

A Guide to Regional Planning Policies



September 2020



Background

The Strategic Planning Policy Statement for NI - Planning for Sustainable Development - sets out the Department's regional planning policies under the new two-tier planning system. The SPPS must be taken into account in the preparation of Local Development Plans and in deciding on planning applications and appeals.

Any conflict between the SPPS and retained policy must be resolved in favour of the SPPS. Once a council has adopted its Plan Strategy as part of the Local Development Plan process, Planning Policy Statements and other guidance will cease to have effect.

Planning Policy Statements set out regional planning policies that are taken into consideration in assessing planning applications, determining appeals and preparing development plans. Additional planning policies are set out in development plans and further planning guidance is also available on certain issues.

Planning Policy Statements are available to view in full on the [Department for Infrastructure's website](#).

PPS 2

Natural Heritage (adopted July 2013)

Sets out planning policies for the protection and conservation of natural heritage.

PPS 3

Access, Movement and Parking (Revised)

Sets out the Department's policies relating to vehicular and pedestrian access, the protection of transport routes and parking, and the carrying out of transport assessments. AMP 3 [October 2006] clarifies the Department's policy on access to protected routes.

Other Guidance

- [Parking Standards](#) - Supplementary planning guidance that sets out parking standards that are regarded in the assessment of new development proposals.
- [Transport Assessment Guidelines for Development Proposals](#) - A review of all potential transport impacts of a proposed development with an agreed plan to mitigate any adverse impacts.

PPS 4

Planning and Economic Development

Sets out the Department's policies for economic development uses. This policy seeks to facilitate economic development in a way compatible with social and environmental objectives.

Other Guidance

- Clarification of Policy PED 7 of PPS 4 ~~The Retention of Zoned Land and Economic Development Uses" (September 2011)
 - The purpose of the clarification is to ensure consistency in the approach taken to unzoned land used, or last used, for industrial or storage and distribution use, and how applications for retention will be considered.
- Supplementary Planning Guidance (SPG) on Policy PED 8 - Development incompatible with economic development uses - (March 2012) - The purpose of the SPG is to reinforce the policy message ensuring that operations of established industrial enterprises requiring a contaminant free environment are protected, thereby securing their valuable contribution to the economy.

PPS 6

Planning, Archaeology and the Built Heritage

Outlines the main criteria used in the assessment of proposals affecting archaeological or built heritage (including vernacular and listed buildings, conservation areas, historical gardens, gardens and demesnes, and archaeological sites and monuments). in order to ensure that they are protected.

PPS 6 Addendum

Areas of Townscape Character

Sets out policies used in the assessment of development (and demolition) proposals relating to Areas of Townscape Character.

PPS 7

Quality Residential Environments

Sets out the Department's policies on the achievement of quality new residential developments based on quality design and layout which respects the existing setting (addresses the provision of open space, parking and neighbourhood facilities).

PPS 7 Addendum

Residential Extensions and Alterations

Sets out the Department's policy and provides guidance in relation to proposals for extensions and alterations.

PPS 7 Addendum

Safeguarding the Character of Established Residential Areas

Sets out the Department's policy and provides guidance in relation to the protection of established residential areas and conversion of existing buildings to flats or apartments. The policy sets minimum sizes for new apartments in established residential areas and encourages the use of permeable paving in new residential developments.

PPS 8

Open Space, Sport and Outdoor Recreation

Sets out the Department's policies on the protection of existing open space, the provision of new areas of open space and the use of land for recreation; and advises on the treatment of these issues.

PPS 10

Telecommunications

Sets out the Department's policies for telecommunications development and embodies a commitment to facilitate growth whilst keeping environmental impact to a minimum.

PPS 11

Planning and Waste

Sets out the Department's policies and guidance used in its consideration of proposals for the development of waste.

PPS 12

Housing in Settlements

Sets out policies considered in the assessment of proposals for residential development within settlements, (policy addresses future housing growth and distribution, and supports urban renaissance and balanced communities).

Other Guidance

- [Creating Places](#) - Supplementary guidance to help achieve high quality and greater sustainability in the design of all new residential developments in Northern Ireland.

Additional Guidance

- [Policy HS 3 \(Amended\) Travellers Accommodation](#) published in January 2013 supersedes previous guidance of July 2005.

PPS 13

Transport and Land Use

Sets out policies considered in the assessment of development proposals with travel and/or transport implications, and aims to ensure the integration of transport and land use (through improved accessibility, sustainable transport choices and reducing the overall need to travel).

PPS 15

Planning and Flood Risk

Sets out policies considered in the assessment of proposals with potential flooding implications (development on flood plains and beyond them) in order to reduce flood risk to people, property and the environment.

PPS 16

Tourism (June 2013)

Sets out planning policies for tourism development and safeguarding tourism assets.

PPS 17

Control of Outdoor Advertising

Sets out the policies and guidance considered in the assessment of proposals for outdoor advertising, and aims to encourage the provision of well-designed advertising which respects the display location.

PPS 18

Renewable Energy

Sets out the Department's policy for development that generates energy from renewable resources and contains policies relating to passive solar design in new development.

Additional Guidance

- [Best Practice Guidance to Planning Policy Statement 18 - Renewable Energy](#) - Provides background information on the various renewable energy technologies that may come forward in the region.
- [Supplementary Planning Guidance - Wind Energy Development in Northern Ireland's Landscapes](#) - Provides broad guidance in relation to the visual and landscape impacts of wind energy development and contains advice to assist in identifying appropriate locations for wind energy development, including an assessment of 130 Landscape Character Areas in Northern Ireland.

PPS 21

Sustainable Development in the Countryside

Sets out policies considered in the assessment of all proposals for development in the countryside. Objectives include the management of growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community; conservation of the Landscape and natural resources of the rural area; facilitation of development necessary to achieve a sustainable rural economy; and promotion of high standards in design, siting and Landscaping.

Other Guidance

- [Building on Tradition](#) - Supplementary guidance to help achieve high quality sustainable building practices and architectural design in the Northern Ireland countryside.

PPS 23

Enabling Development for the Conservation of Significant Places

Sets out policies for enabling development (in support of the reuse, restoration and refurbishment of significant places (where development that would not normally be acceptable may be justified if there are over-riding public benefits)).



**community
places**

This guidance is not intended to be a definitive source of planning advice and reference should be made to the appropriate legislation and policy. If you need any clarification or further information please contact us.

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