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Date: 11<sup>th</sup> 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.

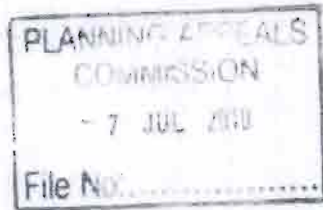
Draft PPS 21 was published on 25<sup>th</sup> November 2008 and it stated that the policy provisions of the PPS would take precedence over PSRNI policies SP12 and DES 1 in respect of Green Belts and Countryside Policy Areas. As a consequence, the policy provisions of the draft PPS would take precedence 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 1<sup>st</sup> 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



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5 July 2010

Dear Lorraine

### PPS 21 AND DRAFT DEVELOPMENT PLANS

Thank you for your 11<sup>th</sup> June 2010 letter about proposed Green Belt / Countryside Policy Area designations in draft development plans in the context of changes to rural planning policy outlined in PPS 21.

As indicated in your letter, upon the publication of PPS 21 in its final form on 1<sup>st</sup> June 2010, the policies and provisions contained within it take precedence over the policy provisions for Green Belts and Countryside Policy Areas in published draft Plans, except where specified.

As a consequence, I can now confirm that the Department will be withdrawing the proposed Green Belt / Countryside Policy Area designations contained in the three draft plans you specify – namely draft BMAP, draft MAP and draft BNMAP – and we accept that the objections lodged to them no longer fall to be considered by the Commission with one possible exception. This relates to circumstances where an objector has sought for a proposed Green Belt / Countryside Policy Area designation, or part thereof, to be changed to a Special Countryside Policy Area (now referred to as a Special Countryside Area in PPS 21).

I would however point out that this decision does not affect any of the other proposed countryside designations, such as Special Countryside Policy Areas, Coastal Policy Areas, Rural Landscape Wedges, Areas of High Scenic Value etc, already heard by the Commission during the Examinations for the above draft plans.

The Department now intends to write to all those who made representations – both objections and counter objections – on the proposed Green Belt / Countryside Policy Area designations in the current draft plans to make them aware of the Department's position.



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I trust this clarifies the position, but should you have any further queries on this matter please do not hesitate to contact my office.

Yours sincerely

**TOM CLARKE**  
**Director of Strategic Planning**



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**Your Ref:**

**Our Ref:**

**Date: 22 July 2010**

Dear Mr Clarke

## **PPS 21 and DRAFT DEVELOPMENT PLANS**

Thank you for your letter dated 5 July 2010 confirming the Department's intention to withdraw the proposed Green Belt/Countryside Policy Area Designations in draft BMAP, MAP and BNMAP.

It would assist the Commission if the Department could provide a list of those objections, or part objections, which no longer fall to be considered by the Commission for each of the above draft Plans.

Yours sincerely

**LORRAINE BRANIFF**  
**Acting Chief Administrative Officer**

