



Mr T Clarke
Director of Strategic Planning
Planning Service Headquarters
Millennium House
17-25 Great Victoria Street
Belfast BT2 7BN

Park House
87/91 Great Victoria Street
Belfast
BT2 7AG

Tel: 028 9025 7235
Fax: 028 9031 2536

E-mail info@pacni.gov.uk
Website www.pacni.gov.uk

Date: 11th June 2010

Dear Mr Clarke,

RE: PPS 21 and draft Development Plans

I refer to previous correspondence about proposed Green Belt/Countryside Policy Area designations in draft development plans in the context of changes to rural planning policy in draft PPS 21.

The Commission is currently considering objections to three Area Plans – Belfast Metropolitan Area Plan, Magherafelt Area Plan and Banbridge, Newry and Mourne Area Plan. These Plans contain proposals for the designation or extension of Green Belts/Countryside Policy Areas and there are a substantial number of objections to the proposed designations.

Draft PPS 21 was published on 25th November 2008 and it stated that the policy provisions of the PPS would take precedence over PSRNI policies SP12 and DES 1 in respect of Green Belts and Countryside Policy Areas. As a consequence, the policy provisions of the draft PPS would take precedence over the policy provisions for Green Belts and Countryside Policy Areas in published draft Plans, except where specified. The position remains unchanged following publication of PPS 21 in its final form on 1st June 2010. Consequently, policy for development in the countryside is the same throughout Northern Ireland whether inside or outside the proposed GB/CPA, except in Special Countryside Areas.

During the Public Examination process, the Commission asked the Department to consider its position in relation to these proposed designations and at that time the Department indicated that it was awaiting the final version of PPS 21. In view of the publication of the policy in its final form, the Commission would ask the Department to indicate as a matter of priority whether it intends to retain the proposed designations. If it is decided that they are not to be retained, any objections to them would no longer fall to be considered by the Commission. In this event, the Commission would, of course, continue to consider those elements of such objections which seek inclusion within development limits.

Yours sincerely,

Lorraine Braniff

Cc Ms Barbara Elliott, BMAP Team
Mr R Meighan, MAP Team
Mr T Donnelly, BNMAP Team