

TABLE OF MAIN POLICY DIFFERENCES BETWEEN FINALISED PPS21 (PUBLISHED ON 1 JUNE 2010) AND DRAFT PPS21

In PPS 21, the policies which explain the types of development that will be permitted in the countryside are set out in the attached boxes and have identification numbers pre-fixed by “CTY”.

THIS DOCUMENT IS FOR INFORMATION ONLY AND SHOULD BE READ IN CONJUNCTION WITH THE FINALISED POLICY DOCUMENT AND MINISTERIAL STATEMENT PUBLISHED ON 1 JUNE 2010.

It should also be noted:

- All relevant Policies in PSRNI listed in the Preamble are superseded by PPS 21
- Green Belt Policies in existing development plans superseded as before with the exception of certain CPAs renamed Special Countryside Areas (page 5)
- DRC designations as shown in development plans remain unchanged. However, DRC policies in existing development plans superseded
- Takes precedence over PPS 4 in terms of Farm Diversification proposals
- Takes precedence over Policy BH15 - The Re-use of Non-listed Vernacular Buildings of PPS 6 insofar as it relates to buildings in the countryside
- Amends Policy AMP 3 of PPS 3 (Annex 1)
- Remaining PSRNI / PPS that distinguish in between GB/CPA and non policy areas – it is the less restrictive policy tests (rural remainder) that apply in all cases – e.g. TOU Policies in PSRNI and PPS 4
- New Policy CTY 2a - New Dwelling in Existing Clusters
- For the purpose of CTY 8 – Ribbon Development the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear
- Amends Policy CTY 10 – Dwellings on Farms – to allow for an alternative site elsewhere on the farm for a dwelling where there are health & safety reasons or where there are verifiable plans to expand the farm business

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 1 – DEVELOPMENT IN THE COUNTRYSIDE</u></p> <p>CTY 1 states there are a range of types of development which in principle are considered to be acceptable in the countryside.</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 a development plan.</p>	<p><u>CTY 1 – DEVELOPMENT IN THE COUNTRYSIDE</u></p> <p><u>Additional wording for clarification:</u></p> <p>“All proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety. Access arrangements must be in accordance with the Department’s published guidance.”</p> <p><u>Additional wording for clarification:</u></p> <p>Under ‘Housing Development’ – Additional bullet point facilitating “a new dwelling in accordance with Policy CTY 2a.”</p> <p><u>Last bullet point under ‘Housing Development’ wording changes to:</u></p> <p>“Travellers Accommodation where this is in accordance with Policy HS 3 of PPS 12.”</p> <p><u>Penultimate bullet point under ‘Non Residential Development’ wording</u></p>	<p><i>Main Policy Context</i></p> <p><i>Presumption in favour of development.</i></p>

	<p><u>changes to:</u> “Renewable energy projects in accordance with PPS 18.”</p>	
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 2 – DEVELOPMENT IN DISPERSED RURAL COMMUNITIES (DRCs)</u></p> <p>Within a DRC designated in a development plan:</p> <ul style="list-style-type: none"> • permission will be granted for one small cluster or “clachan” style development of up to 6 houses • appropriate economic development enterprises (including for tourism) and social or community facilities may also be accommodated 	<p><u>CTY 2 – DEVELOPMENT IN DISPERSED RURAL COMMUNITIES (DRCs)</u></p> <p>No change.</p>	<p><i>DRC designations remain unchanged as shown in development plans but it should be noted that PPS21 takes precedence over existing policy provisions for DRC’s in existing development plans.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><i>No equivalent policy in draft PPS 21.</i></p>	<p><u>CTY 2a – NEW DWELLINGS IN EXISTING CLUSTERS</u></p> <p>Planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met:</p> <ul style="list-style-type: none"> • the cluster lies outside of a farm and consists of 4 or more buildings of which at least 3 are dwellings; • the cluster appears as a visual entity in the local landscape; • the cluster is associated with a focal point such as a social community building/facility, or is located at a cross-roads; • the identified site provides a suitable degree of enclosure and is bounded on at least two side with other development in the cluster; 	<p><i>A new policy to facilitate a new dwelling set within an existing cluster of development in the countryside subject to criteria listed.</i></p> <p><i>For the purposes of this policy a ‘cluster’ of development is defined as four or more buildings (excluding ancillary buildings) of which at least three are dwellings. The existing cluster must appear as a visual entity in the landscape, and be associated with a focal point such as a social or community facility, or located at a cross-roads.</i></p> <p><i>The identified site must provide a suitable degree of enclosure and be bounded on at least two sides with other development in the cluster.</i></p> <p><i>Additional advice to issue separately.</i></p>

	<ul style="list-style-type: none">• development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside; and• development would not adversely impact on residential amenity.	
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 3 – REPLACEMENT DWELLINGS</u></p> <p>Planning permission will be granted for a replacement dwelling where the dwelling to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.</p> <p>There is a presumption in favour of the retention of buildings listed as being of special architectural or historic interest.</p> <p>The retention and sympathetic refurbishment, with adaptation if necessary of non-listed vernacular dwellings...will be encouraged in preference to their replacement.</p> <p>Favourable consideration will be given to the replacement of redundant non-listed, non-residential building with a single dwelling.</p> <p>Where a non-listed vernacular dwelling is not an important element in the landscape...the retention of the existing structure will be accepted where it is</p>	<p><u>CTY 3 – REPLACEMENT DWELLINGS</u></p> <p><u>Additional wording for clarification:</u></p> <p>“For the purposes of this policy all references to ‘dwellings’ will include buildings previously used as dwellings.”</p> <p><u>First and Second bullets point under Sub-Heading ‘Non-Listed Vernacular Dwellings’ wording changes to :</u></p> <p>“If the dwelling makes an important contribution to the heritage, appearance or character of the locality planning permission...”</p> <p><u>Additional wording for clarification:</u></p> <p>“In cases where the original building is retained, it will not be eligible for replacement again. Equally, this policy will not apply to buildings where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original building, or where the building is immune from enforcement</p>	<p><i>The policy has been <u>restructured</u> but otherwise remains substantially unchanged.</i></p> <p><i>It allows for the replacement of former dwellings which previously, would have been deemed to have been abandoned and therefore not eligible for replacement - <u>Abandonment test is still removed.</u></i></p> <p><i>More flexible policy to allow replacement of derelict dwellings.</i></p> <p><i>The premise of the policy is to replace an existing dwelling or a former dwelling where the majority of the building structure remains. The policy says that, as a minimum, all external structural walls should be substantially intact; It does not mention a roof.</i></p> <p><i>The external load bearing ‘shell’ of the building must be mostly complete (or substantially intact). In this respect, it should follow that all four individual external structural walls which make up the single building remain, and are</i></p>

<p>sympathetically incorporated into the layout of the overall development scheme, for example, as ancillary accommodation or a store, to form an integrated group.</p>	<p>action as a result of non-compliance with a condition to demolish.”</p> <p><u>First bullet point under ‘All Replacement Cases’ wording changes to:</u></p> <ul style="list-style-type: none"> the proposed replacement dwelling should be sited within the established curtilage of the existing building, unless either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits; <p><u>Last bullet point under ‘All Replacement cases’ wording changes to two separate bullet points:</u></p> <ul style="list-style-type: none"> all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality; and access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic. <p><u>Additional wording for clarification:</u></p> <p>“For the purposes of this policy ‘curtilage’</p>	<p><i>substantially in place. The policy prevents the replacement of buildings which are essentially ruinous or where the building is only partially remaining.</i></p> <p><i>Non-listed vernacular element of the policy – it is a planning judgement as whether a dwelling makes an important contribution to the heritage, appearance or character of the locality. (Refer to Annex 2 of Policy). <u>NIEA should be consulted only where their advice is necessary.</u></i></p> <p><i>Approvals issued under the Policy should also be entered on the Statutory Charges Register.</i></p> <p><i>The rationale to site a new replacement dwelling within the established curtilage is to take advantage of existing boundaries and of any screening vegetation associated with the building, and to mitigate the visual impact of the new development to ensure it is not significantly greater than that of the existing dwelling.</i></p> <p><i>The policy allows for an off-site location where the curtilage is too restricted to accommodate a new modest sized dwelling; or where there are demonstrable landscape, heritage, access or amenity benefits (eg health and safety, road</i></p>
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	will mean the immediate, usually defined and enclosed area surrounding an existing or former dwelling house.”	<i>safety, noise, nuisance or smell for potential occupiers).</i> <i>The Policy does attempt to define the actual size or dimensions of curtilages for replacement dwellings. Each case should be dealt with on its own individual merits.</i>
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 4 – THE CONVERSION AND REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS</u></p> <p>Permission will be granted for proposals for the sympathetic conversion, with adaptation if necessary, of a suitable non-listed non-residential building for alternative uses, including as a single dwelling.</p> <p>Exceptionally, consideration may be given to the sympathetic conversion of a traditional non-residential, non-listed building of sufficient size to provide more than one dwelling.</p>	<p><u>CTY 4 – THE CONVERSION AND REUSE OF EXISTING BUILDINGS</u></p> <p>Wording ‘Non-Residential’ has been deleted from the policy title.</p> <p><u>Criteria (f): access and other necessary services are available or can be provided without significant adverse impact on the environment, the character of the locality or road safety wording changes to two separate bullet points:</u></p> <ul style="list-style-type: none"> • all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality; and • access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic. <p><u>Additional wording for clarification:</u></p> <p>“Buildings of a temporary construction such as those designed and used for</p>	<p><i>The thrust of CTY 4 is to bring back into productive use older buildings which are redundant or no longer needed for their original use. It applies to buildings which are of permanent construction (Criterion a) but not to prefabricated sheds or stores or those designed for agricultural purposes.</i></p> <p><i>Other criteria make clear that the form, character and architectural features of the existing building are maintained or enhanced.</i></p> <p><i>CTY4 does not seek to apply an architectural merit test (refer to Policy).</i></p> <p><i>The Justification and Amplification suggests types of buildings which could be eligible, including former school houses or churches, and older traditional barns and outbuildings. This is not a prescriptive or exhaustive list. Although it alludes to older or traditional buildings, it does not exclude buildings of more recent construction.</i></p>

	<p>agricultural purposes, including sheds or stores will not however be eligible for conversion or re-use under this policy.”</p>	<p><i>Former dwellings which have been used for non-residential purposes (eg storage) would be covered by the policy.</i></p> <p><i>Exception to a single dwelling only could relate to old mills, large traditional agricultural buildings or groups of such buildings. In such cases issues around adequate waste water disposal will arise (see (f) in main policy). This issue would need to be raised with applicants at an early stage.</i></p>
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 5 – SOCIAL AND AFFORDABLE HOUSING</u></p> <p>Where NIHE has identified housing need that cannot readily be met within a settlement in the locality, planning permission may be granted for one group of up to 14 social and/or affordable dwellings provided the application is made by a registered Housing Association</p> <p>Policy includes reference to DRCs.</p>	<p><u>CTY 5 – SOCIAL AND AFFORDABLE HOUSING</u></p> <p>No change to CTY 5.</p>	<p><i>Relates to a Registered Housing Association only. However, there may be instances where NIHE makes a planning application to test the principle of development. This is on the understanding it would be for social housing with a view to a Registered Housing Association submitting a full or reserved matters application. In such instances the outline planning permission must be clearly conditioned to require a RM specifically on behalf of a social housing provider.</i></p> <p><i>Require consultation with NIHE / Social Housing Programme.</i></p> <p><i>Clearly siting and design critical – pre-application discussions important.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 6 – PERSONAL AND DOMESTIC CIRCUMSTANCES</u></p> <p>Permission to be granted where there are compelling site specific reasons related to the applicant’s personal or domestic circumstances and if genuine hardship would otherwise be caused. Occupancy is restricted to a named individual and his/her dependents.</p>	<p><u>CTY 6 – PERSONAL AND DOMESTIC CIRCUMSTANCES</u></p> <p><u>First paragraph in the policy box wording changes to:</u></p> <p>Planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant’s personal or domestic circumstances and provided the following criteria are met:</p>	<p><i>This policy seeks to meet the accommodation needs of anyone who has a long term and compelling site-specific need for a new dwelling in the countryside because of their personal or domestic circumstances. Approvals will be subject to personal occupancy condition and should be entered on the Statutory Charges Register.</i></p> <p><i>Such cases may include a young adult who requires a continuing high level of care because of a disability or serious health condition but who could also benefit from a degree of independent living. The policy refers to the long term needs of the applicant.</i></p> <p><i>The onus is on the applicant to demonstrate that a new dwelling in the countryside is a necessary response to their situation and that possible alternative solutions to meet their needs have been examined and discounted – these can include an extension to an existing dwelling or, a mobile home.</i></p>

		<i>This policy is about establishing a genuine need for a new dwelling in the countryside, rather than a general desire to live there.</i>
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 7 – DWELLINGS FOR NON-AGRICULTURAL BUSINESS ENTERPRISES</u></p> <p>Permission will be granted for a dwelling house in connection with an established non-agricultural business enterprise where a site specific need can be clearly demonstrated that make it essential for one of the firm’s employees to live at the site of their work.</p>	<p><u>CTY 7 – DWELLINGS FOR NON-AGRICULTURAL BUSINESS ENTERPRISES</u></p> <p><u>The wording at paragraph 5.31 has been moved within the policy box.</u></p> <p>Planning permission granted under this policy will be subject to a condition restricting occupation of the dwelling for the use of the business.</p>	<p><i>Established non-agricultural business enterprises, located in the countryside, may exceptionally require residential accommodation.</i></p> <p><i>The important aspect of this Policy is the site specific and functional need for a new dwelling which makes it essential for a person to live at their place of work rather than the desirability of doing so.</i></p> <p><i>Applicants must provide sufficient information to show that there is a site specific need which makes it essential for one of the firm’s employees to live at the site of their work, as against a general desire for a dwelling in association with the business.</i></p> <p><i>Approvals issued under this policy will be subject to a business occupancy condition and should be entered on the Statutory Charges Register.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 8 – RIBBON DEVELOPMENT</u></p> <p>Permission will normally be refused for a building that creates or adds to ribbon development. Exceptionally however:</p> <ul style="list-style-type: none"> • “Permission will be granted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting • In certain circumstances such a gap may be filled by an “appropriate economic development proposal” 	<p><u>CTY 8 – RIBBON DEVELOPMENT</u></p> <p><u>Additional wording for clarification:</u></p> <p>For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.</p> <p><u>Last paragraph within policy box wording changed to:</u></p> <p>In certain circumstances it may also be acceptable to consider the infilling of such a small gap site with an appropriate economic development proposal including light industry where this is of a scale in keeping with adjoining development, is of a high standard of design, would not impact adversely on the amenities of neighbouring residents and meets other planning and environmental requirements.</p>	<p><i>CTY 8 defines a continuous or substantially built up frontage as a line of 3 or more buildings along a road frontage without accompanying development to the rear. .</i></p> <p><i>For the purpose of this policy a road frontage includes a footpath or private lane.</i></p> <p><i>Key consideration is the existing pattern of development along the frontage – plot size, house type, design etc.</i></p> <p><i>Additional advice to issue separately.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 9 – RESIDENTIAL CARAVANS AND MOBILE HOMES</u></p> <p>Exceptional circumstances in which these are permitted include compelling and site specific reasons related to personal and domestic circumstances.</p> <p><u>On farms</u> must be “visually linked or sited to cluster with an established group of buildings on the farm”</p>	<p><u>CTY 9 – RESIDENTIAL CARAVANS AND MOBILE HOMES</u></p> <p>No change to CTY 9.</p>	<p><i>Any applications under this Policy relate to a change of use of land if the caravan or mobile home falls within the definition of a Caravan for the purposes of the Caravans Act i.e. is capable of being legally moved on the public road and not more than 6.1m in width.</i></p> <p><i>‘Park Home’ type structures or prefabricated dwellings more than 6.1metres wide would be defined as a dwelling and are not relevant under this policy.</i></p> <p><i>Additional advice to issue separately.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 10 – DWELLINGS ON FARMS</u></p> <p>Policy reads:</p> <p>“Planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:</p> <p>(a) the farm business is currently active and has been established for at least 6 years;</p> <p>(b) no dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will not apply retrospectively and will begin from the date of introduction of this policy; and</p> <p>(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane.</p> <p>Planning permission granted under this policy will only be forthcoming once every</p>	<p><u>CTY 10 – DWELLINGS ON FARMS</u></p> <p><u>Criteria (b) now reads:</u></p> <p>No dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008; and</p> <p><u>Criteria (c) now reads:</u></p> <p>the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:</p> <ul style="list-style-type: none"> • demonstrable health and safety reasons; or • verifiable plans to expand the farm business at the existing building 	<p><i>For the purposes of this policy ‘agricultural activity’ refers to the production, rearing or growing of agricultural products including harvesting, milking, breeding animals and keeping animals for farming purposes, or maintaining the land in good agricultural and environmental condition. This is in line with EU and DARD regulations; Article 2 of European Council Regulation (EC) No. 73/2009.</i></p> <p><i>Therefore for the purposes of determining planning applications under policy Planning Service will define an active farmer as:-</i></p> <ol style="list-style-type: none"> <i>1. A person or persons who have a DARD Agricultural Business Identification Number and are actively involved in farming their own land (or land taken in conacre) on a full or part time basis. The level of agricultural activity is not an issue. Such persons will normally be in receipt of Single Farm Payment for their own land.</i> <i>2. A person or persons who own agricultural land and maintain that land for agricultural purposes, have a DARD</i>

<p>10 years.</p> <p>A proposal for a dwelling by those involved in the keeping and breeding of horses for commercial purposes, will also be assessed under the criteria set out in this policy.”</p>	<p>group(s).</p> <p>In such circumstances the proposed site must also meet the requirements of CTY 13(a-f), CTY 14 and CTY 16.</p>	<p><i>Agricultural Business Identification Number, are in receipt of Single Farm Payment and let the land in conacre (or are entitled to Single Farm Payment and allow this to be claimed by the person renting the land in conacre)</i></p> <p><i>Planning permission will not be granted for a dwelling under this policy where a rural business is artificially divided solely for the purpose of obtaining planning permission or has recently sold-off a development opportunity from the farm such as a replacement dwelling or other building capable of conversion. For the purposes of this policy, ‘sold-off’ will mean any development opportunity disposed of to any other person including a member of the family.</i></p> <p><i>To help minimise impact on the character and appearance of the landscape such dwellings should be positioned sensitively with an established group of buildings on the farm, either to form an integral part of that particular building group, or when viewed from surrounding vantage points, it reads as being visually interlinked with those buildings, with little appreciation of any physical separation that may exist between them. If however, the existing building group is well landscaped, or where a site adjacent to the building</i></p>
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		<p><i>group is well landscaped planning permission can be granted for a new dwelling even though the degree of visual linkage between the two is either very limited, or virtually non-existent due to the amount of screening vegetation. It will not be acceptable to position a new dwelling with buildings which are on a neighbouring farm holding.</i></p> <p><i>Where an alternative site is proposed under criteria (c) which is removed from existing buildings on the farm, the applicant be required to submit appropriate and demonstrable evidence from a competent and independent authority such as the Health and Safety Executive or Environmental Health Department of the local Council to justify the siting. Evidence relating to the future expansion of the farm business may include valid planning permissions, building control approvals or contractual obligations to supply farm produce. In such circumstances the proposed site must also meet the requirements of CTY 13 (a-f), CTY14 and CTY16.</i></p> <p><i>Under this policy an equine business is to be afforded the same benefits as an established and active farm. Such businesses will include horse breeding and training and the operating of livery yards,</i></p>
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		<p><i>trekking centres and riding schools. Applicants will have to provide sufficient information to demonstrate a level of involvement commensurate with commercial activity over the requisite period of 6 years.</i></p> <p><i>Those keeping horses and / or ponies for hobby purposes will not satisfy the requirements of this policy.</i></p> <p><i>The Department for Agriculture and Rural Development will confirm the DARD Business ID number. DARD and other relevant authorities will be further consulted as necessary on applications for dwellings on farms, including those for equine businesses.</i></p> <p><i>Additional advice to issue separately.</i></p>
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POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 11 – FARM DIVERSIFICATION</u></p> <p>To bring it into line with DARD Rural Development policies, the wording has been amended to:</p> <ul style="list-style-type: none"> • include “forestry” as well as farm diversification • to recognise that diversification schemes are run “in conjunction” with agricultural operations <p>to mention the need to meet “the requirements of other statutory agencies” as a reason for needing a new building.</p>	<p><u>CTY 11 – FARM DIVERSIFICATION</u></p> <p>Additional criteria added requiring the farm or forestry business to be ‘active and established’.</p> <p>Deleted word ‘normally’ – sentence now reads: Proposals will only be acceptable where they involve the re-use or adaptation of existing farm buildings.</p>	<p><i>Diversification proposals, should be of a scale and nature appropriate for the location and be capable of satisfactory integration into the rural landscape.</i></p> <p><i>Where a new building is proposed, the applicant will be required to provide sufficient information to satisfactorily demonstrate why existing buildings cannot be used.</i></p> <p><i>For the purposes of this policy the determining criteria for an active and established business will be that set out under Policy CTY 10.</i></p> <p><i>Require consultation with DARD.</i></p>

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<p><u>CTY 12 – AGRICULTURAL AND FORESTRY DEVELOPMENT</u></p> <p>Planning permission will be granted for agricultural or forestry development where is it demonstrated that [criteria].</p> <p>When proposing a new building, applicants will need to provide sufficient information to confirm all of the following [criteria].</p> <p>Exceptionally, a new buildings may be permitted away from existing farm or forestry buildings where it is demonstrated that it is essential for the efficient functioning of the holding or enterprise.</p>	<p><u>CTY 12 – AGRICULTURAL AND FORESTRY DEVELOPMENT</u></p> <p><u>First sentence now reads:</u></p> <p>“Planning permission will be granted for development on an active and established agricultural or forestry holding where it is demonstrated that: “</p> <p><u>Last paragraph in policy box now reads:</u></p> <p>“Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:</p> <ul style="list-style-type: none"> • it is essential for the efficient functioning of the business; or. • there are demonstrable health and safety reasons.” 	<p><i>For the purposes of this policy the determining criteria for an active and established business will be that set out under Policy CTY 10.</i></p> <p><i>All permissions granted under this policy will be subject to a condition limiting the use of the building to either agricultural or forestry use as appropriate.</i></p> <p><i>Require consultation with DARD.</i></p>

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<p><u>CTY 13 – INTEGRATION AND DESIGN OF BUILDINGS IN THE COUNTRYSIDE</u></p> <p>Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.</p>	<p><u>CTY 13 – INTEGRATION AND DESIGN OF BUILDINGS IN THE COUNTRYSIDE</u></p> <p>No change to CTY 13.</p>	<p><i>The determination of whether a new building integrates into the landscape is not a test of invisibility rather it requires an assessment of the extent to which the development of the proposed site and necessary site works will blend in unobtrusively with its immediate and wider surroundings.</i></p> <p><i>The form and proportions of a new building are key elements in the design and strongly influence its visual impact on the landscape whether readily identifiable from critical viewpoints or not. .</i></p> <p><i>In determining planning applications for a new access to an agricultural unit, all material considerations should be taken into account including landownership, road safety issues and bio-security in terms of restriction of access to and from the farm to avoid the transmission of disease.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 14 – RURAL CHARACTER</u></p> <p>Planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area.</p>	<p><u>CTY 14 – RURAL CHARACTER</u></p> <p>No change to CTY 14.</p>	<p><i>It will be necessary to ensure that new buildings and any associated ancillary works do not result in a detrimental change to, or further erode the rural character of an area, rather than should seek to maintain and protect the special qualities and unique character of the countryside.</i></p> <p><i>However, there is a need to take into account the changes to Policy CTY8 and what is considered to be acceptable as a continuous and substantially built up frontage in conjunction with this Policy.</i></p>

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 15 – THE SETTING OF SETTLEMENTS</u></p> <p>Planning permission will be refused for development that mars the distinction between a settlement and the surrounding countryside or that otherwise results in urban sprawl.</p>	<p><u>CTY 15 – THE SETTING OF SETTLEMENTS</u></p> <p>No change to CTY 15.</p>	

POLICY IN DRAFT PPS 21 (i.e. November 2008 version)	FURTHER REVISIONS IN FINALISED PPS 21	NOTES
<p><u>CTY 16 – DEVELOPMENT RELYING ON NON-MAINS SEWERAGE</u></p> <p>Planning permission will only be granted for development relying on non-mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem.</p>	<p><u>CTY 16 – DEVELOPMENT RELYING ON NON-MAINS SEWERAGE</u></p> <p>No change of CTY 16.</p>	