



Derry City & Strabane
District Council
Comhairle
Chathair Dhoire &
Cheantar an tSratha Báin
Derry Cittie & Strábane
Destrict Cooncil

Derry City & Strabane District Council



Local Development Plan (LDP) 2032

Draft Plan Strategy (dPS)

Schedule of Proposed Changes (PCs), as consulted upon between
December 2021 and February 2022

PLUS

the Further Changes (FCs),

to be made to the LDP dPS in Autumn 2023,

to PAC Commissioner as part of the

Independent Examination (IE)

**PART 1 – Up to Chapter 15, to LDP IE 5th September 2023, UPDATED
15th September 2023**

(PART 2 – Chapter 16 to end, will issue in late-September)

1. Introduction, to Proposed Changes Schedule - as consulted upon between December 2021 and February 2022 (ALL AMENDED TEXT IS IN DARK RED)

1.1 Derry City & Strabane District Council (the Council) is preparing a Local Development Plan (LDP) for the District up to 2032. This will replace both the existing Strabane Area Plan 2001 and the Derry Area Plan 2011, as well as most regional Planning Policy Statements (PPSs). The purpose of the LDP is to inform the general public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the District. The LDP will set out a clear vision of how the District should look in the future, by indicating what type and scale of development should be encouraged and where it should be located.

1.2 The LDP Draft Plan Strategy (dPS) was published and subject to an 8-week statutory consultation period which ran from 2nd December 2019 and ended on 27th January 2020. 121 Representations (Reps) were received within the 8-week period, from the many statutory consultees, various organisations, landowners, developers and members of the public. 7 responses were received after the 27th January deadline.

1.3 However, a procedural error was identified in relation to the timing of that original consultation period so a further re-consultation period was undertaken which ran from 11th September to 6th November 2020. All consultees and previous Rep respondents were re-consulted and advised to inform the Council:

- if they wished to have their previously submitted representation carried forward as it is;
- if they wished to revise or provide additional information in support of their previous representation
- or alternatively, if they wished to withdraw it or to submit a new representation.

1.4 Counter Representations (or C-Reps) were then submitted between 27th November 2020 and 22nd January 2021. As a result of the overall consultations, a total of 243 Representations (and 5 Late Reps) and 6 Counter Reps (and 1 Late C-Rep) were received.

1.5 Following detailed consideration by Planning officers and elected Members, of the Representations received, the Council is proposing a number of Changes to the LDP draft Plan Strategy.

1.6 In considering representations received to the Draft Plan Strategy, and the extent and nature of any proposed change required, account has been taken of Development Plan Practice Note 10 'Submitting Development Plan Documents for Independent Examination' (DPPN 10).

1.7 DPPN 10 provides for two main types of change: (1) Minor Changes: These are minor editing changes for factual correction which do not need public consultation, and which would not affect the soundness of the plan. (2) Focussed Changes: These are limited changes made only in exceptional circumstances in order to deal with unforeseen issues and address impacts upon the soundness of the plan. The DPPN advises that they must be consulted upon prior to the submission of the LDP dPS for examination.

1.8 In addition to changes that would fit into these categories, the Council has identified a number of other changes which, in our view, are considered to represent logical and rational amendments to a policy or policy clarification in response to representations received during the consultation period. They are not minor changes and they are not in response to addressing 'soundness' issues.

1.9 Overall, most of the proposed changes are considered to be important and worthwhile, but few are required to make the LDP sound. Taking account of the guidance in DPPN 10, and to ensure that those interested persons who made representations are not disadvantaged, the Council considers that **all of the proposed changes should be consulted upon**, as listed in the Schedule of Proposed Changes, at Appendix 1.

1.10 Therefore, the Proposed Changes have been simply arranged in a single Schedule, in page order as they appear in the dPS document itself. In order to assist readers (and as a basis for the assessment of SA, EQIA and RNIA), officers have **yellow-highlighted 26** Changes that might be considered to be the most 'substantive', as well as **blue-highlighted 67 'minor'** Changes and **green-highlighted 160 'intermediate'** changes; however, this categorisation cannot be considered to be definitive.

2. Proposed Changes Consultation – December 2021 to February 2022

2.1 The consultation period will run for 8 weeks, commencing **9th December 2021 and running to the 3rd February 2022**. The purpose of the consultation is to inform the general public, consultation bodies and interested parties of the Proposed Changes and allow comments if they wish and to demonstrate for the Independent Examination (IE) by the Planning Appeals Commission (PAC) - that everyone affected has had an opportunity to comment before any recommended change is made to the LDP Draft Plan Strategy. ***It is important to note that ultimately it will be for the PAC to consider and for the Department for Infrastructure (DfI) to determine whether any amendments recommended by the Planning Appeals Commission should be made to the LDP Draft Plan Strategy.***

2.2 **It is important to note that comments made at this stage can only address and relate to the soundness of Proposed Changes.** This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Draft Plan Strategy not subject to change, as the PAC may not consider any new representations. Further information on 'soundness' and the soundness tests can be found in DPPN 06.

2.3 Comments on the Proposed Changes can be submitted in writing by emailing to ldp@derrystrabane.com or by post to 98 Strand Road, Derry, BT48 7NN or 47 Derry Road, Strabane, Tyrone, BT82 8DY.

2.4 It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website. However, all personal contact details (personal telephone numbers, email addresses, signatures and sensitive personal data) will remain confidential. A copy of comments will be supplied to the Department for Infrastructure and the Planning Appeals Commission as part of the Independent Examination process. Further details are available in the Council's privacy notice: https://www.derrystrabane.com/getmedia/0ada4fb5-9b7c-4a21-8b16-5f3b39a2c389/LDP-Privacy-Notice_1.pdf

2.5 **The deadline for comments is 3rd February 2022. Comments received after the deadline will not be accepted.**

3. UPDATED Introduction, to the Further Changes (FCs), to be made to the LDP dPS in Autumn 2023, to PAC Commissioner as part of the Independent Examination (IE)

3.1 As a result of the public consultation detailed in Section 2 above, 26 PC Comments were received and these have been considered, summarised, and responses set out in the Council's Public Consultation Report (see DS-500, pages 243 to 266) as part of the formal Submission of documents to DfI Planning / PAC in May 2022. (see DS-500 & the PC Comments on the Council's LDP webpage at: [https://www.derrystrabane.com/subsites/ldp/viewing-the-ldp-dps-schedule-of-proposed-changes-\(pc\)-and-pc-comments/comments](https://www.derrystrabane.com/subsites/ldp/viewing-the-ldp-dps-schedule-of-proposed-changes-(pc)-and-pc-comments/comments)

<https://www.derrystrabane.com/getmedia/82a5edc4-4508-47f8-8c43-fdbfaa9f2fdc/67-DS-500-LDP-dPS-Consultation-Report.pdf>

3.2 In preparation for the Independent Examination (IE), the Council has undertaken a thorough re-visit of the LDP draft Plan Strategy, including the Proposed Changes and the resultant PC Comments. This re-visit has involved a detailed review of the text itself, as well as Development Management assessment - to ensure that the final LDP Plan Strategy will be well-written / readable (spelling, punctuation, grammatically sound and factually correct) as well as professionally / technically robust and the policies will be 'implementable' following its Adoption - for the Council's elected Members and for Planning Officers for many years thereafter.

3.3 This chapter-by-chapter review has resulted in the Council identifying a number of Further Changes (FCs) to be made to the LDP draft Plan Strategy. A similar approach has been taken for the presentation, within this updated report, of these Further Changes (FCs) as was taken for the Proposed Changes (PCs) – mostly as set out in paragraphs 1.6 to 1.10 above. In summary, the Further Changes (FCs) have been inserted into the same Schedule as the Proposed Changes (PCs), in page order as they appear in the dPS document itself. The FCs are in this 'dark red' font and they have again been colour-coded, in order to assist readers: yellow-highlighted Changes that might be considered to be the most 'substantive', as well as blue-highlighted 'minor' Changes and green-highlighted 'intermediate' Changes; however, this categorisation cannot be considered to be definitive.

3.4 These Further Changes are being presented to the PAC Planning Commissioner as part of the Independent Examination (IE) process, of which the Public Hearing Sessions will take place in September- October 2023. Through the IE process, interested parties would have the opportunity to comment on the Further Changes – subject to the direction of the Commissioner. The Commissioner will be requested to consider these Further Changes (FCs), together with the previously-consulted Proposed Changes (PCs), and if satisfied, shall make a Recommendation to DfI Planning as to whether all or some of the Changes should be incorporated into the Adopted LDP Plan Strategy, as Modifications.

4. Schedule of Proposed Changes and Further Changes

4.1 Appendix 1 of this report presents the Proposed Changes and Further Changes (in dark red text) which have been illustrated in the following two ways:

- In most cases, it is clear which new text is proposed e.g. where the Change is to 'insert a new sentence or paragraph.' However, in more complicated sections, where it is not clear which words are new or which are existing, the new text to be included is underlined:
- Where there has been a change to the wording of a policy or paragraph, a deletion is shown by a ~~strike-through~~

4.2 For each Proposed Change, the document sets out the following columns:

- *Proposed Change (PC) or Further Change (FC) Reference*: a reference number for the proposed change;
- *Draft Plan Strategy Page*: the page number of where the change is to occur;
- *Policy/ Paragraph/Table Number, etc*: the specific policy, paragraph or table;
- *Summary of Issue/Justification*: summarising the reasoning behind the change;
- *Proposed Change*: the change itself, presented in the manner identified in para.3.1; - *Representation / Issue Reference*: the number that resulted in the change. Exceptionally, some changes have been made as a consequence of changes made elsewhere in the Draft Plan Strategy and these are denoted as n/a in the last column.

4.3 The Proposed Changes are also subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA); Rural Needs Impact Assessment (RNIA) and Equality Impact Assessment (EQIA). These have been considered within the relevant Addendums published alongside the Schedule of Proposed Changes. Comments were invited on these Addendums in addition to comments on the Proposed Changes.

4.4 The Further Changes (FCs) are being considered as part of the IE process so they will therefore be considered for inclusion in the final LDP Plan Strategy in the same manner as any other Adoption Modifications that the DfI would direct, in accordance with Section 12 of the Planning Act (NI) 2011. The Further Changes (FCs) do not involve any new policies or changes that fundamentally alter the existing policies / designations; therefore, none of the FCs are considered to affect the previous Assessments listed above.

4.5 It should be noted that the Council has considered every representation which provided a comment to the LDP draft Plan Strategy. The Council's responses to the issues raised in representations were presented as part of the LDP Draft Plan Strategy Consultation Report which will be published and submitted as part of the documentation required for Independent Examination.

5. What Happens Next? – text as at December 2021

5.1 Following the conclusion of the 8-week consultation period, the Draft Plan Strategy and all comments received will be submitted to the Department for Infrastructure who will consider whether the Draft Plan Strategy should proceed to Independent Examination. The IE will be conducted by the Planning Appeals Commission.

5.2 It is important to note that ultimately it will only be for the Department for Infrastructure to determine whether any amendments recommended by the Planning Appeals Commission should be made to the LDP draft Plan Strategy.

5.3 For further information regarding the preparation of the LDP, please contact the LDP Team by email: ldp@derrystrabane.com or telephone 028 71 253 253

This Proposed Changes document is available, together with all other LDP documents, on the Council's website at

<http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>

All LDP documents are also available to view, **by appointment only** (for reasons of public safety), during normal opening hours, at:

- Council Offices, 98 Strand Road, Derry, BT48 7NN
- Council Offices, 47 Derry Road, Strabane, BT82 8DY

Representations can also be submitted during the consultation period regarding the associated Addendum appraisal documents, namely the Addendum to the draft Sustainability Appraisal (incorporating the Strategic Environmental Assessment, SEA), Addendum to the draft Habitats Regulations Assessment (HRA or AA), Addendum to the draft Equality Impact Assessment (EQIA) and Addendum to the draft Rural Needs Impact Assessment (RNIA).

Your comments may be submitted by e-mail to: LDP@DerryStrabane.com Alternatively, you can write to the Planning LDP Team, 98 Strand Road, Derry BT48 7NN. (Please note that, under Freedom of Information and Council's policy of Transparency, all representations will normally be made publicly available. Any requests otherwise should be clearly stated and the request will be considered by the Council.)

This LDP dPS Proposed Changes Report, or the other consultation documents can be supplied in alternative formats; please submit your request and requirements to the above address.

Our other contacts are: Telephone - 028 71 253 253, Textphone – 028 71 376 646.

The Closing Date for Comments on the Proposed Changes to the LDP dPS is

Thursday 3rd February 2022

The Proposed Changes and Further Changes will be submitted to and considered by the PAC Planning Appeals Commissioner at the LDP Independent Examination, in Autumn 2023

Appendix 1

Schedule of Proposed Changes - December 2021

together with the

Further Changes (FCs) - September 2023 (in dark red text)

(further Further Changes (fFCs) in IE Weeks 1 & 2)

The following 6 no. further Further Changes (fFCs) were put forward during Weeks 1 & 2 of the LDP Independent Examination (IE). These 6 fFCs have been incorporated in the Table below, plus their reference numbers are in bold and underlined in the left column. In summary, they are:

Spatial Strategy, a word in AHLI Designation, FC 10A – Minor Change / blue

Economic Dev., Change Policy wording in ED 4, FC 24 – Substantive Change / yellow

Retail / Centres, Change Policy wording in RP 1, FC 27 – Substantive Change / yellow (& see Annex 1)

Retail / Centres, a word in Policy RP 9, FC 31 – Intermediate Change / green

Minerals, agreed Further Change FC 38B – now dropped - Intermediate Change / green

DC & SDC LDP - Schedule of the Proposed Changes (PCs) plus the Further Changes (FCs), to be made to LDP dPS in Autumn 2023, to PAC Commissioner as part of the Independent Examination (IE)

Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
<p>KEY: (NOTE THAT THE FOLLOWING COLOUR-CODED CATEGORISATION OF THE PROPOSED & FURTHER CHANGES IS FOR READER ASSISTANCE ONLY; IT IS NOT DEFINITIVE)</p> <p>Yellow-highlighted = Changes considered by the Council to have a <u>substantive</u> effect on a policy/proposal.</p> <p>Blue-highlighted = Changes considered to be <u>minor</u> e.g. spelling errors, layout changes, text re-organisation, lesser changes to Introductory or Justification & Amplification (J&A) text</p> <p>Green-highlighted = Changes considered to be <u>intermediate</u> i.e. they are useful changes that clarify policies or provide significant J&A or lesser policy adjustment</p> <p>If it is not clear, newly inserted wording is <u>underlined</u>. Where it is not clear, removed words are struck through. In the final column (Rep, Issue Ref) n/a indicates that the Change has not resulted directly from a specific representation, rather from internal Planning or other internal Council input.</p>					
General Amendments					
FC 01	1 - 528	Whole Document	Correction / improvement of spelling, grammar, punctuation, consistent-capitalisation, hyphens, presentation & accurate referencing / numbering, etc.	<p>General adjustments to enhance the readability, accuracy and tenses of the PS Document that do not change the substance of the text.</p> <p>Capitals e.g. Derry_City, Strabane_Town, City / Town_Centre, Hyphens e.g. small_scale, town_centre_first, edge-of-centre, out-of-centre</p> <p>Remove the paragraph numbers from within the Designations boxes of Chapter 6 (p. 64-67), to be consistent, amending the subsequent numbering within that chapter.</p>	n/a
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, post-Adoption .	Replace with wording for Adopted LDP Plan Strategy.	n/a

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
PC 02	2	Whole Page	Foreword for 2019-20	Revise Foreword for Adopted LDP Plan Strategy, expected in 2023.	n/a
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
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 EVB 21.	82 RSPB
3. Policy Context for the LDP					
FC 02	37	Para 3.11	To update tense and clarify the HRA status at PS Adoption stage.	Amend the final sentence of Para 3.11 as follows: A draft Habitats Regulations Assessment (HRA) was published for consultation with the Draft Plan Strategy, and subsequently finalised alongside this LDP Plan Strategy.	n/a
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
FC 03	38	Para 3.18	To clarify the legal position of PPS's – as per SPPS 1.9 – 1.11., and the status of its Supplementary Planning Guidance (SPG) post-Adoption of the PS	Re-word para 3.18 as follows: As per the SPPS, the existing suite of PPSs ceased to have effect in this District when the Council adopted the Plan Strategy for the whole of the District. A transitional period had operated until our LDP Plan Strategy was adopted. Any relevant supplementary and best practice guidance had also continued to apply during this time. Please refer to Chapter 38 of this LDP Plan Strategy, whereby much of this guidance is adopted by the LDP, until the documents are reviewed and/or replaced.	n/a

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
FC 04	39	Para 3.19	To clarify the legal position of the Planning Strategy for Rural NI – as per SPPS 1.9 – 1.11., post-Adoption of the PS	In para 3.19, replace the word 'cancelled' with 'ceased to have effect'.	n/a
FC 05	39	Para 3.22	Possible Adoption of Marine Plan for NI.	Should the NI Marine Plan be adopted, amend the 'Draft' Plan text, etc. in the title, 1 st and last lines of para 3.22.	n/a
FC 06	40	Para 3.23	Update reference to relevant documents	Include the 2019 Waste Management Plan NI and updated document dates for Lifetime Opportunities 2015 Update and Thinking Rural (2015).	n/a
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
PART B- Overall Strategy					
4. LDP Vision and Objectives					
FC 07	44	4.1	Clarify that the Council's Vision is in the LDP, rather than the SGP per se.	For accuracy, move the second word of para 4.1, 'Council's' to the 3 rd line, to read 'The Council's LDP...'	
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

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
PC 08 Potential FC 07A	47 47 (and p. 92)	Para d (i); Para d (i); (and Para 7.61)	Add references that tree planting should be in the correct locations. (and type.)	Amend wording to Objective d (i) line 4, to '...more tree cover (in the correct locations ...' OR DEPENDING ON IE QUESTION V/O 2, CHANGE TO: (in the correct locations and of an appropriate type) RELATED CHANGES elsewhere 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
5. Growth Strategy for the Derry City and Strabane District					
PC 09 FC 08	52 52	Table 6 Para 5.7	To clarify the Table heading, as per the preceding text, to avoid Misunderstanding. To clarify that the dPS figures are simply a refinement and update from those used at the POP stage.	Change the heading of table to 'Table 6: Overall Growth Strategy for District, as Proposed at following LDP POP Stage' In response to IE Question 1 of Topic 4, the above-highlighted Further Changes are suggested. The preceding introductory paragraph would also be amended as follows: '5.7 In the POP, three 'Growth Strategy' Options were identified regarding the scale of target growth for the Council's District to 2032. That Growth Strategy focused on three key aspects, namely population, jobs and houses; those options similar options (updated for dPS stage) are summarised in the table below and explained in the following text:'	106A Dfl Strategic Planning
PC 10	54	Para 5.15	To reflect the intention of RG5 of the RDS in the Council's LDP Growth Strategy	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'	43 NIE Networks

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
6. Spatial Strategy for the Derry City and Strabane District					
FC 09	63	Para 6.14	To clarify that the idea of a 'resilient form of settlement' is to be considered rather than a 'new settlement' per se, and probably in the medium - longer term.	Amend the 2 nd & 3 rd sentences of para 6.14 to read as follows: 'The Council will explore opportunities to demonstrate / test climate-change / adaptation processes but any new form of settlement would be of modest scale and most-probably based upon an existing cluster or settlement – if / when it is developed over the life of this LDP or possibly after 2032 . Any such development would respect and enhance sustainable development patterns within existing settlements, be an 'exceptional case' , considered on its individual merits and it would need to fit in the appropriate tier within the LDP's settlement hierarchy.'	n/a
	88	Para 7.50, measure iii		RELATED CHANGES elsewhere Amend para 7.50 measure iii as follows: 'iii considering the feasibility of a pilot ' form of resilient settlement ' project at LPP stage to promote sustainable, climate-resilient settlement form ; and'	
	90	Paras 7.53 & 7.57		Amend para 7.53, 3 rd line to ...' resilient form of settlement '... Amend para 7.57, 3 rd sentence to: This ' resilient form of development ', subject to the feasibility study, would be an exceptional case and would need to fit in the appropriate tier normally be expected to lie within an existing settlement and respect and enhance sustainable development patterns , within the LDP's settlement hierarchy. Refer also to Chapter 6 of the LDP Spatial Strategy, Para 6.14	

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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. These consist of known features and areas of <u>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
FC 10	64	Para 6.18	To clarify and add the correct content and policy reference for ATC's / AVC's	Amend the second last sentence, as follows: Areas of Townscape / Village Character (ATCs / AVCs) may also be defined, to protect areas of quality built-form and layout, as well as natural features (see Policy NE 8 HE 6).	n/a
FC 10A	65	Designation AHLI 1	Add a word, that was implicit, so that this AHLI wording is same as Policy NE 7, for clarity.	Insert the word 'adversely' at the start of the 4 th line, to read: The LDP PS also designates Areas of High Landscape Importance (AHLIs). AHLIs will cover key coastal, river valley and settlement settings in our District (See PS Proposals Map 2). Proposals that would adversely affect or adversely change either the quality or character of the landscape within the AHLIs will not normally be permitted (see Policy NE 7).	n/a
PC 12	65	Para 6.22	Missing word	At end of 5 th line, insert the word 'and'	n/a
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 WECAs.	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

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
FC 11	72	Para 6.46	Change a few words to clarify / correct.	Amend the first sentence of para 6.46, as follows: Like Derry City, it is expected that the supply of housing and growth in Strabane Town during the plan LDP period will be substantially...	n/a
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)
FC 12	74 - 87	GDP 1 -8	Altered presentation of GDPs, to distinguish these 'Principles' from 'Policies'.	Change GDP 'principles' boxes to single textboxes, light blue with black text. Change ' Justification & Amplification ' titles to 'Rationale' to demonstrate a difference from 'policy' boxes. See also the related Changes PC 14, PC 25, PC 26 and FC 17.	n/a
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 ' <i>... net gain, protect the District's Natural, Coastal and Historic Environments and particularly their associated designations and protect...</i> ' RELATED CHANGES elsewhere Also insert corresponding reference into part vii of GDPOL 1 to reference Coastal Development Chapter. ' <i>...as set out in the Natural Environment and Coastal Development Chapters</i> '.	78A DAERA (NED - Marine)

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
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
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...'	106B DfI TPMU
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
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...' RELATED CHANGES elsewhere 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
FC 13	75	Para. 7.10	Clarify that this is a re-stating of the SPPS	Amend the first sentence of para 7.10, as follows: In accordance with the SPPS (para 3.8), sustainable development will be permitted unless the proposed development will cause demonstrable	n/a

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			Para 3.8 position rather than a new LDP policy.	harm to interests of acknowledged importance. This will mean that development that accords with the an up-to-date LDP should be approved...	
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 Dfl TPMU
FC 14	77	GDP 2	Add text to include in the Principles, the 'tree-planting' aspect that is proposed in Objective d(i) and p. 89-93	Amend the start of part x, to the following: x working with natural environmental processes through promoting green infrastructure, including enhanced tree-planting, the use of ...	n/a
PC 19 – see above	77	GDP 2	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 work with natural environmental processes to prevent the loss of biodiversity...' Amend part x of GDP2 to add the phrase 'incorporating biodiversity net gain' after the text in brackets on the second line. In GDP 6 alter the final paragraph, 1 st line, to read 'Development proposals are required to incorporate biodiversity net gain and to be sensitive to all protected species...'	82 RSPB
FC 15	77	Para 7.16	Update the reference to the now-published document (see para 3.29)	Amend the final sentence, as follows: The Council is currently developing has prepared a Climate Change Adaptation Plan and this may...	
PC 19 – see above	85	GDP 6	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 work with natural environmental processes to prevent the loss of biodiversity...' Amend part x of GDP2 to add the phrase 'incorporating biodiversity net gain' after the text in brackets.	82 RSPB

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				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> '	
FC 16	85-86	Para 7.44	Remove most of the paragraph text, which is a direct repetition of the SPPS para 6.192, as it is an un-necessary duplication and appears as an LDP 'policy' rather than those in GDPOL 1 and Chapter 21, causing confusion.	Amend para 7.44 to the following: 7.44 The SPPS sets out strong regional policies for developments in relation to the protection of the natural environment. Development proposals will be assessed against the detailed planning policy contained in Chapter 21: Natural Environment.	n/a
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 native species '. This Proposed Change is now superseded by FC 16 above, which removes all of the previously amended text.	82 RSPB
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
PC 179 (Re-located). Was previously inserted in relation to NE 2 below, as it	87	Para 7.47	To strengthen the LDP commitment in NE 2 to avoid impacts on protected species and their habitats.	Amend (as underlined) last sentence of <u>para 7.47 p 87</u> to read as follows: <u>...are identified to enable effects to be considered, avoided or mitigated, using the 'mitigation hierarchy'</u> . The prospect of mitigation should not be used as a justification for the development's location in	The following are all PARC Reps: 25A-L, 111 82 RSPB

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followed on from PC 177)				<u>the first place. Developers must refer to the mitigation hierarchy and seek to avoid impacts as a first principle.</u>	
PC 23	87	Para 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).’ <i>This Proposed Change was superseded by PC 179 above, which added further additional wording to this paragraph.</i>	82 RSPB
FC 09 – as above	88	Para 7.50, measure iii	Clarify ‘resilient form of settlement’	See FC 09 above Amend para 7.50 measure iii as follows: ‘iii considering the feasibility of a pilot ‘form of resilient settlement’ project at LPP stage to promote sustainable, climate-resilient settlement form; and’	n/a
PC 24	88	Para 7.50, measure iv	Alternative wording, for clarification.	Amend the end of part iv to ‘(outside of in addition to normal landscaping requirements)’	n/a
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
FC 17	89	New Paragraph after Para 7.51	To further clarify the distinction between the GDPs and subsequent ‘policies’. See also the related Changes PC 14, FC 12, PC 25 and PC 26.	Insert New Paragraph after para.7.51 explaining: <i>‘For the avoidance of doubt, please note that the General Development Principles GDP 1 to GDP 8 are not formal planning policies against which development will be judged but they are the principles that underpin the policies in subsequent sections.’</i>	n/a

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FC 09 – as above	90	Paras 7.53 & 7.57	Clarify 'resilient form of settlement'	See FC 09 above Amend para 7.53, 3 rd line to ...'resilient form of settlement'... Amend para 7.57, 3 rd sentence to: This 'resilient form of development', subject to the feasibility study, would be an exceptional case and would need to fit in the appropriate tier normally be expected to lie within an existing settlement and respect and enhance sustainable development patterns, within the LDP's settlement hierarchy. Refer also to Chapter 6 of the LDP Spatial Strategy, Para 6.14	n/a
PC 08 – as above	92	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 ...' RELATED CHANGES elsewhere 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
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 Dfl TPMU n/a

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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
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
PC 15 – as above	93	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)
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(7) RSPB
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	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	3G Enagh YF All are MKA - 122, 123, 124A, 124B,

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			risk of major accidents, in addition to COMAH-specific in Chapter 33.	the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33)'. 	124C, 124D and 126 James Construction; Millwell Properties, PJD Construction Ltd & Porthall Enterprise Ltd
PC 31	96	Footnote No. 12	Complete the footnote, typo.	Insert Published by 'DEFRA, with DOE (NI), etc.'	n/a
PC 32 FC 18	97	7.86 7.87	To provide an update on named document. As at mid-2023, the CASNI is still at Discussion stage.	Amend line 1-2 of Para 7.86: 'an Air Quality Clean Air Strategy for Northern Ireland (AQ-CASNI)... It is anticipated that the strategy will be published for consultation in the latter half of 2019-2020. Delete the final sentence of this paragraph, as it is out of date. 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
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
PC 34	105	Para 7.125	Additional text was suggested, as GDPOL 2 was not considered sufficiently ambitious.	Add a new sentence at the end of Para 7.125 to read: 'For all planning applications for any major* development that contributes towards a sense of place, developers should submit a Design Statement to take account of this broader description of design'. <i>* as per Footnote 2 on p 77</i>	82 RSPB

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8. Enforcement of Planning					
No Representations received resulting in Proposed Changes to Enforcement Chapter					
FC 19	109	8.5	Priorities for enforcement are already identified in our enforcement strategy to which para 8.4 already refers.	Delete Paragraph 8.5.	n/a
PART C- Economy – Strategy, Designations & Policies					
9. Economic Development					
FC 20	112-128 (Chapter 9) and a few other references throughout the dPS	Chapter 9 and a few other references throughout the dPS	To update the terminology, from use of the term 'industrial' to 'economic development' (ED). The definition of ED is that used on p. 1-2 of PPS 4 Planning & <u>Economic Development</u> (2010), which had replaced PPS 4: <u>Industrial Development</u> (1997).	Change the word 'industry' or 'industrial' to 'economic development' in numerous locations, except where it refers to an existing 'industrial process' etc, or previous 'Industry' zoning in the existing Area Plans, or the specific B2 & B3 'Industrial' Use Classes, etc. Specifically, change ED 3 (x 2 times), ED 4, in PC 52 on p. 125, ED 6, 9.40, ED 7 (x 3 times), 9.42 & 11.35.	n/a
PC 35	112	9.1	Insert missing word, a typo.	In the last line: ... ' <u>and</u> are centres of local commerce.'	n/a
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 Dfl TPMU

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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
FC 21	114-117	Tier 1 – Tier 5 Designation boxes	To remove the stated policies summarised in the boxes, because it is not possible or helpful to accurately and comprehensively state all the relevant policies here.	Remove the 'Relevant Planning Policies' from each of the Designation boxes.	n/a
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
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 office accommodation...</u> '	n/a

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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 Dfl Strategic Planning
PC 41A	114	Para 9.9	To strengthen the introduction of the ED Land Supply section, to clarify that localised lands will be required, though there is enough ED land generally.	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 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'.	106A Dfl Strategic Planning
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 'The Economic Development Land Monitor and evidence base concludes that we have more than sufficient land in terms of quantity, <u>other than in Strabane town</u> . Strategically, it is...' 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</u> strategic need for <u>additional or to expanded</u> GEDAs through the LDP;...'	n/a 106A Dfl Strategic Planning 106B Dfl TPMU
PC 41C	1 17	NEDA Designation Box	Additional wording to justify designating a New ED Area, when	In the 1 st column, insert the sub-title 'Relevant Planning Policies', the same as for all the other boxes. This insertion is now superseded by FC 20.	106A Dfl Strategic Planning

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			there is enough ED land generally.	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.	
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 ' <u>... in addition to the relevant policy provisions...</u> '	106B DfI TPMU
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 as far as possible, that supports ...</u> '	106B DFI TPMU
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: ' <u>... parking arrangements, including a transport assessment where appropriate (see Policy TAM 6 for details.)</u> '	106B DFI TPMU
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, ' <u>In facilitating new and extended economic development uses,...</u> '	106A DFI Strategic Planning
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 ' <u>Proposals for Class B1(a) and B1(b) (business uses as offices and call centres and also B1(c) (Research & Development) (where the main use is an office) will be permitted...</u> '	59 Ebrington Holdings (via Turleys)
PC 47	119	ED2	To clarify terms and also that the	In the 5 th line, amend to ' <u>Elsewhere in the cities-city and towns...</u> '	106A

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			sequential test includes 'edge of centre' sites, before 'elsewhere in the city and towns', as is already indicated by J&A para 9.20, and same as in current PPS 4 PED 1.	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 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 <u>gross</u> .'	DFI Strategic Planning
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 / <u>town</u> centres and also ensuring there is provision to allow for a supply of such development over the plan LDP period. Derry and Strabane <u>city / town centres (as well as the other town centres, proportionately)</u> 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)
FC 22	120	Para 9.21	Reword correctly, to clarify the definition of Class B uses.	Amend Para 9.21, to read as follows: For clarification, the Class B uses refers to those Part B Industrial & Business Uses as set out in the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015.	n/a

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PC 49 FC 23	121 121	ED 3 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. Further Change to clarify the policy if there is no LUPA.	In ED 3, in sub-heading on the 5 th line of page 121, insert an 's' to end of '... Settlements' In ED 3, under (b) Villages and Small Settlements, amend the end of criteria (i) as follows: (i) the land is identified as a Land Use Policy Area (LUPA) for economic development use. An exemption will apply to allow economic development in smaller settlements with no relevant LUPA, provided it complies with (ii) and (iii) below. 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 n/a 106A Dfl Strategic Planning
PC 50 FC 24	122-124 122	ED 4 ED 4	Additional wording to emphasise that any non-compatible uses on ED land will only be approved in exceptional circumstances. Further Change to add an exception for sui	Additional words to lines 2-3 of ED 4: '... an exception will only be permitted where the proposed use has demonstrated an essential need and the proposed use...' FC 24 – Amend the above Proposed Change to: '...where the proposed use can demonstrate it meets an essential need and the proposed use...' Amend the final lines of the opening paragraph of ED 4 as follows: '...diminution in the industrial economic development / employment resource both in the locality and the Plan area District generally.' Replace the opening paragraph of Policy ED 4, to read as follows:	19 Invest NI 106A, p Ax4 Dfl Strategic Planning

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		Para 9.30	<p>generis uses on Zoned ED land, and for updated terminology.</p> <p>To be consistent with the similar provision in the 'Zoned Land' section above.</p>	<p>"Zoned Land in all Locations Development that would result in the loss of land or buildings zoned for economic development use in the LDP to other uses will not be permitted except:</p> <p>(a) where an essential need has been demonstrated and the proposed use is a small scale, complementary / ancillary use that meets the day-to-day needs of local employees and it meets other relevant planning policies; or</p> <p>(b) where an essential need has been demonstrated, for development of a compatible sui generis employment use that is of a scale, nature and form appropriate to the location.</p> <p>In the case of proposals under either (a) or (b), it must also be demonstrated that the approval of the proposal would not lead to a significant diminution of economic development / employment land either in the locality or in the District generally."</p> <p>There is adequate explanatory wording in the existing 'sui generis' sentence at J&A para 9.28.</p> <p>Within ED 4, within the section 'Unzoned Land in Settlements', amend part (h) as follows: (h) where an essential need has been demonstrated, <u>it is</u> a small scale complementary / ancillary use that meets the day-to-day needs of local employees and it meets other relevant planning policies.</p> <p>Amend the opening of J&A paragraph 9.30 to read as follows: '<u>Exceptionally</u>, a small-scale complementary / ancillary use ...'</p>	

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				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>	
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
FC 25	124	ED 5	Policy ED 5 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	FC 25 = Within Policy Box ED 5, amend the four categories as follows: (a) development of a small rural community enterprise / centre, that needs to be located outside of a village or small settlement where the use will be associated with the settlement. Where practicable, an appropriate edge-of-settlement location will be favoured; or (b) small-scale Class B2, B3 or B4 business use / building adjacent to the main dwelling of business owner, provided they are of	n/a

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PC 52	124 124-125	ED 5 Paras 9.33-9.38	necessary to slightly expand the ED 5 policy wording – to provide suitable ‘policy hooks’ and then to provide further detail in these revised and strengthened J&A paragraphs, in order to aid the implementation of this policy.	<p>appropriate nature and design and meet other normal Planning and Environmental requirements; or</p> <p>(c) re-development of an established economic development use or re-use of existing or redundant non-residential rural buildings, provided they meet the requirements set out in Paragraph 9.37 below; or [AS PER PARA. NUMBERING BELOW]</p> <p>(d) homeworking, provided they meet the requirements set out in Paragraph 9.38 below. [AS PER PARA. NUMBERING BELOW]</p> <p>Within ED 5, on the 1st line of the final paragraph, replace a word: ‘Proposals for Criteria <u>Category</u> b development ...’</p> <p>Amend the J&A paragraphs:</p> <p>9.33 In the interests of rural amenity and wider sustainability objectives, the extent of new buildings outside of settlement limits will be controlled and the sympathetic extension or re-use of existing buildings will be preferred. However, in some circumstances, it may be possible to justify a small-scale new build economic development use outside of a development limit, particularly 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 as set out in other chapters of this LDP.</p> <p>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</p>	106A, p Ax5 Dfl Strategic Planning

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<p>FC 20 – as above</p> <p>FC 26</p>	<p>125</p> <p>125</p>		<p>Replace the old terminology, as FC 20.</p> <p>Update the paragraph numbering and to clarify the nature of the policies that are to be referenced.</p>	<p>development, home-working, appropriate re-development and re-use of rural buildings for a range of appropriate uses.</p> <p>9.35 <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></p> <p><u>(1) land adjacent to the existing settlement limit, subject to amenity and environmental considerations;</u></p> <p><u>(2) a site close to the settlement limit which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment; and</u></p> <p><u>(3) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape.</u></p> <p><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 economic development use.</u></p> <p>9.36 <u>Criteria Category b) is intended to...</u> [paragraph unchanged] FC 26 = other than to insert the following 3 words mid-paragraph: 'Proposals are expected to comply with the design and location requirements...'</p> <p>9.37 <u>Opportunities may also exist for proposals 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.</u></p>	

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				<p><u>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 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.</u></p> <p>9.38 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 Council</u> 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>	

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
10. City/Town Centres, Retailing, Offices, Leisure and Other Uses					
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.</u> The local towns ...’	92 (Lidl)
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 and in RP 9.) 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 (DfI – Strat Planning)
PC 55 FC 27	131 131 133	RP 1 RP 1 10.18	To provide clarity to Policy RP 1 to reflect taking account of SPPS and sequential consideration of other main town centre uses. FC 27 would add the word ‘centre(s)’ in order to further strengthen this sequential ordering,	See Annex 1 for the proposed re-wording of Policy RP 1, for clarity Amend last policy sentence in first paragraph of RP 1 to read: “DCSDC will require proposals for other main town centre uses to be <u>considered sequentially in the following order of appropriate preference as applicable to the specific nature of the proposal and the settlement / centre(s) in question:</u> ”. RELATED CHANGES elsewhere Reference the SPPS para 6.279 in terms of vitality and viability in expanded J&A, by adding a Add new sentence to LDP para 10.18 p 133 as follows: “All policies and proposals must ensure there will be	PC 55 FC 27

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	131	RP 1, continued	<p>with the emphasis on the 'centres'.</p> <p>To amend Retail hierarchy in line with SPPS, 'spelling out' each location.</p> <p>To clarify that, in a situation where a proposal falls within the catchment of two centres, sequential preference will be given to the higher order centre. To sign-post from RP 1 to the relevant operational policy. Add Justification & Amplification (J & A) paragraph to clarify the meaning of higher order centre.</p>	<p><u>no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment".</u></p> <p>Number the sequential order & amend indent 2. Town Centres & 3. Edge of town centres to read as follows:</p> <ol style="list-style-type: none"> 1. Primary Retail Core 2. Town Centres (including City Centre, Town Centre, District Centre and Local Centre) 3. Edge-of-Town Centre (including edge-of-City Centre, edge-of-Town Centre, edge-of-District Centre and edge-of-Local Centre) 4. Out-of-centre locations that are or can be made accessible by a choice of public transport modes. <p>The sequential test will direct development within centres before considering an edge-of-centre site. Preference will be given to edge-of-centre land before considering an out-of-centre site. Where more than one centre falls within the catchment area of a proposal, sequential preference should normally be given to the higher order centre, or its edge-of-centre where applicable. Refer to Policies RP 2 – RP 6 for proposals in the specific centres, and to RP 9 for any out-of-centre proposal.</p> <p>Add J & A paragraph after paragraph 10.17, as follows: For clarity, a higher order centre is one that is within a higher tier in the RP 1 Hierarchy or, within Tier 2 - Derry City Centre is higher order than its District Centres and the District Centres are higher order than the Local Centres. Similarly, elsewhere, a Town Centre is higher order than a Local Centre.</p>	

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Potential FC 27A	131 & various 132	Various locations After Para 10.17	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. Possibly insert an explanatory paragraph as J& A - at this location.	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> As per DS-500 Consultation Report, p. 259, the IE may recommend that the explanatory paragraph should be included as J& A - at this location, to provide clarification in consideration of any unforeseen implications of the defined sequential approach. <u>However, the Council feels that this explanation should be part of a separate SPG document, not in the LDP PS itself. Await IE outcome.</u>	n/a
PC 56	132	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 local Town Centre, it would be less. For District, Local or village contexts, it would need to be immediately adjacent.'</u>	21 Inaltus

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PC 54 – as above	131 133	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 and in RP 9.) 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)
PC 55 – as above	133	Para 10.18	As per PC 55 above, to reference the SPPS para 6.279 in terms of vitality and viability	Reference the SPPS para 6.279 in terms of vitality and viability in expanded J&A, by adding a Add new sentence to 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> .	92 (Lidl)
PC 57	133	RP 2	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 (underlined) 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>	106 (Dfl – Strategic Planning)

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	133	RP 2	To provide policy clarity on protecting the LDPs 'town centre first approach'.	(d) Amend criteria i) 'proposals demonstrate that <u>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 <u>...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.</u>	
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 in middle of policy text box sentence (page 135) starting <i>Elsewhere within Strabane Town</i> . Remove text stating a, d, & e to read just <i>a) & d</i>). Amend criteria i) 'proposals demonstrate that <u>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)
PC 59	136	RP 4	To 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: <i>'... subject to the above considerations (a-c), <u>as it applies to that centre and other centres in its catchment.</u></i>	106 (Dfl – Strat Planning)
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: <i>on any other centre within the <u>hierarchy in that catchment.</u></i>	106 (Dfl – Strat Planning)

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PC 61	137	Para 10.33	To provide further clarity as to which Local Centres this policy would apply.	Amend first sentence (as underlined) to read: <i>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).</i>	106 (Dfl – Strat Planning)
PC 62	137	Para 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 onto end of paragraph 10.33.	106 (Dfl – Strat Planning)
FC 28	137	Para 10.35	Insert a number of minor words that were omitted, for readability.	Amend Para 10.35, by inserting the missing words, as follows: This policy applies to villages and small settlements within the District, that do not have a defined Town Centre. It will ensure that rural areas have sustainable facilities, which will meet the day-to-day needs of the population and also serve as focal points in the community.	n/a
FC 29	139	RP 7	Remove a 'stray' word, that does not make sense.	Within RP 7, in the second section headed 'Fuel Filling Stations in the Countryside', at the end of the first line, delete the word 'needs'.	n/a
FC 30	139	Para 10.40	Remove a phrase that has been inserted twice, in error.	In the second line of para 10.40, delete the first occurrence of the phrase 'a main traffic route network along'.	n/a
PC 54 – as above	131 141	HC 1 (& Para 10.18 and in RP 9 on p 141)	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 and in RP 9, criterion 2.)	106A (Dfl – Strat Planning)

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FC 31	141	RP 9	Replace a word that is potentially confusing, with clearer words. Also add in 'viability' word, as per SPPS 6.289.	Within RP 9, in criterion 2), change the last line to: 'can be discounted ruled out as unsuitable, unavailable or unviable.	n/a
FC 32	141-142	RP 9 & Para. 10.48	Move the explanatory 'footnote' as it relates to the asterix* within RP 9, from the following page at the end of para 10.48. Amend words in Para 10.48 to clarify the meaning of the *.	Move the last 5 lines of Para 10.48, starting with 'Town centre*...', and insert them at the bottom of the RP 9 policy box. Within Para 10.48, amend the start of the second sentence to: 'For similar applications outside a City / Town Centre that are above...'	n/a
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.				
PC 64	148	Para 11.7	To reference the use of Transport Accessibility Analysis and associated Best	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</u>	106B Dfl TPMU

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			Practice as per SPPS (6.293)	<p>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.</p> <p>Remainder of para 11.7 starting 'Regard has been had...' to be moved to new para and renumbered accordingly.</p>	
PC 65	148	After Para 11.7	Consistent defined use of 'accessibility' sought throughout chapter.	<p>Insert the following clarification into a new para 11.8 after 11.7 (p 148) as follows:</p> <p><i>'Accessibility', 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).</i></p>	106B DfI TPMU
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.	<p>Replicate TPMU-provided text (in italics below) at:</p> <p>1st bullet point p149; Para 11.26 p152; & TAM 7 - J&A para 11.88 p169.</p> <p><i>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.</i></p>	106B DfI TPMU

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PC 67	148/49	Para 11.8 Para 11.9	Slight re-ordering of page text required to create logical flow.	Remove sentence 11.8 p 149 and insert immediately after main heading <i>Main Transport Challenges for the City and District</i> 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.	106B DfI TPMU
PC 68	151	Para 11.20	To amend text with enhanced reference to connectivity / access.	Add following sentence to end of 11.20 p 151: <i>...whilst also improving local connectivity and access to existing and new developments in the west of the city.</i>	106B DfI TPMU
PC 66 – as above	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 (in italics below) at: 1 st bullet point p149; Para 11.26 p152; & TAM 7 - J&A para 11.88 p169. <i>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.</i>	106B DfI TPMU
PC 69	154	Para 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....	106B DfI TPMU

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PC 70	156	Para 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 in</u> facilitating the required transport change needed to implement such major urban re-modelling in these areas	106B DfI TPMU
FC 33	157	Objectives Box	Replace the incorrect word 'SPG'.	In the first bullet point, amend the final line as follows: '...accordance with the <u>SPG NWTP</u> and wider NW Region.'	n/a
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>	106B DfI TPMU
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>	106B DfI TPMU
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</u> on the building's special <u>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

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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, <u>through informed and high-quality design solutions</u> . <u>Design and Access Statements must accompany all Listed Building Consent applications</u> .	79 DfC – HED
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 DfI – Strategic Planning
FC 34	163	TAM 3	To clarify that a Motorway Service Area does not necessarily need to be off a motorway (there are none in this District); it can also be a similarly high-level facility off a HSDC.	Amend the second paragraph of TAM 3 to the following: ‘Motorways and High Standard Dual Carriageways (HSDCs) – All Locations Planning permission will not be granted for development proposals involving direct access. An exception may be considered in the case of motorway or HSDC service areas.’	61 Individual
PC 76	163	TAM 3 (Access to Protected Routes)	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 access</u> , <u>or the intensification of the use of an existing access</u> , onto this category of Protected Route in the following cases:	106C DfI Roads

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				Replicate use of <i>direct</i> (i.e. <i>involving direct access</i>) consistently throughout the TAM 3 policy where appropriate.	
PC 77	164	TAM 3 (Access to Protected Routes)	Need for criterion (c) queried (for clarification.)	Remove criteria c) of TAM 3 (within the category 'Other Protected Routes – Within Settlement Limits')	106A Dfl – Strategic Planning
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'	106C Dfl Roads
PC 79	165	11.76	To clarify the definition of terms, and the status of future P&R or P&S facilities. (There are 2 such categories.)	Insert wording at the start of Para 11.76: 'The categories in this policy refer to 'Outside / Within' the Settlement Development Limits as defined in the LDP. In the 'All locations' categories, 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...'	106C Dfl Roads
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 and the North West Transport Plan (NWTP) which is to be prepared in conjunction with the LDP Local Policies Plan.	106B Dfl TPMU
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: '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	n/a

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				<u>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>	
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 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, recreation and tourism.'</u></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 <u>and safeguard</u> 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>	106B DfI TPMU

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PC 83	168	TAM 6 (Transport Assessment) 11.84	To provide enhanced text to fully reflect the role of TA & TP	Amend new text (as underlined) as a new sentence at end of para 11.84 to read as follows: <i>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.</i> Delete J&A para 11.86. It is a direct copy of the sentence in the Policy box.	106B DfI TPMU
PC 66 – as above	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 (in italics below) at: 1 st bullet point p149; Para 11.26 p152; & TAM 7 - J&A para 11.88 p169. <i>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.</i>	106B DfI TPMU
FC 35	170	Para. 11.92	Add in a cross-reference to SPG Chapter.	Insert at the end of Para 11.92: '(see Chapter 38: SPG and Appendix 6)'	n/a
FC 36	171	Para 11.96	Add in a more-specific cross-reference to the cycle-parking policy.	Amend Para 11.96, as follows: 'Cycle parking provision in association with residential development is addressed in Policy HOU 8 (f & g) of the Housing Chapter 16 and the design guide 'Creating Places'.	n/a

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PC 84	172 (& 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
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 disincentivised.</u>	106C DfI Roads
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: <i><u>In assessing developments affecting Conservation Areas, Areas of Townscape Character or the surroundings of listed buildings or other heritage assets and their settings, it may not always....</u></i>	79 DfC – HED
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
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, but in accordance with their SEDA status and boundaries (see Para 9.11 and page 115).’	n/a

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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
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
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 'ten'	106A Dfl Strategic Planning
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...'	
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 Dfl Strategic Planning

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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
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 terms of including Sustainable Development and also the normal operational Planning criteria... Insert wording at end of final sentence of TOU 2: ‘... visitor experience – see Appendix 2 for details of a Tourism Benefit Statement and a Sustainable Benefit Statement.’	106A DfI Strategic Planning
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’ i.e. not requiring planning permission, 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.	n/a
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	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.	106A DfI Strategic Planning

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			with stated definition as used in J&A 12.19. In point b), amend spelling typo of word 'location'	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	
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
PC 99	190-191	TOU 4	Insert 'New...' sub-heading to provide clarity between existing tourist facilities policy text and that relating to new tourist facilities.	For clarity, a new full-version of TOU 4 is included in Annex 1, 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

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FC 37	191	TOU 4	Direct the accommodation to a tourism 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 tourism settlements</u> , 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 tourism' 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
	191 & 192	TOU 4 Para 12.23	Change word from 'tourist' to 'tourism' settlement – same as Para 12.5.		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 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	In the first line of TOU 5, change the word ' will ' to ' <u>may be permitted</u> ...'	106A Dfl Strategic Planning

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			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.		
PC 101	193	12.28	Dfl 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 Dfl Strategic Planning 79 DfC Historic Env Div
PC 102	194	TOU 6 Criteria c	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...	79 DfC Historic Env Div
FC 38	195	para 12.32	Incorrect word was used, did not make sense.	In para 12.32, change penultimate sentence to: <u>Policies Proposals</u> that relate to 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. <u>Proposals relating to farm or forestry diversification may provide ...</u>	n/a

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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 Division
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 of the District, but particularly to the designated areas referred-to below.'	16 (4) MPANI
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, or with a pathway to</u>) <u>potential to adversely affect</u>) <u>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</u> 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</u>	16 MPANI, 82 RSPB, 52 Dalradian & 106A Dfl Planning
Potential FC 38A	200	13.10	Subject to consideration of IE Question 2, Topic 11, the highlighted wording may be reinstated.		

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				can also be biodiversity enhancement as a result of minerals development”.	
PC 106 Potential FC 38B	201 201	13.11 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. Subject to consideration of IE Question 2, Topic 11, the highlighted wording may be reinstated -- for consistency.	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 Historic Env Division 52 Dalradian
PC 107 Potential FC 38B	201 201	13.12 13.12	To delete the reference to areas that are ‘proposed for designation...’ Subject to consideration of IE Question 2, Topic 11, the highlighted wording may be reinstated.	In paragraph 13.12, on second/ third line, delete ‘(or is proposed for designation)’ .	52 Dalradian
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

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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 a new 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
FC 39	203	Para. 13.25 & MIN 2	To bring the 'exceptions' wording in Para. 13.25 to the Policy Box for MIN 2, as a clearer distinction between policy and J&A.	Inserted para. 13.25 text into Policy Box MIN 2 to form a third Paragraph.	n/a
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
PC 111	203		To correct typo.	MIN 2 second para, second line – typo: 'considered' should read "consider".	82 RSPB & 106A Dfl Planning
FC 40	205	MIN 5	Clearer wording in the 1 st paragraph of MIN 5.	Amend the start of Policy MIN 5, as follows: 'Planning permission for all new minerals development will be conditional upon the approval of satisfactory restoration of proposals. All applications for minerals...'	n/a

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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
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
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.	106C DfI Roads
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.	106C DfI Roads

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				<p>'DfI Roads would recommend that the following guidance is included for LED signage —</p> <p><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></p> <p><u>"The minimum duration any image shall be displayed shall be determined by the Council.) "</u></p> <p>"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 = 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. The proposed advertising screen should generally comply with the <u>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>	

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Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
				"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. ', <u>"Telephone numbers and website addresses should not be displayed. '</u>	
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
PC 117	210	14.15	Add additional text for clarification	Additional text (<u>underlined</u>) is required in para 14.15 1 st sentence – Scheduled Monument Consent may be required for applications on <u>the Derry Walls and other scheduled monuments</u> under... Final sentence – However the Council may undertake consultation with HED for an <u>application</u> seeking. 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>	HED 79
<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>					

DC & SDC LDP - Schedule of the Proposed Changes (PCs) plus the Further Changes (FCs), to be made to LDP dPS in Autumn 2023, to PAC Commissioner as part of the Independent Examination (IE)					
Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
PC 118	211		Amend Chapter Title, Introduction & Policy References	<ul style="list-style-type: none"> - 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. - On page 211, Several insertions are recommended to the introductory text of this Chapter, to move its emphasis away from agriculture / forestry towards the 'other development'. - Reference Designations SETT 1 and SETT 2 on p 58/63 (Settlement Hierarchy & Settlement Limits) and para 6.12 on the open countryside outside of those settlements. <p>It will be made clearer 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 3 for the proposed re-wording of the introductory paragraphs from page 211.</p>	<p>106 A Dfl Strategic Planning.</p> <p>80b Dfl TPMU</p>

DC & SDC LDP - Schedule of the Proposed Changes (PCs) plus the Further Changes (FCs), to be made to LDP dPS in Autumn 2023, to PAC Commissioner as part of the Independent Examination (IE)					
Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
PC 119	212	New Policy ODC 1	Insert new Policy ODC 1, with accompanying Justification & Amplification paragraphs – see ANNEX 2	<p>See Annex 2 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.
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>	106 A Dfl Strategic Planning.

DC & SDC LDP - Schedule of the Proposed Changes (PCs) plus the Further Changes (FCs), to be made to LDP dPS in Autumn 2023, to PAC Commissioner as part of the Independent Examination (IE)					
Proposed Change Ref: PC... Further Change Ref: FC...	Draft Plan Strategy Page	Policy/ Paragraph/ Table Number etc.	Summary of Issue / Justification	Proposed Change or Further Change	Rep (Issue Ref)
				- 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'.	
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 Dfl Strategic Planning.
PART D- Social Development- Strategy, Designations & Policies FURTHER CHANGES (FCs) FROM HERE ON ARE TO BE CONSIDERED IN IE WEEKS 3 & 4 – Part 2 Schedule					

Annex 1:

Revised wording for Policy RP1 – City/Town Centre First

RP1-City / Town Centre-First

Derry City and Strabane District Council will adopt a City / Town centre-first approach for retail and other main town centre uses ²⁵. A sequential test will be applied to all applications that are not within an existing centre. 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 centre(s) in question.

- 1 Primary Retail Core
- 2 Town Centres (including City Centre, Town Centre, District Centre and Local Centre)
3. Edge-of-Town Centre (including edge-of-City Centre, edge-of-Town Centre, edge-of-District Centre and edge-of-Local Centre)
4. Out-of-centre locations that are or can be made accessible by a choice of public transport modes.

The sequential test will direct development within centres before considering an edge-of-centre site. Preference will be given to edge-of-centre land before considering an out-of-centre site. **Where more than one centre falls within the catchment area of a proposal, sequential preference should normally be given to the higher order centre, or its edge-of-centre where applicable.**

Refer to Policies RP 2 – RP 6 for proposals in the specific centres, and to RP 9 for any out-of-centre proposal.

²⁵ Includes cultural and community facilities, retail, leisure, entertainment and businesses. 'town' centre also includes 'city' centre, as per SPPS 6.269

Justification and Amplification

10.11 A key objective of the LDP is to strengthen Derry city centre and also Strabane town centre. This order of preference is also consistent with both the RDS and SPPS in terms of defining a network and hierarchy of centres. The RDS highlights the need to strengthen and secure the role of Derry as the principal city for the North West and a strong and vibrant city centre should be at the heart of this, in accordance with the *'town centre first'* approach in the SPPS. Prioritising the city centre is therefore a key objective of the LDP.

10.12 Derry City Centre is the main regional centre for shopping and a range of other uses. It is home to a range of cultural destinations, restaurants, pubs, as well as businesses and residential properties and it is important to maintain and improve its offer across all these areas. The policy is set out to ensure that any potential further out-of-centre retail and / or commercial leisure development does not undermine its role in the hierarchy.

10.13 Beyond Derry City Centre, Strabane is the dominant town within the District, with findings from our retail study underlining its important role as a main service centre and with cross-border retailing being a significant part of its overall role and function.

10.14 Castlederg, Newtownstewart and Claudy all contain a broad mix of main town centre uses and are performing roles commensurate with a town centre. They provide a broad range of facilities and services which are found in the definition of *'main town centre uses'* in the SPPS and which function

as a focus for the local community. The LDP will not be defining or designating 'village centres' in relation to the retail policies.

10.15 District Centres typically contain groups of shops that are separate from the town centre and are often anchored by a larger food-store offer, as well as providing other non-retail services and in some cases, community and business facilities. As set out in the SPPS, these centres should be complementary to the role and function of town centres. In this regard, the LDP identifies that centres which are performing this role and function are all found in Derry, specifically Lisnagelvin, Northside, Rath Mór and Springtown.

10.16 Local shopping centres serve an important role in Derry and typically contain a small grouping of shops and services catering for local day-to-day shopping needs. Village centres perform a similar role in the settlements.

10.17 Following City / Town Centres, preference will be given to edge-of-town centre land before considering out-of-centre sites. 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 local Town Centre, it would be less. For District or Local centre contexts, it would need to be immediately adjacent.

10.18 For clarity, a higher order centre is one that is within a higher tier in the RP 1 Hierarchy or, within Tier 2 - Derry City Centre is higher order than its District Centres and the District Centres are higher order than the Local Centres. Similarly, elsewhere, a Town Centre is higher order than a Local Centre.

10.19 The network of centres for the District in terms of locations is set out in Designation NC 1: Proposed Network of Centres. The exact location and associated boundaries of the centres will be confirmed as part of the LPP. 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.

Annex 2: Revised Wording of Policy TOU 4

TOU 4 – Hotels, Guest Houses, B&B's & Tourist Hostels in the Countryside

It is important that all proposals for tourist accommodation are of a high quality and that they meet an identified tourism need or market. They must therefore demonstrate how they make a positive and sustainable contribution to the tourism offer and visitor experience. All development must meet the requirements of GDPOL 1.

(a) Expansion of Existing Hotels, Guest Houses, B&Bs and Tourist Hostels:

A proposal for the expansion of an existing hotel, guest house, B&B or tourist hostel will be permitted subject to the following specific criteria:

- (i) new or replacement building(s) are subsidiary in terms of scale to the existing building(s) and will integrate as part of the overall development;
- (ii) any extension or new building should respect the scale, design and materials of the original building(s) on the site and any historic or architectural interest the original property may have.

(b) Conversion / Replacement or New-Build Tourist Accommodation

Planning permission will be granted for a new hotel / guest house / tourist hostel in the countryside in the following circumstances and will be assessed under the specified criteria:

(1) Conversion or Replacement of an Existing Rural Building

A proposal to convert or replace existing buildings in the countryside with a hotel, guest house or tourist hostel will be permitted subject to the following specific criteria:

- the existing building is of permanent construction;
- the existing building and its replacement are both of sufficient size to facilitate the proposed use.
- the existing building is not a listed building;
- where the existing building is a historic building of local importance, replacement will only be approved where it is demonstrated that the building is not reasonably capable of being made structurally sound or otherwise improved;
- the redevelopment proposed will result in significant environmental benefit;
- overall size and scale of the new development, including car parking and ancillary facilities, will allow it to integrate into the surrounding landscape and will not have a visual impact significantly greater than the existing building;
- the design is of high quality, appropriate to the rural setting and has regard to local distinctiveness;
- access, car parking and other necessary services are available or can be provided without significant adverse impact on the environment, the appearance and character of the locality and road safety.

Refer to related policies ODC 4, HE 3 and HOU 21 regarding the conversion and re-use of existing buildings for other suitable rural uses.

(2) New-Build Hotel, Guest House, or Tourist Hostel on the Periphery of a Settlement.

Where there is no suitable site within one of the nine tourism settlements, a new - build hotel, guest house, or tourist hostel may be appropriate on the periphery of a tourism settlement subject to meeting normal planning requirements.

A firm proposal to develop a hotel, guest house or tourist hostel on land at the periphery of a tourism settlement will be permitted if there is no suitable site or opportunities within that tourism settlement or other nearby settlement either through the conversion or replacement of a suitable building(s) and the development is close to the settlement, but will not dominate it, adversely affect landscape setting, or otherwise contribute to urban sprawl.

Where the principle of a new building on the periphery of a settlement is established through meeting the above criteria, the Council will apply a sequential locational test, with preference being attributed to sites in the following order:

- land adjacent to the existing settlement limit, subject to amenity and environmental considerations;
- a site on the periphery of the settlement limit which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment;
- an undeveloped site close to the settlement where the development could be visually integrated into the landscape.

Any proposed change of use or replacement of a hotel, guest house or tourist hostel approved under this policy to a non-tourism use will be resisted, unless it is demonstrated that the facility is not viable in the long term and there is sufficient alternative provision in the locality to offset the loss of tourism benefit.

See TOU 2 for this type of accommodation within settlements.

Justification and Amplification

12.22 *Replacement and / or extension or conversion of an Existing Rural Building:* The potential for the conversion and re-use of suitable rural buildings for tourism uses, including use as a hotel, guest house or tourist hostel, will be assessed under this Policy and Policy ODC 4, (The conversion change of use and re- use of existing buildings for agricultural and other suitable rural uses).

Redevelopment of appropriate building(s) for such uses, will be favourably considered in circumstances where the environmental benefit of full or partial replacement will outweigh the retention and conversion of the building. The condition of the building and the economic feasibility of repairing and maintaining it will also be taken into account in assessing such proposals. Good design is of paramount importance and redevelopment proposals must be sensitive to the rural setting and local distinctiveness. Those supplying evidence in relation to the replacement of a non-designated locally important building should be from a suitably accredited and/or experienced conservation background. Reports should provide recommendations for conservation or stabilisation options alongside evidence that all options have been considered and exhausted to retain the structure.

12.23 *New Build Hotel, Guest House or Tourist Hostel on the periphery of a Settlement:* Where there is no suitable site within a tourism settlement, a new build hotel, guest house or tourist hostel may be appropriate on the periphery of that tourism settlement subject to meeting normal planning requirements. New Build Hotels, Guest Houses or Tourist Hostels should usually be located within settlements in order to take advantage of existing services and facilities, provide ready access for visitors and employees and to minimise the impact on rural amenity and character. However, it is important that firm proposals for such projects are not impeded due to

a lack of suitable land within settlements. Where the case for a location outside a settlement in such an area can be clearly demonstrated, the selected site should be as close to the settlement as possible, subject to amenity and environmental considerations, as this is usually more sustainable than a more remote site.

12.24 There can be tourist accommodation which is marketed under short-term-let tourist accommodation such as B&Bs and serviced / self-catering apartments. Most self-catering or B&Bs are not considered to be development requiring planning permission (permitted development) in urban and rural situations; however, where there is a new-build or material change of use, planning applications for self-catering or B&Bs in the countryside 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.

12.25 A proposal must also respect the character of the settlement and its setting in the surrounding landscape. This in turn will require careful site selection, layout, design and landscaping. Proposals which are deemed to be acceptable in principle will be required to include sufficient mitigation measures, including landscaping and design, to ameliorate any negative impacts and secure higher quality development.

12.26 All applications must provide sufficient evidence to indicate how firm or realistic the particular proposal is and what sources of finance are available (including any grant aid) to sustain the project including:

- detailed information to illustrate that there is no reasonable prospect of securing a suitable site within the limits of the particular settlement or other nearby tourism settlement;
- justification for the particular site chosen and illustrative details of the proposed design and site layout.

12.27 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.

12.28 The grant of planning permission will not in itself allow for inappropriate alternative uses if an approved scheme for some reason does not go ahead. While the Council cannot require business enterprises which become uneconomic to continue, alternative land uses will only be approved if there is sufficient alternative accommodation in the locality to provide for tourism benefit. The Council's Tourism Department is to be consulted with regard to such applications and Tourism NI will also be consulted for developments of a significant scale.

Annex 3: Proposed Wording for Chapter 15 Introduction and Policy ODC 1

15.0 AGRICULTURE & OTHER DEVELOPMENT IN THE COUNTRYSIDE

- 15.1 Similar to the Strategic Planning Policy Statement for NI (SPPS), this LDP defines the countryside as the land lying outside of the identified settlement limits. It recognises the countryside as one of our greatest assets, with its highly valued landscapes, an outstanding coastline, a complex variety of wildlife, rich built and cultural heritage, for the ecosystem services it provides, and for its sense of place and history. In addition to its role and function as a recreational and tourist asset, the countryside also supports our important agricultural industry, offers potential opportunities for sustainable growth in new sectors, and is home to a considerable rural population. Similar to the Regional Development Strategy (RDS 2035), the Council recognises that sustainable new development is required in order to maintain and enhance the attractiveness of the countryside as a place to invest, live and work.
- 15.2 Derry City and Strabane District Council also recognises that to sustain rural communities, new development and employment opportunities are required which respect our local, social and environmental circumstances. Facilitating development in appropriate locations is considered necessary to ensure proposals are integrated appropriately within rural settlements or in the case of countryside locations, within the rural landscape. Within this District, the countryside has a range of economic, social and environmental characteristics, with varying levels of development pressures and many different landscapes and varying environmental sensitivity. Some parts are particularly sensitive to change and other areas have lower sensitivities and thus provide opportunities to accommodate sustainable development. It is also important to take into account the role and function of rural settlements and accessibility to existing services and infrastructure.
- 15.3 As set out in Paragraph 2.4, the District's countryside accounts for approximately 1,200 km² with around 16% or 24,000 people living there. In 2018, 1,771 farms were registered in the District of which a majority (75%) were classified as 'very small'. The Council recognises that as agriculture and other development in the countryside continues to change, it is important that the Planning process continues to support the operational needs of farm families and other non-farm rural dwellers and businesses, as well as enhancing the attractiveness of the countryside as a place to grow, invest and work. Accordingly, the LDP's Vision and several of its spatial, economic, social and environmental Objectives in Chapter 4 relate directly to the countryside, seeking to 'to provide for vital and vibrant rural communities elsewhere, including in our small settlements, whilst protecting the countryside in which they live by accommodating appropriate development so as to sustain and service these rural communities'.
- 15.4 Chapter 6 sets out the District's Spatial Strategy, including a settlement hierarchy of 47 settlements and the remaining open countryside. Policy Sett 2 establishes that each settlement will have a defined development limit, beyond which there will be presumption against further urban development (subject to development in accordance with the other relevant policies). The chapter goes on to identify the rural Strategic Development Pressure Areas (GBs, DPAs and WECAs) and Strategic Environmental Spatial Designations (SCAs and AHLIs), in addition to the Natural Environment designations referenced in Chapter 21. The various other topic-based Chapters contain the relevant policies for the assessment of proposals for those respective developments in the countryside. The General Development Principles and Policies of Chapter 7 also apply in the countryside, as well as the Place-Making & Design Vision / Policy for the countryside in Chapter 32.
- 15.5 Therefore, consistent with the SPPS and the RDS, the aim of this LDP with regard to the countryside is to manage development in a manner which strikes a balance between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities.

The Council's LDP Strategy for Sustainable Development in the Countryside is to identify the various types of developments that are acceptable in principle in the countryside, including agriculture / forestry, farm diversification and re-use of buildings as set out in this chapter, as well as the various development types set out in the respective topic chapters. 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, particularly protecting the Green Belt and other development pressure areas and designated areas. The general policy approach is to cluster, consolidate, and group new development with existing established buildings, and promote the re-use of previously used buildings. This sustainable approach facilitates essential new development, whilst simultaneously mitigating the potential adverse impacts upon rural amenity and scenic landscapes. All new development in the countryside must integrate, respect rural character and be appropriately designed.

~~15.1 — In Derry City and Strabane District, there is a long established link to agriculture and other development in the countryside. In 2018, there were 24,895 active farms in Northern Ireland; of these, 1,771 farms were registered in Derry City and Strabane District Council of which a majority (75%) were classified as very small.~~

~~15.2 — The Council recognises that as agriculture and development in the countryside continues to change, it is important that the Planning process continues to support the operational need of these enterprises to enhance the attractiveness of the countryside as a place to grow, invest and work consistent with the Regional Development Strategy (RDS) 2035.~~

~~15.3 — The aim of the SPPS with regard to the countryside is to manage development in a manner, which strikes a balance between protection of the environment from inappropriate development, while supporting and sustaining rural communities consistent with the RDS. The SPPS adopts a policy approach based on clustering, consolidating and grouping new development, with existing established buildings and the re-use of previously used buildings. It also states that all new development in the countryside must integrate, respect rural character and be appropriately designed.~~

~~15.4 — **The Council's LDP Strategy for Agriculture & Other Development in the Countryside** aims to promote agricultural development in sustainable locations. The Council will focus on providing opportunities through farm diversification, agriculture and forestry development and the conversion and re-use of existing buildings for agricultural and other suitable rural development uses.~~

Policies for Agriculture and Other Development in the Countryside

15.6 This LDP intends to deliver its vision, objectives and strategy for ~~Agriculture & Other Development~~ in the Countryside through sustainable management of development through the following policies. All proposals in relation to ~~Agriculture & Other Development in the Countryside~~ will need to be particularly cognisant of the LDP principles to promote sustainable development and being resilient to climate change, as well as the respective LDP sections.

ODC 1 Other Development in the Countryside

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.

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.

Justification & Amplification

- 15.7 All proposals for development in the countryside must meet the requirements of Policy GDPOL 1 (General Development policy) and Chapter 32 (Design for the Countryside). In particular, they must be sited and designed to integrate sympathetically with their surroundings and to meet other sustainability and planning & environmental considerations including those for drainage, accessibility and road safety.
- 15.8 Where there are specifically designated areas of the countryside (see Chapter 6 and 21 designations and policies – SCA, AHLIs, Green Belts, DPAs, WECAs, AONB, LLPAs and Nature Conservation Sites), development should be in accordance with the policy requirements for that area.
- 15.9 Proposals for sustainable dwellings and their associated ancillary developments will be assessed against the respective policies set out in Chapter 16, particularly Policies 18 to 26.
- 15.10 The range of other types of sustainable non-residential development that may be acceptable in principle in the countryside will be considered in accordance with the respective relevant dPS chapter and GDPOL 1, including applicable:
- farm diversification proposals – in accordance with Policy ODC 2;
 - agricultural / forestry development – in accordance with Policy ODC 3;
 - re-use of existing buildings – in accordance with Policy ODC 4;
 - tourism development – in accordance with Chapter 12 policies;
 - industry and business uses – in accordance with Chapter 9 policies;
 - retailing – in accordance with Policy RP 7;
 - minerals development – in accordance with Chapter 13 policies;
 - outdoor sport / recreational uses – in accordance with Chapter 17 policies;
 - renewable energy projects – in accordance with Chapter 24 policies;
 - a necessary community facility to serve the local rural population, essential infrastructure, pathways, utilities or telecommunications development – in accordance with their respective relevant chapters.
- 15.11 Other than the above types of sustainable residential and non-residential developments, any other use or development 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, or it is otherwise allocated for development in this LDP. Over development in the open countryside would have the potential to bring with it significant environmental, financial and social impacts. These can be manifest through for example suburban sprawl, habitat loss and adverse impact upon water quality particularly from the increased use of non-mains sewerage systems. It also has the potential to impact upon the sustainable growth of our city, towns, villages and small settlements.
- 15.12 In cases where there is an overriding site-specific reason or other reason to justify the development in the countryside, a careful and sustainable siting will be essential in order to minimise its impact in the countryside. It may be desirable to locate immediately adjoining a settlement rather than a remote, less-sustainable location, whilst taking care to avoid the impression of urban sprawl.

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