

PLANNING POLICIES RELEVANT TO RURAL WASTE MANAGEMENT DEVELOPMENTS:

DRAFT PLANNING POLICY STATEMENT 14 – SUSTAINABLE DEVELOPMENT IN THE COUNTRYSIDE

This note provides an outline of the (draft) **process for managing development in the countryside** and the rationale behind it.

Planning Policy Statements (PPS) set out the policies of the Department on particular aspects of land-use planning and apply to all of NI.

(Draft) PPS 14 ‘Sustainable Development in the Countryside’¹ is intended to address concerns stated in the Regional Development Strategy that the cumulative impact of development in the countryside has the potential to:

- Reduce its value as a regional asset, by damaging landscape, biodiversity and natural habitats.
- Create additional and unnecessary problems for the supply of infrastructure and services.

The **main policy objectives of (draft) PPS 14** are to:

- Manage growth in the countryside to achieve appropriate and sustainable patterns of development that meet the needs of a vibrant rural community.
- Conserve landscape and natural resources and protecting them from excessive, inappropriate or obtrusive development, and actual or potential effects of pollution.
- Facilitate development necessary for a sustainable rural economy.
- Promote high standards of design, siting and landscape.

The **planning policies of (draft) PPS 14** set out the main planning considerations that the Department will consider when assessing proposals for development in the countryside.

Policy CTY 1 ‘Development in the Countryside’ states that:

¹ http://www.planningni.gov.uk/AreaPlans_Policy/PPS/pps14/pps14_draft_doe251007.pdf
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- There is presumption against development, except for limited exceptions.
- No other development will be allowed without overriding reasons why it is essential and could not be located in an existing settlement.
- No development will be permitted in a Special Countryside Area unless it complies with the relevant local development plan.
- Planning permission will be granted for non-residential developments of renewable energy projects.

Policy CTY 8 ‘Agricultural and Forestry Development’ considers:

- Need for the development for agricultural efficiency.
- Appropriate character and scale.
- Visual integration into the landscape.
- Adverse impacts on natural or built heritage.
- Detrimental impacts on the amenity of residential dwellings.
- Availability of suitable existing buildings.
- Sympathetic design and materials.
- Proximity to existing agricultural buildings.

Policy CTY 9 ‘Farm Diversification’ considers:

- Appropriate character and scale.
- Adverse impacts on natural or built heritage.
- Detrimental impacts on the amenity of residential dwellings.

Policy CTY 10 ‘Integration and Design of Buildings in the Countryside’ considers:

- Unacceptable prominence of new buildings.
- Unacceptable ability to integrate into the landscape.
- Reliance on new landscaping for integration.
- Inappropriate design.

Policy CTY 11 ‘Rural Character’ considers:

- Unacceptable prominence in the landscape.

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- Unacceptable cumulative effects of development.
- Unacceptable lack of respect for traditional patterns of settlement in the area.
- Ribbon development.
- Damaging impacts of ancillary works.

Policy CTY 14 'Development relying on Non-Mains Sewerage' states the need to demonstrate that non-mains sewerage will not create pollution problems.

The **other policies of PPS 11** do not deal with issues of management of rural waste management facilities.

11 June 2008