>Other heritage assets such as</u> Areas of Significant Archaeological Potential (ASAIs), Areas of Archaeological Potential (AAPs) and Historic Parks, Gardens and Demesnes (HGPDs) <u>are designated and / or identified in the LDP, by the Council on the advice of HED.</u> Where appropriate, the LDP <u>Local Policies Plan</u> will show such <u>main statutory and other designations and areas</u> for information... After the final sentence of 23.10, insert the final sentence from Para 23.61. (also add explanatory note to EVB 23) After last sentence of 23.11, insert <u>Such buildings receive some protection through HE 8 and various other LDP policies / chapters, including General Development Principle GDP 8, AGR 3, HOU 20 &21, TOU 4 and PDP 1. Should LDP Monitoring identify a need for further protection, this will form part of the LDP Review.</u>						
PC 191	349	HE 1 Archaeology - Title	For clarification and clarity	Change the title of HE 1 to <u>HE 1 Archaeological Remains of Regional and Local Importance</u> . The term ' <u>... and Outstanding Remains</u> ' is considered to be unhelpful. Insert 'a)' before the sub-heading 'Archaeological Remains of Regional Importance' Insert 'b)' before the sub-heading 'Archaeological Remains of Local Importance'	79 HED 106A DFI Strategic Planning				All SOs	Screened Out
PC 192	349	HE 1	For clarification and clarity	<u>Insert into</u> part b) Archaeological Remains of Local Importance Planning permission will not be granted for a development proposal which would adversely affect archaeological remains of local importance or their settings unless the Council, <u>having consulted with Historic Environment Division</u> , considers that the need for the proposed development or other material considerations outweigh the value of the remains and / or their setting	79 HED 106A DFI Strategic Planning				All SOs	Screened Out
PC 193	349	23.13	To clarify terminology, within the J&A, not in the policy.	insert / amend in J&A 23.13, as follows: 'Archaeological Remains of Regional Importance' include monuments in State Care, Scheduled Monuments, <u>sites that would merit scheduling</u> and Areas of Significant	79 HED 106A DFI Strategic Planning				All SOs	Screened Out

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				Archaeological Interest (ASAI). <u>Such sites, or constituent parts of them benefit from statutory protection. ASAI are distinctive areas of the historic landscape which are likely to include a number of individual and related sites and monuments and may be distinguished by their landscape character and setting.</u>						
PC 194	349	23.14	Insert text, (the same as PPS 6, 3.5.	Insert the requested sentence to the end of 23.14, as amplification. ...The Council will operate a presumption against proposals which would adversely affect such remains and their settings, <u>and exceptions to this policy are likely only to apply to proposals of overriding importance in the NI context.</u>	79 HED				All SOs	Screened Out
PC 195	349	23.17	Change to start of 23.17, for accuracy	Amend, as follows: 23.17 <u>While they are not scheduled monuments</u> "Archaeological Remains of Local Importance" are capable of providing valuable evidence about our past.	79 HED				All SOs	Screened Out
PC 196	350-351	HE 2	HED is critical of the policy wording and J&A of HE2 regarding archaeological assessment, evaluation and mitigation. They propose a re-ordering of this policy and J&A, with a few extra paragraphs inserted – so that it is nearly exactly the same as the existing policies and J&A of BH 3 and BH 4 of PPS6.	To strengthen the policy and to assist its 'implementability', most of these HED-requested changes are made. It will be very similar to the existing PPS 6 and also similar in content to the existing dPS. See Annex 3 of this document.	79 HED				All SOs	Screened Out
PC 197	352	HE 3 Adjacent to the Walls 23.28	Whilst the Walls could be protected under HE 1, this revised , wording is provided to make the specific policy more-sound, and Derry-specific.	Change to start of 23.28, as follows: <u>As a historic monument in State Care</u> , no works can be carried out... At the end of this paragraph, insert the sentence: <u>In addition to the focussed protections of this policy, the general protection of Policy HE 1 also applies to these City Walls.</u>	79 HED				All SOs	Screened Out
PC 198	353-355	HE 4 Listed Buildings	HED is critical of the policy wording and J&A of HE 4 regarding Listed Buildings. They propose a re-wording of this policy and J&A, with approx. 15 extra paragraphs or lines inserted (so that it would be nearly exactly the same as the existing policies and J&A of BH 7 to BH 11 of PPS6.)	Change text, mostly as requested by HED. See Annex 3 of this document	79 HED				All SOs	Screened Out
PC 199	356-357	HE 5 Conservation Areas	Amend as requested by HED, for clarity and to aid its implementation.	Insert a sub heading ' <u>(a) New Development</u> ' under Policy heading HE 5 to standardise with the structure of the remainder of the policy.	79 HED 106A				All SOs	Screened Out

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	357	23.40 23.41 23.42	Dfl queries the reference in para 23.42 to there being 'occasions where demolition is justified'. They draw attention to the regional policy in para 6.18 of SPPS.	<p>Insert a comma in the second bullet point, to aid understanding of the text: '...scale, form, materials and detailing;'</p> <p>To avoid repetition, delete the last bullet point relating to the demolition of the unlisted buildings as this is already covered under the subsequent sub heading (b) Demolition in a Conservation area.</p> <p>Insert a new second sentence into Policy HE 5 part (b): <u>The general presumption against demolition will only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest.</u></p> <p>Amend / additional text to first line of 23.40. Conservation Areas are areas of special architectural or historic interest. <u>Under Section 104 of The Planning Act (NI), the Council or Dfl may designate a Conservation Area where it is desirable to preserve or enhance the character or appearance of such areas.</u></p> <p>Before Para 23.41, Insert a sub-heading (in bold) <u>(a) New development Within or Affecting the Setting of a Conservation Area</u></p> <p>23.41 On the 4th line, delete phrase 'In deploying the principles of preserve, conserve and enhance,.. The Council will encourage the sympathetic restoration of unlisted buildings...'</p> <p>Before Para 23.42, Insert a sub-heading (in bold) <u>(b) Demolition in a Conservation Area</u></p> <p>Amend/ additional text to 23.42: The Council will operate a presumption against the demolition of unlisted buildings of townscape quality which contribute to the character of an area. <u>In determining proposals for the demolition of unlisted buildings, corroborating information will be required to demonstrate its part played in the architectural or historic interest of the area and the wider effects of the demolition on the buildings surroundings and on the conservation area as a whole.</u></p> <p>New 23.43 <u>The onus will be on the applicant to demonstrate and justify the need for demolition. Evidence will be required to indicate alternative options for stabilisation of the existing structure have been considered in efforts to retain the</u></p>	Dfl Strategic Planning					

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			Even though there is nothing additional in this J&A, it looks like an omission to have none, so Insert new paragraph.	<p><u>building. Reports submitted for consideration on the integrity of the building, including structural integrity, must be submitted by suitably experienced conservation engineers, architects, building surveyors, etc. In assessing proposals, the Council will have regard to the same broad criteria as policy HE 4 for the demolition of listed buildings.</u></p> <p>New 23.44 <u>The demolition of an unlisted building in a Conservation Area will not normally be considered in isolation from proposals for its subsequent redevelopment. Where demolition is deemed appropriate, for example where a building does not make any significant contribution to a conservation area, the Council will require detailed drawings illustrating the proposed redevelopment of the site. Where the Council decides to grant consent for the demolition of an unlisted building in a conservation area, it will be conditional on prohibiting demolition until planning permission has been granted and contracts signed for the approved redevelopment in order to prevent the streetscape from being marred by gap sites, and recording of the building if this is appropriate. (i.e. if the building is clearly of no value, no need to record it in any detail)</u></p> <p>After 23.42, insert a new heading and a paragraph: <u>(c) The Control of Advertisements in a Conservation Area</u> Insert new para after the above: <u>Applications for the display of advertisements will be assessed against this policy and the policy requirements of Chapter 14: Signs and Outdoor Advertising.</u></p>						
PC 200	356	HE 5	To include a reference to 'open spaces in Conservation Areas.	Rather than add a new point, change the first bullet point of HE 5 to '- be sympathetic to the characteristic built form and <u>open spaces</u> within the Conservation Area.'	78 DAERA NED				All SOs	Screened Out
PC 201	358	HE 6 ATCs / AVCs HE 6 Policy Box	<p>To re-order and amend layout and wording of the policy and J&A – as requested by HED, to aid clarity and to assist implementation.</p> <p>To switch ordering in the policy box and in the J&A, to be consistent with SPPS and rest of this Chapter</p> <p>To add in the reference to AVC and Village, equal to that of ATC and 'Townscape'.</p>	<p>HED is suggesting the addition of a few key paragraphs of J&A, as well as some re-ordering, to make the LDP 'more sound':</p> <p>Re- order the subheadings (a) and (b) so that 'New Development...' reads first, and 'Demolition...' second.</p> <p>Insert 'Area of Village Character' or 'AVC' to all such references in this section, and elsewhere in the DPS. Specifically, these changes are required in:</p>	79 HED				All SOs	Screened Out

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		HE6 & various references throughout LDP dPS HE 6 J&A 23.43 23.44 23.45	Reword 23.43 in a positive style and wording, as per SPPS 6.21.	HE 6 at lines 4, 5, 11, 16 and 18. Also in 23.43 x 2, 23.44 x 2, 23.45, 23.61 and in 23.11 and Policy SETT 2 Replace existing Para 23.43 with: 23.43 <u>Areas of Townscape or Village Character (ATCs/AVCs) are designated through the LDP process, because they exhibit a distinct character normally based on their historic built form or layout. For the most part, this derives from the cumulative impact of the area’s buildings, their setting, landscape and other locally important features. There are currently four ATCs in the District, at Victoria Park, Bond’s Hill, Eglinton and Culmore. Further ATC / AVC designations may be brought forward by the Council following assessment at the LDP Local Policies Plan stage.</u> Insert new sub heading (a) <u>New Development in an Area of Townscape or Village Character</u> , before existing para 23.44 Insert new subheading (b) <u>Demolition in an Area of Townscape or Village Character</u> New 23.45 <u>In order to prevent demolition damaging the distinctive character and appearance of an ATC / AVC, the Council will operate a presumption in favour of retaining any building which makes a positive contribution to the character of the area. The onus will be on the applicant to demonstrate and justify the need for demolition as to why a building does not make a material contribution to the ATC / AVC. Where the Council decides to permit demolition of an unlisted building in an ATC / AVC, conditions will normally be imposed:</u> • <u>requiring the redevelopment of the site to be based on previously agreed detailed proposals; and</u> • <u>prohibiting demolition of the building until contracts have been signed for the approved redevelopment of the site.</u> Insert new sub-heading (c) <u>The Control of Advertisements in an Area of Townscape or Village Character</u> New 23.46 <u>Applications for the display of advertisements will be assessed against this policy and the policy requirements of Chapter 14: Signs and Outdoor Advertising.</u>						
PC 202	359	HE 8 Unlisted Vernacular Buildings	Additional / amended wording to the policy and the J&A, as supplied by HED.	Change Text, as per Annex 3, including changing the Policy title to: HE 8 Conversion and Re-Use of Non-Designated Heritage Assets (Also put a cross-reference to HE 8, in the several other related policies named i.e. TOU 4, AGR 3 / ODC 4, HOU 20 & HOU 21)	79 HED	SO14				Screened Out
PC 203	362	HE 9 Enabling Development	Additional / amended wording to the policy and the J&A, as supplied by HED,	Change, mostly as HED recommended – see amended wording in Annex 3.	106A Dfl Strategic Planning					Screened Out

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			so as to align with Para 6.25 of the SPPS and also with current PPS 23.	Also add Enabling Development Practice Note (referenced at the bottom of Para 23.58) to the list of SPG – see Chapter 38 and Appendix 6 Change definition (several references) to significant <u>historic</u> places – which is clearer English and less jargonistic. Also change from ‘planning authority’ to ‘the Council’	79 HED					
PC 204	364	Para 23.61	To remove paragraph which is out-of-place here, and is covered elsewhere.	Delete the first sentence of 23.61 and cut the 2 nd sentence to Para 23.10, as detailed above. Therefore, 23.61 is removed.	79 HED				All SOs	Screened Out
PC 205	364	Para 23.62 & Chapter 40 Monitoring & Review	To include suggested Monitoring Indicators.	Insert a new 2 nd sentence to Para 23.62: Monitoring Indicators may include: the number/type of demolitions, adverse consents, ‘exceptional circumstances’ and ‘regional’ proposals approved. Also note / amend in Chapter 40 and the related Revised ‘Monitor & Review Technical Paper’.					All SOs	Screened Out
24.Renewable and Low Carbon Energy Development										
PC 206	368	RED 1 (& RED 2 - RED 5)	Policy RED 1 is a single multi-dimensional policy with a very short J&A. Split into separate general, wind, solar, AD & hydro policies. Move non- policy text to the J&A to be consistent with other chapters in the dPS.	Break up policy. See amended ordering and text at Annex 6 of this document . In the first and 2nd lines of the new Policies RED 2, RED 3, RED 4 and RED 5, replace the word ‘also’ with ‘(in addition to Policy RED 1)’	n/a				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 207	365 365 366	Introductory Paragraphs 24.1 24.2 24.5	To emphasise the positive and leading role the District is already in, regarding RE production. To correct a minor typo To reference recent energy document	Insert a new sentence at the end of Para 24.1: ‘Derry City and Strabane District Council has already embraced the potential and opportunities of these renewables resources, having approved many such developments across the District and supporting initiatives on low carbon, renewables innovation and energy efficiency e.g. through the NW Energy Strategy. Therefore, this is already considered to be a low-carbon District, which is at the forefront of Northern Ireland’s renewable energy production’. In Para 24.2, on the 5 th line, insert missing words: ‘... generating approximately 27% of the total across Northern Ireland...’ In Para 24.5, on the 2 nd line, insert words: ‘...Plan and the NW Regional Energy Strategy, ...’	n/a				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 208	368	RED 1	To clarify that renewables development must pay due regard to relevant designations.	Minor change to first sentence in policy (new text underlined): ‘In the first instance proposals for renewable energy must accord with <u>NE 1</u> and the relevant landscape designations and their policies (refer also to <u>Chapter 6 Spatial Strategy</u> and Chapter 21 Natural Environment)’	46 SSE Renewables 117 ABO Wind Turley’s				All SOs	Review of Significance for cumulative effects (see

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										below(see below PC 223)
PC 209	369	RED 1	Clarify policy balance between renewable energy benefits and impacts. To correct typo.	Reword final sentences in 2 nd paragraph on p369: '(AONB) will be a priority consideration an important consideration as will the impact of proposals on designated natural and historic environment assets. will also be a priority consideration. ' Move this paragraph to J&A. Correct the spelling typo on last word of the 5 th paragraph to 'interest'	106A DfI Strategic Planning 46 SSE Renewables 117 ABO Wind				All SOs	Review of Significance for cumulative effects (see below(see below PC 223)
PC 210	369	Para 6 of p 369	To move reference to Landscape Character Review and other guidance to J&A.	Move the 6 th paragraph of p 369, of RED 1, to J&A.	117 ABO Wind				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 211	369	RED 1	Move references to HRA and EIA requirements to J&A as these have their own legislative requirements.	Remove the penultimate paragraph on p 269 (re HRA & EIA) to J&A, as this is not a policy requirement. See amended text at Annex 6.	46 SSE Renewables 117 ABO Wind				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 212	370	Criterion vii	To clarify meaning of "occupiable" buildings.	Add footnote: 'buildings which, with relatively little intervention, could be readily occupied'.	46 SSE Renewables 117 ABO Wind				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 213	370	After Criterion ix.	Add text to consider wind turbine impacts on ground water.	Add a new criteria x. on p 370: 'the development will not harm groundwater flow paths or aquifers.'	78A NED				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 214	370	RED 1 1 st Para after Criterion ix. EVB 24	Amend J&A text to refer to photomontages in accordance with best practice.	Page 370 1st paragraph after criteria ix to read as follows (new text underlined) – 'Where the Council considers it necessary, a noise assessment report, and for a landscape and visual impact assessment (including photomontages to aid assessment of visual impact) will be submitted upon request and prepared in accordance with best practice methodology.' Two best practice guidelines should be referenced in the EVB 24: Scottish Natural Heritage (2017) Visual Representation of Wind Farms: Good Practice Guidance (version 2.2) and Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals (17/9/19)	78A NED				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 215	370	Footnote 54	Clarify definition of 'fall-over distance' to reflect that in the BPG for PPS 18.	Change footnote 54 (new text underlined): ' total hub height + turbine blades' for clarity.	117 ABO Wind				All SOs	Review of Significance for cumulative

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										effects (see below PC 223)
PC 216	371	RED 1	To include HNV, and be consistent with the same change in several other places in the dPS.	On the 4 th line of p 371, put criterion iv on a new line and in it, insert the words: '... loss of <u>High Nature Value (HNV) Land or Best and...</u> '	n/a				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 217	371	Anaerobic Digesters section of policy box	To address ammonia emission impacts for Anaerobic Digestion.	Insert a new point (viii) into RED 1 on p371: 'it will not result in damaging impacts on human health, as well as sensitive habitats, wider biodiversity and ecosystem resilience, through increased ammonia emissions.'	DAERA				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 218	372	Hydro section of policy box	Add policy text to address visual impact of hydro, for particular emphasis here, in addition to RED 1.	In the hydro section policy box, insert a new criterion iv, 'Any structures shall have no unacceptable impact on visual amenity or landscape character.'	78A NED				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 219	372	24.13	To clarify that BESS proposals would be assessed under this policy.	After the final sentence of 24.13, insert additional sentence: 'This also includes energy-related proposals such as Battery Energy Storage Systems (BESS).'	n/a				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 220	373	24.15	J&A to acknowledge the impacts of renewables on water flows and quantities from abstraction as this is not set out elsewhere in the dPS.	Amend the penultimate bullet point of paragraph 24.15 (new text underlined): 'changes to <u>water flows and quantities of within</u> watercourses through abstraction;'	n/a				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 221	374	24.18	Refer to mitigation hierarchy which seeks to avoid impacts as a first principle.	Insert text to the end of paragraph 24.18. ' <i>in accordance with the mitigation hierarchy, see Natural Environment chapter.</i> '	82 RSPB				All SOs	Review of Significance for cumulative effects (see below PC 223)
PC 222	374 369	24.20 Footnote 52	To reiterate the policy presumption against renewable energy development on active peat in policy RED 1 (and the SPPS).	In Para 24.20, insert in the middle, after "bog burst" (new text underlined): ' <u>therefore there is a presumption against development on active peat except for imperative reasons of overriding public interest. Whilst any development is unlikely to be acceptable on active peatland, where development is proposed on any peatland...</u> ' The subsequent text then ensures that hazards for landslide, bog burst and reduced capacity as a carbon sink are properly assessed. Amend footnote 52 on p 369: "An 'active' bog is one that supports a significant area of vegetation normally forming peat. A few groups of plants – especially Sphagnum bog	82 RSPB				All SOs	Review of Significance for cumulative effects (see below PC 223)

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				mosses and cotton grasses dominate. Sphagnum sterilises the bog, preventing organic matter from decaying. Such areas deliver ecosystem services such as carbon storage & sequestration and water supply. 'Active' bogs include those that suffered temporary setbacks such as fire damage or drought, and areas which have been damaged but which are now showing significant signs of recovery, such as eroded bogs in which the gullies are re-vegetating."						
PC 223	N/A	EVB 24	Add reference to EVB regarding re-use, refurbishment, repair & repowering of renewables.	Add definition to EVB 24 based on PPS 18 paragraph 4.17: 'For wind farm development, it is likely that the duration of the planning permission will be linked to the expected operational life of the turbines. Proposals may be submitted to extend the life of the project by re-equipping or replacing the original turbines. While there are advantages in utilising established sites, such cases will be determined on their individual merit and in the light of the then-prevailing policy and other relevant considerations.'	n/a				All SOs	Review of Significance for cumulative effects (see below)
<p>Summary of the Review of the Cumulative Effect of the proposed changes to RED 1</p> <p>The proposed changes to Policy RED 1 have been reviewed against the SA of the original policy wording. The proposed changes do not introduce any material changes to policy, rather, the subdivision of this policy provides clarity and will aid in the practical implementation of policy on the various renewable energy types. The proposal to separate the policy wording and arrange it under separate themes of general, wind, solar, anaerobic digester and hydro would not alter how the SA examined the policy, nor its conclusions. The SA has considered the general effects of renewable policy at the strategic scale and also looked at effects that are more likely to occur from specific types of renewable infrastructure. The original policy wording included criteria to limit the scale of negative effects on environmental sustainability objectives and these elements of policy have been retained in the proposed changes. The SA concluded that there would be no likely significant effects from policy on renewable energy and no additional measures were identified as being necessary and the proposed changes and sub-division of RED 1 into RED 1 - RED 5 will not alter this outcome.</p>										
25. Development and Flooding										
PC 224	376	Paragraph 25.2	Delete erroneous reference to DFI Rivers.	Delete the word "Rivers" from final sentence.	106E DfI Water & Drainage Policy Division (WDPD)				All SOs	Screened Out
PC 225	377	25.5	Add text to further discourage development in climate change flood plains:	Add text to end of 25.5: '...and infrastructure outside the flood risk area and avoid zoning land for development that would be at risk of flooding now or which may become at risk due to climate change.'	106E DfI (WDPD)				All SOs	Screened Out
PC 226	378	25.12	Additional text to take into account climate change.	Minor addition to text (new section underlined): 'The Council's LDP Strategy for Development and Flooding, in accordance with the above documents, is to have a precautionary approach to development within flood-prone areas including those areas which may become at risk due to climate change.'	106E WDPD DfI				All SOs	Screened Out
PC 227	p379 p381	FLD 1, Exception a) 25.16 25.17	Additional text to take into account climate change.	Add 'plus climate change allowance' after the time limits for both fluvial and coastal flood protection in the exceptions (defended flood areas) section (a) of FLD1. Also similar changes to paragraphs 25.16 and 25.17 regarding the definition of a floodplain for the sake of consistency e.g. in 25.16 '1 in 100-year probability plus climate change allowance (or 1% AEP plus climate change allowance).'	106D DfI Rivers 106E WDPD DfI 80E				All SOs	Screened Out

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PC 228	p382	Defended Areas Para 25.27	Delete erroneous reference to climate change, for clarity.	Delete the words 'climate change' from paragraph 25.27 for clarity.	106E WDPD				All SOs	Screened Out
PC 229	p382	25.27	Amend flood defence top level to accord with current advice.	Amend Para 25.27 second sentence: 'This is normally between 300mm – 600mm above the design flood level' (delete the range currently shown).	106 DFI Rivers				All SOs	Screened Out
PC 230	p389	Paragraph 25.56	Update figures as per NI Flood Risk Assessment 2018	Amend text: 'approximately <u>24,500</u> or <u>3% of the properties in Northern Ireland are sited in areas that are shown to be at risk of flooding from a medium probability 1 in 200-year (0.5% AEP) pluvial event with a depth greater than 300 mm deep...</u> '	106 WDPD				All SOs	Screened Out
PC 231	p388 - 389 p390	Policy FLD 3 Para 25.58	Add wording to policy FLD 3 and J&A to reflect requirement for SuDS in all development as also expressed in Policy GDPOL1. To insert correct reference location	Add text to FLD 3 at the end: 'For all developments, sustainable drainage systems (SuDS) will be incorporated. Where this preferred drainage method is not feasible, this must be demonstrated in any planning application.' Modify J&A paragraph 25.58 to read: 'In carrying out the drainage assessment, the developer should use sustainable drainage systems (SuDS) as the preferred drainage solution. See GDPOL 1.' On the 2 nd last line of 25.58, at top of p 390, amend wording: '... Annex A Part A of this Chapter Appendix 4 and GDPOL 1...'	82 RSPB				All SOs	Screened Out
PC 232	p393	Policy FLD 5 Development in Proximity to Controlled Reservoirs	Add text to policy to include erroneous omissions from PPS 15 Policy FLD 5.	New text for second bullet point: <ul style="list-style-type: none"> 'the application is accompanied by a Flood Risk Assessment which demonstrates: <ol style="list-style-type: none"> an assessment of the downstream flood risk in the event of a controlled release of water; an uncontrolled release of water due to reservoir failure; a change in flow paths as a result of the proposed development, and that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures.' Text will then revert to the existing dPS policy text until the addition of a sentence after the bullet points at the end: 'and for any development located in areas where the Flood Risk Assessment indicates potential for an unacceptable combination of depth and velocity.'	106 Dfi Rivers				All SOs	Screened Out
PC 233	p394	Para 25.80	Amend text to consider 'consequence' not 'probability' of reservoir failure in line with current guidance.	Amend paragraph 25.80 to change all references of 'risk' to 'consequence'.	106 Dfi Rivers				All SOs	Screened Out
PC 234	p483	Appendix 4, Para A8	Factual correction to text.	Reword: '...sustainable drainage systems will provide more drainage capacity and will incorporate a design capacity considerably greater than traditional pipes. Accordingly, they	106E WDPD				All SOs	Screened Out

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				offer greater flood protection are preferable because they control surface water run off at source and confer environmental, economic and other benefits.'						
PC 235	p484	Para A11	Amend text to reflect the fact that 'hard' SuDS may have similar costs.	Add text: ' <i>developer costs associated with designing a 'soft' sustainable drainage system are invariably less than a traditional piped system.</i> '	106E WDPD				All SOs	Screened Out
PC 236	p486	A14	Amend wording following new legislation.	Amend paragraph A14 to read as follows (shift in emphasis and wording following new legislation): 'The option of using sustainable drainage to help offset flooding risk and as a more sustainable option to traditional piped drainage is part of the planning process. New legislation allows NI Water to refuse a surface water connection if alternative means have not been considered, including landscaping or natural features.'	106E WDPD				All SOs	Screened Out
PC 237	p486	A18	Updates to text.	Replace text with the following: ' <i>In November 2015, representatives of the Stormwater Management Group (SMG) provided evidence on SuDS to the Committee for Regional Development in relation to the Water and Sewerage Services Bill. The Group was set up in 2011 to implement the recommendations of the strategy document. The Committee was supportive of the progress made. To facilitate further progress, participation in the group was extended to include representatives from local government and others. In 2015, the SMG refocused the priorities of the group to:</i>	106E WDPD				All SOs	Screened Out
				<ul style="list-style-type: none"> <i>Promote clear Planning Policy</i> <i>Consider and develop effective delivery mechanisms and approval processes</i> <i>Review how SuDS (both hard and soft components) are currently delivered in Northern Ireland</i> <i>Develop and promote consistent delivery mechanisms and approval processes.</i> 						
PC 238	P487	A19	Amend text to reflect current policy and legislative context.	Amend text as follows (new text underlined): ' It is anticipated that the ultimate delivery of sustainable drainage in Northern Ireland along these lines will enable the planning authority to require the use of such systems as part of most development proposals. The Planning authority currently requires the consideration of such systems in line with 6.118 of the SPPS. From the planning perspective, it is imperative that a responsible approval body mechanism is in place, either to facilitate meaningful consultation on the sustainable drainage aspects of development proposals or to adjudicate on the merits of the suitability of submitted proposals, <u>designs and ongoing maintenance arrangements.</u> Also important are the intended new service companies, as planning permission will not be granted without <u>are</u> appropriate guarantees on the management and maintenance of sustainable drainage arrangements so as to ensure that they will function effectively over the life of the proposed development.'	106E WDPD				All SOs	Screened Out

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PC 239	n/a	EVB 25	Amend text to reflect current legislative context	Para 2.17- replace 2nd sentence with <i>'The Act provides a new power for NI Water to refuse a surface water connection if alternative means of dealing with surface water have not been considered.'</i>	106E WDPD				All SOs	Screened Out
PC 240	n/a	EVB 25	Update reference to former Rivers Agency.	Para 3.18, line 5: change reference to 'Rivers Agency' to 'former Rivers Agency'.	80E DFI Water & Drainage				All SOs	Screened Out
PC 241	n/a	EVB 25	Minor corrections.	Para 4.3 and 6.2 change to refer to Department for Infrastructure (the competent authority for Floods Directive implementation), not DfI Rivers.	80E DFI Water & Drainage				All SOs	Screened Out
PC 242	n/a	EVB 25	Update reference to 2080 epoch.	On page 76 under the heading 'DfI Guidance on Climate Change', it is stated that 'climate change flood maps will move from 2030 Epoch to 2080 Epoch.' This is outdated as guidance was published in 2019. Amend text to: 'Climate change flood mapping is based on allowances for 2080 epoch.'	80F DFI				All SOs	Screened Out
PART F- Place-Making and Design Vision										
26. Place-making & Design Vision for Development in the District										
PC 243	p401	Para 26.9	Provide cross reference to Historic Environment chapter.	Insert on the 4 th line of 26.9, after '... Conservation Areas and AVCs / ATCs but ordinary ...' At the end of 26.9, insert '(See also Chapter 23: Historic Environment.)'	47 John Burns 57 Henry Craig et al 114 Mr Hamilton Bell 116 Mr Howard Fulton (all Turley)				All SOs	Screened Out
PC 244	p402	26.12	Proposed SPG.	At the end of Para 26.2, insert a sentence: 'An SPG on biodiversity net gain & ecological enhancements through development will be prepared. It will focus on housing and minerals development but also encompass other sectors.'	82(15) RSPB				All SOs	Screened Out
PC 245	P 403	26.18	Change title of principle to better reflect its content and intention.	Delete the word 'hierarchy'. Re-title to 'incorporate sustainable transport into designs'.	47 John Burns 57 Henry Craig <i>et al</i> , Mr Hamilton- Bell and Howard Fulton (all Turley).				All SOs	Screened Out
PC 246	p407	26.32	Add captions to images throughout the dPS. Refer to DfC Ministerial Advisory Group. Provide examples of stakeholders.	Add captions to images in the document. Add a new second sentence to paragraph 26.32: 'The Council draws upon the DfC Ministerial Advisory Group (MAG) on the Built Environment during determination of planning applications for major new buildings.' Add a sentence to the end of the paragraph: 'local artists and community groups can be examples of stakeholders'.	205L Shane Birney Architects				All SOs	Screened Out
27. Place-Making & Design Vision/Policy for Derry-Londonderry										
No Representations received resulting in Proposed Changes to this Chapter										NA
28. Place-Making & Design Vision/Policy for Strabane										
No Representations received resulting in Proposed Changes to this Chapter										NA
29. Place-Making & Design Vision/Policy for Local Towns										

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No Representations received resulting in Proposed Changes to this Chapter										
30. Place-Making & Design Vision/Policy for Villages										
No Representations received resulting in Proposed Changes to this Chapter										
31. Place-Making & Design Vision/Policy for Small Settlements										
No Representations received resulting in Proposed Changes to this Chapter										
32. Place-Making & Design Vision/Policy for Countryside										
No Representations received resulting in Proposed Changes to this Chapter										
PART G- Specialised Requirements, Etc.										
33. Hazardous Substances, COMAH & Major Accidents										
PC 247	453	33.11	Cross-referenced and similar to GDPOL xiii, this widens the requirement to avoid accidents generally, as well as COMAH-specific.	Insert a new Para 33.11 to Chapter 33, on major accidents generally: 'Applicants must ensure that their developments do not increase the risk of accidents generally or increasing the severity of the consequences of such accidents. See also GDPOL 1.'	All are MKA - 122, 123, 124A, 124B, 124C, 124D and 126 James Construction; Millwell Properties, PJD Construction Ltd and Porthall Enterprises Ltd				All SOs	Screened Out
34. Developer Contributions and Community Benefits										
PC 248	456	New para 34.8	Informative to encourage social clauses as Community Benefits.	Insert new paragraph 34.8: "The Council encourages the use of social clauses (subject to compliance with laws on fair employment, anti-discrimination, procurement, etc.) as a Community Benefit of developments permitted in this District. Therefore, in issuing planning permissions, for all but householder or other small-scale developments, each planning permission will include an Informative to encourage, during construction and ongoing operation where applicable, of social clauses to help local employment, businesses, purchasing, the community, training, etc. The exact wording will be in line with the wider policy / practices of the Council, Community Plan, Department of Finance guidance and subject to legal advice. This will be done at the time of issuing and will not be a material Planning consideration in determining the planning application".	11 NIHE	SO2			All other SOs	Screened Out
35. Demolition and Redevelopment										
No Representations received resulting in Proposed Changes to this Chapter										
36. Regeneration and Comprehensive Redevelopment										
No Representations received resulting in Proposed Changes to this Chapter										
37. Other Specialist Requirements										
PC 249	463	37.5	To reflect that there is an existing DOE Circular and the CAA issued a consultation in Nov 2020 on airport safety. There was also a new consultation/ report in March 2021 by ICCAN on	After Para 37.5, insert a new para: 'The principles included in the CAA and other circulars / guidance on Control of Development in Airport Public Safety Zones will be a material consideration in appropriate circumstances. Issues regarding aviation noise will be considered against GDPOL 1, with the advice of Environmental Health and taking account of ICCAN	Recent Consultations n/a				All SOs	Screened Out

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			Aviation Noise Management.	guidance. Any issues regarding potential for major accidents is also dealt with in GDPOL 1 and Chapter 23'.						
38. Supplementary Planning Guidance										
No Representations received resulting in Proposed Changes to this Chapter										NA
39. Transitional Arrangements										
No Representations received resulting in Proposed Changes to this Chapter										NA
PART H- LDP Monitoring and Review										
40. Monitoring Criteria & Review Process										
PC 250	472	40.8	Monitoring Criteria and Review table in EVB to be reviewed.	No change to dPS. The Monitoring Framework Technical Paper, with its indicators, targets and triggers, will be reviewed.	82 RSPB 79 HED 106A DfI Strategic Planning				All SOs	Screened Out
41. Next Steps- From Draft Plan Strategy Onwards										
This Chapter will be updated to mark the adoption stage of the LDP dPS										
Appendices										
Appendix 7: Glossary / Terms & Abbreviations	517		Provide definition of contaminated land.	Add text to paragraph 7.116 of General Development Principles & Policies: 'applicants should follow the guidance and Practice Note by DAERA Regulation Unit, Land & Groundwater Team (see DAERA website).'	n/a				All SOs	Screened Out
			Glossary	New entry to distinguish between transport accessibility and accessibility for those with disabilities.	106B DFI TPMU					NA