

Local Development Plan – Preliminary
Policy Review



Ards and
North Down
Borough Council

Local Development Plan – Preliminary Policy Review

Planning Policy Statements

PPS 2 – Natural Heritage	Relevant sections of SPPS	Policy Retained?	LDP Comment
NH1 – European and Ramsar Sites	6.176, 6.177 and 6.178	✓	<ul style="list-style-type: none"> • These policies are generally considered to be working well and should therefore be carried forward. • In the case of policy NH2, there is an opportunity to alert developers and prospective applicants to the need to complete the Biodiversity Checklist as a part of their application. • Policy NH3 and NH4 could be merged as the wording is similar for both. • NH5 could be expanded by the inclusion of a specific policy relating to trees and woodland that are not protected by a Tree Preservation Order but still make a contribution to the Borough in terms of visual amenity and biodiversity. • Policy NH6 requires substantial amendments so that it is tailored to reflect the unique characteristics of our AONB. Applications should require the submission of a Design and Access Statement type document to ensure full consideration of the unique features of the site and how the design process has informed the new development proposal.
NH2 – Species Protected by Law	6.180, 6.181 and 6.182	✓	
NH3 and NH4 – Sites of Nature Conservation Importance: National and Local	6.183, 6.184 and 6.190	✓	
NH5 – Habitats, Species or Features of Natural Heritage Importance	6.192 and 6.193	✓	
NH6 – Areas of Outstanding Natural Beauty	The SPPS generally accords with policy NH6 and reflects the guidance within it	To be amended	

PPS 3 – Access, Movement and Parking	Relevant sections of SPPS	Policy Retained?	LDP Comment
AMP1 - Creating an Accessible Environment	Regional objective 6.297 echoes the thrust of AMP1	✓	<ul style="list-style-type: none"> • These policies are also considered to be working well and should therefore be carried forward to the Local Policies Plan. • The policy approach for AMP1 and AMP2 should be retained. • In the case of AMP3, consideration will be given to widening the list of exceptional circumstances to include major economic zonings where there is no reasonable alternative access point. • For AMP4, clarification should be provided on the timeframes within which new transport schemes will be protected. This should ensure that development land does not become sterilised or land blighted if these schemes do not come forward within a given timeframe. • The greenways of the Borough should be specifically highlighted under policy AMP5. • Transport Assessment is covered by policy AMP6. It would be useful to include the DfI criteria that is applied to determine whether or not a TA is required in the policy amplification. (This is dependent upon the scale and nature of the development.) • Policy AMP7 covers areas of parking restraint and it may need to be expanded if additional areas of parking restraint (over and above those already designated in draft BMAP 2015) are identified through the LDP process. • The idea of modal shift through the expansion of cycling provision (detailed in AMP8) is an overarching theme of the SPPS and may be moved to a more appropriate 'core planning principles' section. • The wording of AMP10 will be partly dependent on the outcome of the Council's Parking Strategy which is under consideration.
AMP2 – Access to Public Roads	Less detailed but accords with AMP2	✓	
AMP3 – Access to Protected Routes	N/A	✓	
AMP4 – Protection for New Transport Schemes	6.301	✓	
AMP5 – Disused Transport Routes	6.301 and also 6.210 which highlights importance of greenways, railway lines	✓	
AMP6 – Transport Assessment (TA)	6.303	✓	
AMP7 – Car Parking Arrangements	Less detailed but accords with AMP7	✓	
AMP8 – Cycle Provision	6.297	Move	
AMP9 – Design of Car Parking	The SPPS does not specifically refer to the design of car parking	✓	
AMP10 – Provision of Public and Private Car Parks AMP11 – Temporary Car Parks	6.305 refers to the need to take account of the Council Parking Strategy	✓	

PPS 4 – Planning and Economic Development	Relevant sections of SPPS	Policy Retained?	LDP Comment
PED1 – Economic Development in Settlements	Generally accords with PED1	✓	<ul style="list-style-type: none"> The scope of this entire policy could be widened to include other economic uses outside of class B1. For example, Classes B2-B4 and also some sui generis uses such as scrapyards and car sales could be compatible with B1 uses in certain locations. PED2 is a directional policy only and could be deleted. For PED3-PED6, the Council may wish to adopt a more flexible approach to certain appropriate economic development proposals in order to sustain rural communities In the case of PED5, it should be explicitly stated that proposals are to be based upon a sound business case so as to avoid applications that are purely speculative in nature. The reuse of existing buildings is to be promoted in all cases. Policy PED9 contains general planning considerations and could be incorporated into a general policy that applies to all types of development to avoid repetition.
PED2 – Economic Development in the Countryside	6.87	✓	
PED3 and PED4 – Expansion and Redevelopment of Established Economic Development Use in the Countryside	Less detailed than PED3 and PED4 but supports economic development of an appropriate scale	✓	
PED5 – Major Industrial Development in the Countryside	Less detailed but accords with PED5	✓	
PED6 – Small Rural Projects	Less detailed but accords with PED6	✓	
PED7 – Retention of Zoned Land	Para. 6.89 confirms the presumption against the loss of economic development land to alternative uses	✓	
PED8 – Development Incompatible with Economic Development Uses	The SPPS accords with PED8	✓	
PED9 – General Criteria for Economic Development	Adds that there is a need to consider sustainable development, including connectivity with public transport	Move	

PPS 6 – Planning, Archaeology and the Built Heritage	Relevant sections of the SPPS	Policy Retained?	LDP Comment
BH1 and BH2 – The Preservation of Archaeological Remains of Regional/Local Importance and their setting	6.9	✓	<ul style="list-style-type: none"> These policies are generally working well and should therefore be largely brought to the Local Policies Plan. Since there are no World Heritage Sites within our Borough, policy BH5 may be deleted. There is a need for policies BH9 and BH13 to be updated to include modern forms of signage including scrolling, intermittent and static LED advertisements. The wording of BH12 should be updated to reflect the change in policy slant of the SPPS. This places a greater onus upon developers to 'enhance' the CA, rather than simply 'preserving' it. Policy BH15 has been superseded by PPS21 so can be deleted.
BH3 – The Protection of Archaeological Remains	6.10, SPPS states that the LDP should identify Areas of Archaeological Potential	✓	
BH4 – Archaeological Mitigation	6.11	✓	
BH5 – World Heritage Sites	6.29	Delete	
BH6 – The Protection of Parks, Gardens and Demesnes	Generally accords with BH6	✓	
BH7 – Change of Use of Listed Buildings	Accords with BH7	✓	
BH8 – Extension and Alteration of Listed Building	Accords with BH8	✓	
BH9 – Control of Advertisements on a Listed Building	6.14	To be amended	

BH10 – Demolition of a Listed Building	Accords with BH10	✓	
BH11 – Development Affecting the Setting of a Listed Building	There is no specific policy wording in the SPPS for development affecting setting of a listed building	✓	
BH12 – New Development in a Conservation Area	SPPS amends criterion (a) of BH12 to take account of the legislative change introduced by Section 104 of the Planning (NI) Act 2011	✓	
BH13 – The Control of Advertisements in a Conservation Area	Generally accords with BH13	To be amended	
BH14 – Demolition in Conservation Areas	SPPS amends criterion (a) of BH14 to take account of the legislative change introduced by Section 104 of the Planning (NI) Act 2011	✓	
BH15 – The Re-Use of Non-Listed Vernacular Buildings	Generally accords with BH15	Delete	

Addendum to PPS6 – Areas of Townscape Character	Relevant sections of the SPPS	Policy Retained?	LDP Comment
ATC1 – Demolition Control in Areas of Townscape Character (ATCs)	Accords with ATC1	✓	<ul style="list-style-type: none"> • These policies are working well and do not require substantial amendment. • ATC3 should be updated to include modern forms of signage including scrolling, intermittent and static LED advertisements.
ATC2 – New Developments in ATCs	6.21	✓	
ATC3 – The Control of Advertisements in ATCs	6.21	To be amended	
PPS7 – Quality Residential Environments	Relevant sections of the SPPS	Policy Retained?	LDP Comment
QD1 - Quality in New Residential Developments	SPPS sets out the broad strategic policy with an emphasis that new housing development should strive to meet broader government housing objectives.	✓	<ul style="list-style-type: none"> • This policy is largely working well. In the case of QD2, there may be an opportunity to link to the overarching theme of 'developer contributions.'
QD2 – Design Concept Statements, Masterplans and Comprehensive Planning	SPPS does not provide same level of detail as QD2.	✓	

Addendum to PPS7 – Safeguarding the Character of Established Residential Areas			
Relevant sections of the SPPS	Policy Retained?	LDP Comment	
LC1 – Protecting Local Character, Environmental Quality and Residential Amenity	Generally accords with LC1.	✓	<ul style="list-style-type: none"> This policy appears to be working well and should therefore be carried forward to the Local Policies Plan. Policy LC3 is to be replaced by a more robust SuDS policy, to be considered in the Preferred Options Paper.
LC2 – The Conversion and Change of Use of Existing Buildings to Apartments	Policy LC2 aligns with the SPPS strategic policies to increase housing density without town cramming but is not prescriptive as to how this should be achieved.	✓	
LC3 – Permeable Paving in New Residential Developments	SPPS states that the design concept should incorporate sustainable elements such as SuDS.	To be amended	

PPS 8 Open Space, Sport and Outdoor Recreation			
Relevant sections of the SPPS	Policy Retained?	LDP Comment	
OS1 – Protection of Open Space	SPPS accords and refers to the same general exceptions as OS1.	✓	<ul style="list-style-type: none"> These policies are generally working well and should therefore be taken forward with a number of minor amendments. For policy OS1, the exceptions under which the loss of open space may be granted should be clarified in the supporting text. OS2 stipulates that provision of a play park is needed for 100+ units, however there is a need to address the conflict with council play park provision to avoid duplication of facilities within close proximity to each other. Policy OS2 should also highlight the need to provide genuinely useable areas of public open space as an integral part of the design concept. Stricklands Glen should be highlighted as a designated 'Quiet Area' in policy OS5. Amplification of policy OS7 should include details of the supporting information required for floodlighting applications such as light overspill contour maps and lighting specifications.
OS2 – Public Open Space and New Residential Development	SPPS requires new residential developments to provide adequate and well-designed open space.	To be amended	
OS3 – Outdoor Recreation in the Countryside	Generally accords with OS3	✓	
OS4 – Intensive Sports Facilities	Generally accords with OS4	✓	
OS5 – Noise Generating Sports and Outdoor Recreation Facilities	Generally accords with OS5	✓	
OS6 – Development of Facilities Ancillary to Watersports	Generally accords with OS6	✓	
OS7 – The Floodlighting of Sports and Outdoor Recreational Facilities	Generally accords with OS7	✓	

PPS10 – Telecommunications			
Relevant sections of the SPPS	Policy Retained?	LDP Comment	
TEL1 – Control of Telecommunications Development	Less detailed but accords with TEL1	✓	<ul style="list-style-type: none"> An update to TEL1 will be required to take account of any future landscape designations and associated policies. The policy should highlight that the permitted development rights are quite permissive in relation to green telecommunications cabinets, in order to avoid unnecessary applications. TEL2 no longer applies due to the introduction of digital television.
TEL2 – Development and Interference	Cancelled by the SPPS.	Delete	

PPS 11 – Planning and Waste Management			
Relevant sections of the SPPS	Policy Retained?	LDP Comment	
WM1 – Environmental Impact of a Waste Management Facility	Less detailed but accords with WM1.	✓	<ul style="list-style-type: none"> • These policies are generally working well and should therefore be taken forward with minor amendments. • The introductory text to this policy should highlight that waste has an economic value and its disposal/treatment is a business. • WM2, WM3 and WM4 all make reference to the Best Practicable Environmental Option (BPEO), but as this term is no longer used, it should be removed from these policies. • WM3 should refer to the updated NI Waste Management Strategy 'Delivering Resource Efficiency.' • WM4 states that land improvement schemes will only be permitted where there is 'local need' – clarification is required as this is a vague term. Clarification should also be added that proposals should be for inert material only – not non-hazardous materials or plastics, and that the end use would be agriculture.
WM2 – Waste Collection and Treatment Facilities	SPPS adds detail on updated recycling targets and the EU Waste Framework Directive.	✓	
WM3 – Waste Disposal	Less detailed but accords with WM3	✓	
WM4 – Land Improvement	No provision for land improvement in the SPPS.	✓	
WM5 – Development in the Vicinity of Waste Management Facilities	Generally accords with WM5.	✓	

PPS12 – Housing in Settlements			
Relevant sections of the SPPS	Policy Retained?	LDP Comment	
HS1 – Living Over the Shop	Generally accords with HS1.	✓	<ul style="list-style-type: none"> • There is no evidence to suggest that this policy needs to be substantially amended. • Policy HS1 should highlight the permitted development rights for change of use of the upper floor of an A1 / A2 unit to a single apartment. • Policies HS2 and HS3 (as amended) will be taken forward in further detail by the housing section of the Preferred Options Paper, informed by input from the NI Housing Executive. • HS4 is covered elsewhere in other policies so can be deleted. • PCP1 – PCP4 are not operational planning policies – they are best practice planning principles that have already been transposed into the SPPS. They can therefore be deleted.
HS2 – Social Housing	SPPS acknowledges the requirement to provide social/affordable housing where need is identified by NIHE.	Move	
HS3 (amended) – Travellers Accommodation	Generally accords with HS3 but has removed the exception for a single traveller family site in the countryside without the requirement to demonstrate need.	Move	
HS4 – House Types and Size	Included as a Core Planning Principle and a strategic policy objective.	Delete	
PCP1 – PCP4 Increased Density without Town Cramming Good Design Sustainable Forms of Development Balanced Communities	Included within Core Planning Principles and strategic policy objectives.	Delete	

PPS 13 – Transportation and Land Use	Relevant sections of the SPPS	Policy Retained?	LDP Comment
General Principle 1-12	SPPS largely incorporates these principles.	Delete	<ul style="list-style-type: none"> These principles are not operational planning policy and they have largely been incorporated into the SPPS and PPS3. They can therefore be deleted.

PPS15 – Planning and Flood Risk (Revised)	Relevant sections of the SPPS	Policy Retained?	LDP Comment
FLD1 – Development in Fluvial and Coastal Flood Plains	SPPS accords with FLD1 – 6.111	✓	<ul style="list-style-type: none"> There is no evidence to suggest that this policy needs to be substantially amended. Some clarification is required as to what is meant by 'vulnerable groups' as noted in 'Defended Areas – Criteria a' of FLD1. The Reservoirs Act has not yet been enacted and this has given rise to concern that policy FLD5 is outside the remit of planning. Further legal opinion and consultation with DfI may be required.
FLD2 – Protection of Flood Defence and Drainage Infrastructure	SPPS accords with FLD2 – 6.123	✓	
FLD3 – Development and Surface Flood Risk Outside Flood Plains	SPPS accords with FLD3 – 6.113 – 6.116	✓	
FLD4 – Artificial Modification of Watercourses	SPPS accords with FLD4 – 6.124 – 6.125	✓	
FLD5 – Development in Proximity to Reservoirs	SPPS accords with FLD5 – 6.119 – 6.122	Uncertain	

PPS 16 – Tourism	Relevant sections of the SPPS	Policy Retained?	LDP Comment
TSM1 – Tourism Development in Settlements	Simplifies TSM1 – 6.259	✓	<ul style="list-style-type: none"> These policies are generally working well and should therefore be taken forward with minor amendments. All of the tourism policies should be more explicitly linked to the overarching principles of good design and residential amenity The accommodation policies should be broadened to include emerging forms of holiday accommodation such as glamping pods. TSM7 contains good general criteria but may be best moved to an 'general planning principles' policy More clarification is required to explain what is meant by a 'tourism asset' and this should align with any definition provided in the forthcoming Council Tourism Strategy and the integrated Tourism Regeneration and Development Strategy Any emerging policy would also need to take account of the tourism policies that have been formulated in neighbouring council areas
TSM2 – Tourism Amenities in the Countryside	Less detailed than TSM2, guiding principle is to facilitate appropriate tourist development where this supports rural communities and promotes a healthy rural economy and tourist sector – 6.260	✓	
TSM3 – Hotels, Guesthouses and Tourist Hotels	Less detailed than TSM3 – 6.260	✓	
TSM4 – Major Tourism Development in the Countryside	Generally accords with TSM4 – 6.261	✓	

TSM5 – Self-Catering Accommodation in the Countryside	Less detailed but generally accords with TSM5 – 6.260	✓	
TSM6 – New and Extended Holiday Parks in the Countryside	Less detailed but generally accords with TSM6 – 6.260	✓	
TSM7 – Criteria for Tourism Development	SPPS does not specify the criteria listed within TSM7	Move	
TSM8 – Safeguarding of Tourism Assets	Generally accords with TSM8 – 6.262	✓	

PPS17 – Control of Outdoor Advertisements	Relevant sections of the SPPS	Policy Retained?	LDP Comment
AD1 – Amenity and Public Safety	SPPS accords with AD1 – 6.57 – 6.60	✓	<ul style="list-style-type: none"> There is no evidence to suggest that this policy needs to be substantially amended. Annex A and the accompanying text need to be updated to include modern forms of advertising such as shroud signage, and flashing, intermittent and scrolling LED signage.

PPS 18 – Renewable Energy	Relevant sections of the SPPS	Policy Retained?	LDP Comment
RE1 – Renewable Energy Development	<p>Generally accords with RE1 but introduces a 'cautious approach' to renewable energy development within designated landscapes which are of significant value – 6.223</p> <p>Also changed the determining weight to be given to the wider environmental, economic and social benefits from 'significant' to 'appropriate' – 6.225</p> <p>SPPS policy in relation to renewable energy is currently under review.</p>	✓	<ul style="list-style-type: none"> These policies are generally working well and should therefore be taken forward with minor amendments. RE1 should be altered to accord with the SPPS, where the weight to be accorded to the social, environmental and economic benefits of renewable energy is termed as 'appropriate' rather than 'significant.' The current focus is on wind energy but this should be expanded to include emerging technology such as battery storage and marine energy. An update to RE1 will be required to take account of any future landscape designations and associated policies. An option in relation to passive solar design is to be considered at POP stage and this may supersede policy RE2.
RE2 – Integrated Renewable Energy and Passive Solar Design	Generally accords with RE2 – 6.219	✓	

PPS21 – Sustainable Development in the Countryside	Relevant sections of the SPPS	Policy Retained?	LDP Comment
CTY1 – Development in the Countryside	There is no overarching policy similar to CTY1 in the SPPS. The strategic policies for	✓	

	development in the countryside are set out in para 6.73.		<ul style="list-style-type: none"> The SPPS policies on development in the countryside are currently under review. As a result these policies may need to be updated. There is a more general need for clarification of terms used throughout the policy. It would be useful to make it explicit from the outset that buildings within a settlement limit cannot be relied upon for the purposes of policies contained within PPS21, particularly CTY2a. Clarification is required in CTY1 as to what is meant by a 'necessary community facility to serve the local population' and how the need and catchment area of such a facility would be defined. The SPPS does not make any reference to Dispersed Rural Communities and none have been identified in this Borough. As a consequence, CTY2 can be deleted. CTY3 and CTY4 should refer to the minimum requirement to submit a bat roost potential survey. In the case of policy CTY4, greater clarification is required as to what is meant by the term 'locally important' and 'minimal intervention.' It would also be useful to highlight the need for a structural survey to ensure that a conversion would be possible. There is an opportunity to tighten up policy CTY8 to avoid the creation of unacceptable infill opportunities in the countryside. For example ancillary buildings could be excluded from the 'substantially built up frontage' and clarification provided that the test of acceptability is visual rather than plan-based. CTY10 requires clarification on exactly what qualifies as a farm business under the terms of the policy and what information is required to support applications made under CTY10. Hobby farms may be excluded if deemed appropriate and the opportunity also exists to re-introduce agricultural occupancy conditions. Further clarification is required as to what is meant by 'diversification' in the context of CTY11. It may be considered appropriate to restrict the definition to businesses with a clear link to farming such as a farm shop, open farm or a distillery using grain grown on the farm. CTY13 should be linked to a bespoke AONB policy.
CTY2 – Development in Dispersed Rural Communities	SPPS has not included Dispersed Rural Communities.	Delete	
CTY2a – New Dwellings in Existing Clusters	Less detailed but generally accords with CTY2a	✓	
CTY3 – Replacement Dwellings	Less detailed but retains the general thrust of CTY3. The SPPS is silent on the replacement of redundant non-residential buildings with single dwellings, replacement of fire damaged buildings, criteria for the replacement of non-listed vernacular buildings and criteria for design, necessary services and safe access for all replacement cases.	✓	
CTY4 – The Conversion and Reuse of Existing Buildings	SPPS has split the conversion and re-use of buildings into separate policy for residential use and non-residential use. SPPS also introduces the need for the building to be 'locally important' in order to be suitable for conversion and re-use.	To be amended	
CTY5 – Social and Affordable Housing	Less detailed and does not set a threshold for the number of dwellings permissible, rather it is based on identified need.	✓	
CTY6 – Personal and Domestic Circumstances	Less detailed but generally accords with CTY 6	✓	
CTY7 – Dwellings for Non-Agricultural Business Enterprises	Less detailed but generally accords with CTY 7	✓	
CTY8 – Ribbon Development	Less detailed but generally accords with CTY 8	To be amended	
CTY9 – Residential Caravans and Mobile Homes	Less detailed but generally accords with CTY 9	✓	
CTY10 – Dwellings on Farms	Less detailed but retains the general thrust of CTY 10 and the three main criteria.	To be amended	
CTY11 – Farm Diversification	Generally accords with CTY 11	To be amended	

CTY12 – Agriculture and Forestry Development	Less detailed but generally accords with CTY 12	✓	
CTY13 – Integration and Design of Buildings in Countryside	Less detailed than CTY 13 – set out in 6.70 that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed.	✓	
CTY14 – Rural Character	Less detailed than CTY 14 – as above set out in 6.70	✓	
CTY15 – The Setting of Settlements	Similar wording to CTY15 – 6.71	✓	
CTY16 – Development Relying on Non-Mains Sewerage	SPPS silent on development relying on non-mains sewerage.	Move	

PPS23 – Enabling Development for the Conservation of Significant Places	Relevant sections of the SPPS	Policy Retained?	LDP Comment
ED1 – Enabling Development	Less detailed than ED1. SPPS sets out the intention and objectives of PPS 23 in 6.25 and 6.26	✓	<ul style="list-style-type: none"> There is no evidence to suggest that this policy needs to be substantially amended and it should be brought through to Local Policies Plan.

A Planning Strategy for Rural Northern Ireland

Design	Relevant sections of the SPPS	Policy Retained?	LDP Comment
DES2 - Townscape	'Good Design' is a Core Planning Principle and a regional strategic policy.	Delete	<ul style="list-style-type: none"> Good design and place making are core planning principles of the SPPS and the points covered in DES2 and 10 are likely to be incorporated into a 'general planning principles' policy.
DES10 - Landscaping	'Good Design' is a Core Planning Principle and a regional strategic policy.	Delete	

Industry and Commerce	Relevant sections of the SPPS	Policy Retained?	LDP Comment
IC15 – Roadside Service Facilities	SPPS is silent on Roadside Service Facilities.	Delete	<ul style="list-style-type: none"> It is recommended that the broad thrust of policy IC15 will be incorporated into a new retailing policy to be contained in the LDP Plan Strategy.
IC16 – Office Development	SPPS recognises the importance of town centres for the promotion of office development.	Delete	

IC17 – Small Office and Business Development	SPPS recognises the importance of town centres (and district and local centres identified by the LDP) for the promotion of small office and business development.	Delete	<ul style="list-style-type: none"> Policies IC16 and IC17 are partly superseded by PPS4 insofar as they apply to Class B1 uses. The remaining parts of the policy relating to Class A2 would be more appropriately addressed by a new retailing policy to be contained in the LDP Plan Strategy.
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Minerals	Relevant sections of the SPPS	Policy Retained?	LDP Comment
MIN1 – Environmental Protection	Generally accords with MIN1 – 6.154 and 6.162. The SPPS provides more policy direction on economic considerations.	✓	<ul style="list-style-type: none"> The majority of these planning policies are working well and there is no evidence to suggest that they need to be substantially amended at this stage. However, the council is in the process of formulating preferred options on the topic of minerals and any accompanying policy would need to accord with the preferred option in terms of designation of ACMDs.
MIN2 – Visual Implications	Generally accords with MIN2. The SPPS adds potential for mineral development within or in close proximity to a designated or proposed designated area only when such development would not prejudice the essential character of the area and the rationale for its designation. – 6.158	✓	
MIN3 – Areas of Constraint on Minerals Development	Generally accords with MIN3	✓	
MIN4 – Valuable Minerals	Generally accords with MIN4. The SPPS addresses the presumption against hydrocarbon extraction until there is sufficient and robust evidence on all environmental impact. – 6.157	✓	
MIN5 – Mineral Reserves	Generally accords with MIN5. The SPPS identifies areas of mineral reserves where exploitation is likely to have least environmental and amenity impacts, as well as offering good accessibility to the strategic transport network.	✓	
MIN6 – Safety and Amenity	SPPS reflects the thrust of policy MIN6	✓	
MIN7 - Traffic	SPPS reflects the thrust of policy MIN7	✓	
MIN8 - Restoration	SPPS reflects the thrust of policy MIN8. It provides greater detail as to the type of information to accompany planning applications, to ensure satisfactory site restoration	✓	

Public Services and Utilities	Relevant sections of the SPPS	Policy Retained?	LDP Comment
PSU1 – Community Needs	SPPS does not directly deal with this topic, however a number of the core planning principles are relevant	Delete	<ul style="list-style-type: none"> It is recommended that these policies could largely be incorporated into other policies. For example, PSU1 relates to the locations of health, education and community facilities, the policies for which will be decided at a strategic level at plan strategy stage.
PSU3 – Transport Facilities		Delete	

	SPPS para. 6.247 accords with PSU3. Also adds that the 'developed coast' includes existing major developments such as ports		<ul style="list-style-type: none"> • PSU3 is partly superseded by PPS3. The remaining section relating to ports will be dealt with under Coastal preferred options. • PSU8 relates to roads, sewerage treatment works, water sources and electricity generation. The treatment works element has already been superseded by PPS11. The other developments covered by this policy will be dealt with under the relevant topic headings in the plan strategy and local policies plan. • PSU10 is partly superseded by PPS15 and the aspects relating to coastal flooding will be addressed through the emerging coastal management preferred options. • PSU11 relates to the location of overhead cables. This policy should be brought forward to the local policies plan with possible revisions to take account of sensitive landscapes identified by any emerging landscape character studies.
PSU8 – New Infrastructure	SPPS accords with the general thrust of policy PSU8	Delete	
PSU10 – Development at Risk	SPPS para. 6.42 and 6.46 accord with PSU10 and explicitly states that development will not be permitted in areas of coast known to be at risk from erosion, flooding and land instability	Delete	
PSU11 – Overhead Cables	SPPS accords with PSU11 but adds that such proposals should avoid areas of landscape sensitivity such as AONBs	✓	

Tourism	Relevant sections of the SPPS	Policy Retained?	LDP Comment
TOU5 – Advance Direction Signs	The SPPS is silent on advance direction signs	Delete	<ul style="list-style-type: none"> • The SPPS is silent on advance direction signs and since these are regulated by Transport NI, this policy can be deleted.

The Coast	Relevant sections of the SPPS	Policy Retained?	LDP Comment
CO1 – The Undeveloped Coast	SPPS accords with policy CO1 and emphasises that the LDPs and future adopted Marine Plans should be complementary	✓	<ul style="list-style-type: none"> • There is currently no PPS relating to the coastline. However, the principles contained within policies CO1-CO4 constitute a useful starting point for formulating policy with respect to the coastal zone. • The preferred options paper considers options for the effective management of the developed and undeveloped coast and any subsequent policy will need to align with these. Obviously areas of amenity and conservation value on the coast, along with coastal access will be relevant considerations when the local policies plan is written.
CO2 – The Developed Coast	SPPS accords with policy CO1 and emphasises that the LDPs and future adopted Marine Plans should be complementary		
CO3 – Areas of Amenity and Conservation Value on the Coast	6.39		
CO4 – Access to the Coastline	6.41		